

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

(Rezoning of 312 W. Springfield Avenue (Opera House) from B-2, Community Business-Arterial to B-4, Central Business - Plan Case 1981-M-06)

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on February 23, 2006 concerning the petition filed in Plan Case No. 1981-M-06; and

WHEREAS, the subject property is located in an area adjacent to downtown that has a continuing need for high quality multi-family residential uses, as set forth in the City of Urbana Downtown Strategic Plan; and

WHEREAS, the location of the site in close proximity to downtown Urbana makes it appropriate for the rezoning to the B-4, Central Business zoning district; and

WHEREAS, the rezoning would be consistent with the B-4 zoning designation of the property immediately to the east; 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 case criteria; and

WHEREAS, the Urbana Plan Commission voted 6 ayes and 2 nays to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the property herein described below from B-2, Community Business - Arterial to B-4, Central 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.

RECORDED

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 B-2, Community Business - Arterial to B-4, Central Business.

LEGAL DESCRIPTION:

The West 85 Feet of a Piece or Parcel of Land Known as Hubbard Flat Iron, and Described as Follows:

Commencing at a point 128.04 Feet South of Quarter Section Comer on the North Side of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, and Running Thence North 68 Degrees West 5 Chains 32 Links To Section Line, Thence West on Said Section Line to the West Line of Birch Street, Extended, Thence South on the West Line of Said Birch Street Extended 162 Feet to Railroad Street, Thence East on the North Line of Railroad Street Extended To the East Line of the North West 1/4 of Said Section 17, Thence North 33.9 Feet to the Point of Beginning, Being in the City of Urbana, Champaign County, Illinois:

Also a Strip of Ground 5 Feet Wide of Even Width off the West Side of The Following Described Tract of Land:

A Part of the North East 1/4 of the North West 1/4 of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Described and Bounded by a Line as Follows To Wit:

Commencing at a Point in the North Line of Said Section 17, Which Point is 324.59 Feet West of the North East Corner of The North West 1/4 of Section 17 and Which is Also the North West Corer of A Tract of Land Conveyed by Illinois Power and Light Corporation to Firestone Tire

and Rubber Company by Deed Dated December 8, 1934 and Recorded in the Recorder's Office of Champaign County, Illinois In Book 234 of Deeds At Page 62, Thence South At Right Angles to Said North Section Line A Distance of 152.45 Feet, More or Less, To the North Line of Western Avenue in the City of Urbana, Thence West 178.99 Feet, Thence North at Right Angles A Distance of 152.45 Feet, More or Less, To the North Line of Said Section 17, Thence East Along the North Line of Said Section 17, To the Point of Beginning, Situated in the City of Urbana, In Champaign County, 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 6th day of March,
2006 .


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

NAYS:

ABSTAINS:

APPROVED by the Mayor this 4th day of March,

2006 .



Phyllis D. Clark
Phyllis D. Clark, City Clerk

Deputy Clerk
Deputy Clerk

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor