

ORDINANCE NO. 9798-131

**AN AMENDMENT TO A PART OF THE ZONING ORDINANCE AND ZONING MAP
OF THE CITY OF URBANA, ILLINOIS**

(3, 4, 5, 6 Florida Court and 101 and 103 West Florida Avenue, Plan Case No. 1695-M-98)

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on June 4, 1998 concerning the petition filed by Rudolf and Armine Mortimer, the owners of 3 Florida Court; Cloydia and Richard Larimore, the owners of 4 Florida Court; Glenn E. and R. Weldon Larimore, the owners of 5 Florida Court; Amy and Jon Outland, the owners of 101 W. Florida Avenue; and the City of Urbana, under the directive of the Urbana City Council, on behalf of 103 W. Florida Court in Plan Case #1695-M-98; and

WHEREAS, said requested rezoning is consistent with the City of Urbana's Official Comprehensive Plan Map and with the goals and objectives of the Comprehensive Plan; and

WHEREAS, the Urbana Plan Commission voted 5-1 to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the properties herein described below and commonly known as 3, 4, 5, 6 Florida Court and 101 and 103 West Florida Avenue from R-2 Single Family Residential to R-1 Single Family Residential; and

WHEREAS, the findings of the Plan Commission indicate that approval of the rezoning request would promote the general health, safety, morals, and general welfare of the public; and

NOW, THEREAFTER, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, ILLINOIS, THAT:

Section 1. The Zoning Ordinance and Zoning Map of the City of Urbana, Illinois, are herewith and hereby amended to change the zoning classification of the following described area so that the properties commonly known as 3, 4, 5, 6 Florida Court and 101 and 103 West Florida Avenue from R-2 Single Family Residential to R-1 Single Family Residential:

LEGAL DESCRIPTION: The North 100 feet of the South 200 feet of the West 1 Acre of the East 2 acres of the North half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20 Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

A non-exclusive easement for the benefit of Parcel 1 as created by Warranty deed from Clara L. Mahn to Thomas Raymond Webber and Ruth Webber dated April 1, 1946 and recorded April 1, 1946 in Book 270 at page 313 as document 398642 for driveway and walking purposes over: the West 10 feet of even width of the East acre of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ aforesaid except the South 85 feet thereof; and also over the East 10 feet of the North 15 feet of the South 100 feet of the West acre of the East 2 acres of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ aforesaid, and also the East 10 feet of the West one

acre of the east 2 acres (except the south 200 feet thereof), as reserved in warranty deed dated February 7, 1951 and recorded February 27, 1951 in Book 433 Page 148 as Document no. 473703 from Thomas Raymond Webber and Ruth W. Webber to Earnest H. Shideler and Bertha Lee Shideler, of the North ½ of Northwest quarter of the northwest quarter of the northeast quarter of foresaid.

PERMANENT PARCEL #: 93-21-20-201-015

LOCATED AT: 3 Florida Court

also

LEGAL DESCRIPTION: THE SOUTH 100 FEET OF THE WEST 1 ACRE OF THE EAST 2 ACRES OF THE NORTH ½ OF THE NORTH WEST 1.4 OF THE NORTH WEST 1.4 OF THE NORTH EAST 1.4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS.

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RESERVATION CONTAINED IN DEED DATED APRIL 1, 1946 IN BOOK 270, PAGE 313 MADE BY CLARA L. MAHN TO THOMAS RAYMOND WEBBER AND RUTH WEBBER FOR DRIVEWAY AND WALKING PURPOSES OVER THE EAST 10 FEET OF EVEN WIDTH OF THE WEST ACRE OF THE EAST 2 ACRES EXCEPT THE SOUTH 100 FEET THEREOF OF THE NORTH ½ OF THE NORTH WEST 1.4 OF NORTH WEST ¼ OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO CONVEYING AN EASTMETN OVER THE WEST 10 FEET OF WIDTH OF THE EAST ACRE OF THE NORTH ½ OF THE NORTH WEST ¼ OF THE NORTH WEST 1.4 OF NORTH EAST ¼ OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT OVER THE SOUTH 85 FEET OF SAID LAST DESCRIBED TRACT; ALL OF THE REAL EASTE ABOVE DESCRIBED BEING IN CHAMPAIGN COUNTY, ILLINOIS, SITUATED IN City of URBANA, IN CHAMPIAGN COUNTY, ILLINOIS.

PERMANENT PARCEL #: 93-21-20-201-016

LOCATED AT: 4 Florida Court

also

LEGAL DESCRIPTION: The South One Hundred feet of the East acre of the North Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section Twenty, Township Nineteen North, Range Nine East of the Third Principal Meridian, in Champaign County, Illinois, subject to an easement over the North Fifteen feet of the West Ten feet of even width thereof, together with all easements and appurtenances thereunto pertaining.

PERMANENT PARCEL #: 93-21-20-201-019

LOCATED AT: 5 Florida Court

also

LEGAL DESCRIPTION: The North 100 feet of the South 200 feet of the East 1 acre of the North ½ of the Northwest 1.4 of the Northwest ¼ of the Northeast 1.4 of Section 20, Township 19 North, Range 9 East of the Third Principal Meridian, situated in the City of Urbana, in Champaign County, Illinois.

PERMANENT PARCEL #: 93-21-20-201-018

LOCATED AT: 6 Florida Court

also

LEGAL DESCRIPTION: The East One acre (except the south 200 feet thereof) of the North ½ of the Northwest ¼ of the Northwest 1/4 of the Northeast 1/4 of the Northeast ¼ of Section 20, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

A non-exclusive easement for the benefit of tract 1, as created by Warranty Deed from Clara L. Mahn to Robert R. Storm and Eleanor O. Storm dated April 1, 1946 & recorded April 1, 1946 in Book 270 at page 312 as document 398632 for driveway and walking purposes over the West 10 feet of even width of the East One acre, except over the South 85 feet of said tract; also an easement over the East 10 feet of even width of the West one acre of the East two acres, except the South 85 feet thereof, all in the North ½ of the Northwest ¼ of the Northwest ¼ of the Northeast ¼ of Section 20, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

PERMANENT PARCEL #: 93-21-20-201-017

LOCATED AT: 101 W. Florida

also

LEGAL DESCRIPTION: THE WEST 1 ACRE (EXCEPT THE SOUTH 200 FEET THEREOF), OF THE EAST 2 ACRES OF THE NORTH 1.2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS.

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BYU WARRENTS DEED FROM CLARA L. MAHN TO THOMAS RAYMOND WEBBER AND RUTH WEBBER DATED APRIL 1, 1946 AND RECORDED APRIL 1, 1946 IN BOOK 270 AT PAGE 313 AS DOCUMENT NO. 398642 FOR DRIVEWAY AND WALKING PURPOSES OVER: THE WEST 10 FEET OF EVEN WIDTH OF THE EAST

ACRE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ARORESAID, EXCEPT THE SOUTH 85 FEET THEREOF AND ALSO, OVER THE EAST 10 FEET OF THE NORTH 15 OF THE SOUTH 100 FEET OF THE WEST ACRE OF THE EAST 2 ACRES OF THE NORTH HALF OF THE NORHTWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AFORESAID; AND ALSO THE EAST 10 FEET OF THE WEST 1 ACRE (EXCEPT THE SOUTH 200 FEET THEREOF) OF THE NORTH HALF OF THE NROTHWEST QUARTER OFHTE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AFORESAID OF THE EAST 2 ACRES, AS RESERVED IN WARRENTY DEED DATED FEBRUARY 7, 1951 AND RECORDED FEBRUARY 27, 1951 IN BOOK 443 AT PAGE 148 AS DOCUMENT NO. 473703 FORM THOMAS RAYMOND WEBBER AND RUTH WEBBER TO ERNEST H. SHIDELER AND BERTHA LEE SHIDELER.

PERMANENT PARCEL #: 93-21-20-201-014

LOCATED AT: 103 W. Florida

The said area above described being represented on the map attached hereto and incorporated herein by reference.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

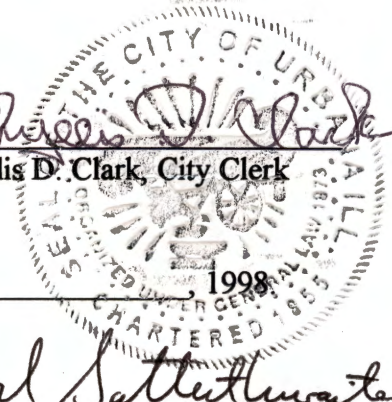
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a super-majority of the Members of the City Council of the City of Urbana, Illinois, at a special meeting of said Council.

PASSED by the City Council this 15th day of June, 1998.

AYES: Hayes, Huth, Patt, Whelan, Wyman

NAYS: Kearns, Taylor

ABSTAINED:


Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 6th day of July, 1998


Tod Satterthwaite, Mayor