

ORDINANCE NO. 9899-51

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

(Tri-Star / 507 W. University, Plan Case No. 1709-M-98)

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on November 19, 1998 concerning the petition filed by the City of Urbana Zoning Administrator on behalf of 507 W. University in Plan Case #1709-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 7-0 to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the property herein described below and commonly known as 507 W. University Avenue from MIC, Medical Institutional Campus to B-3, General Business; 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 property commonly known as 507 W. University Avenue from MIC, Medical Institutional Campus to B-3, General Business:

LEGAL DESCRIPTION: FROM THE INTERSECTION OF THE SOUTHERLY LINE OF UNIVERSITY AVENUE (66 FEET IN WIDTH) WITH THE EASTERLY LINE OF ORCHARD STREET (66 FEET IN WIDTH) MEASURE EASTERLY ALONG SAID SOUTHERLY LINE OF UNIVERSITY AVENUE 266.40 FEET TO A POINT IN THE EASTERLY LINE OF A 16 FOOT NORTH AND SOUTH ALLEY, THE POINT OF BEGINNING; THENCE MEASURE EASTERLY ALONG SAID SOUTHERLY LINE OF UNIVERSITY AVENUE 219.80 FEET TO A POINT; THENCE DEFLECTING 90 DEGREES 15 MINUTES TO THE RIGHT MEASURE SOUTHERLY 165 FEET TO A POINT; THENCE DEFLECTING 90 DEGREES 16 MINUTES TO THE RIGHT MEASURE WESTERLY 220.04 FEET TO THE POINT FORMED BY THE INTERSECTION OF THE EASTERLY LINE OF SAID 16-FOOT ALLEY WITH THE SOUTHERLY LINE OF A 16 FOOT EAST AND WEST ALLEY; THENCE DEFLECTING 89 DEGREES 49 MINUTES TO THE RIGHT MEASURE NORTHERLY ALONG THE EASTERLY LINE OF SAID NORTH AND SOUTH ALLEY 163.02 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THIS ORDINANCE CONSISTS OF 3 PAGES.

Initials SR

BEGINNING AT THE NORTH WEST CORNER OF THE ABOVE SAID PROPERTY, BEING THE INTERSECTION OF THE EASTERLY LINE OF THE SAID ALLEY AND THE SOUTHERLY RIGHT OF WAY LINE OF UNIVERSTIY AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF UNIVERSTIY AVENUE FOR 71.69 FEET; THENCE SOUTHWESTERLY FOR 71.90 FEET TO A POINT ON THE EASTERLY LINE OF THE SAID ALLEY; THENCE NORTHERLY FOR 5.44 FEET TO THE POINT OF BEGINNING, SITUATED IN THE CITY OF URBANA IN CHAMPAIGN COUNTY, ILLINOIS; and

Beginning at the intersection of the South Right-of-Way line of University Avenue, and the east line of Lot 5 of Block 2 of Col. S. T. Busey's 2nd Addition to the City of Urbana, per plat recorded in Deed Record Book 26, at Page 151, said east line also being the west Right-of-Way line of a public alley; thence South 01° 06' 31" East, an assumed bearing, along the west Right-of-Way line of said alley, and said east line of Lot 5, and the southerly extension thereof, 155.46 feet to the south line of Sassafras Alley (now Vacated); thence, South 89° 28' -20" East, along the south Right-of-Way line of said alley, 16.01 feet, to the southwest corner of a parcel of land described in a Warranty Deed recorded as Document Number 85R11051, in Deed Record Book 1408, at page 558, in the office of the Recorder of Deeds, Champaign County, Illinois, said corner also being on the east Right-of-Way line of said alley; thence northerly, along the west line of said Parcel, and along the east Right-of-Way line of said alley 157.32 feet to the thence south 83° -51' -11" West, along said south Right-of-Way line, 16.06 feet to the Point of Beginning.

Said alley containing 0.057 Acre (2,502 square feet), more or less, and situated in the City of Urbana, Champaign County, Illinois.

PERMANENT PARCELS #: 91-21-08-376-006

LOCATED AT: 507 W. University Avenue, Urbana, Illinois.

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).

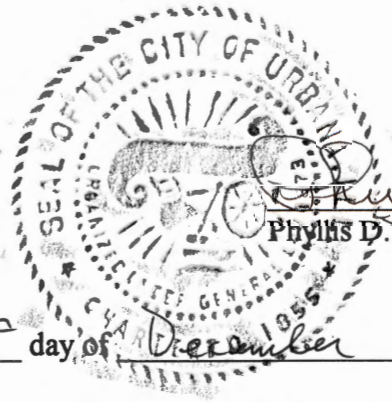
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a super-majority of the Members of the City Council of the City of Urbana, Illinois, at a special meeting of said Council.

PASSED by the City Council this 7th day of December, 1998.

AYES: Hayes, Huth, Kearns, Patt, Taylor, Whelan, Wyman

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 14th day of December, 1998.

Tod Satterthwaite
Tod Satterthwaite, Mayor



CERTIFICATE OF PUBLICATION
IN PAMPHLET FORM



I, PHYLLIS D. CLARK, certify that I am the duly elected and acting
Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 7th day of December, 1998,
the Corporate Authorities of the City of Urbana passed and approved Ordinance No.
9899-51, entitled:

"AN AMENDMENT TO A PART OF THE ZONING MAP
OF THE CITY OF URBANA, ILLINOIS (TRI-STAR/507
W. UNIVERSITY, PLAN CASE NO. 1709-M-98)"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9899-51 was prepared, and a
copy of such Ordinance was posted in the Urbana City Building commencing on the
15th day of December, 1998, and continuing for at least ten (10)
days thereafter. Copies of such Ordinance were also available for public inspection
upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 15th day of December,
1998.

(SEAL)



Phyllis D. Clark for
Phyllis D. Clark, City Clerk
Deputy Clerk