

**AN ORDINANCE AMENDING  
THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS**

**(Rezoning of 903 W. Nevada from CRE, Conservation-Recreation-Education,  
to B-3U, General Business-University - Plan Case 1943-M-05)**

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on July 21, 2005 concerning the petition filed in Plan Case No. 1943-M-05; and

WHEREAS, the requested rezoning is consistent with the goals and objectives and future land use maps of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the requested rezoning is consistent with the La Salle criteria; and

WHEREAS, the Urbana Plan Commission voted 7 ayes and 1 nay to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the properties herein described below from CRE, Conservation-Recreation-Education, to B-3U, General Business-University; 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

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 from CRE, Conservation-Recreation-Education, to B-3U, General Business-University:

LEGAL DESCRIPTION:

Lot 37 in Forestry Heights Addition to Urbana, except the South 44 feet of the East 50 feet thereof, situated in the City of Urbana, County of Champaign, and State of Illinois, and subject to and including all easements and other provisions included in a Warranty Deed from John F. Hostettler and Mary J. Hostettler, his wife, and Frank E. Hostettler and Grace Hostettler, his wife, to Aurora B. Somers, said deed being recorded in Book 250 of Deeds, at Page 104, as document number 322783, in the Office of the Recorder of Deeds of Champaign County, Illinois, and further subject to and including all of the easements and other provisions of a certain agreement entered into between John F. Hostettler and Frank E. Hostettler and Aurora B. Somers on December 13, 1939, filed for record March 15, 1960, in the office of said recorder, situated in the City of Urbana, in the County of Champaign, and State of Illinois.

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).

PASSED by the City Council this 8th day of August, 2005.

AYES: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Stevenson

NAYS:

ABSTAINS:



APPROVED by the Mayor this 13th day of August,

2005.

*Laurel Lunt Prussing*  
Laurel Lunt Prussing, Mayor