

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

**(Rezoning of a Part of Stone Creek Commons Office Park Development
from R-4, Medium Density Multiple-Family Residential to B-3,
General Business - Plan Case 1998-M-06)**

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on July 6, 2006 concerning the petition filed in Plan Case No. 1998-M-06; and,

WHEREAS, the location of the site in close proximity to the major intersection of Windsor and Philo Roads in south Urbana makes it appropriate for rezoning to the B-3, General Business zoning district; and,

WHEREAS, the proposed zoning would also be consistent with the B-3 zoning designation of the property immediately to the north; and,

WHEREAS, the proposed B-3, General Business zoning district for the subject site is generally consistent with the overall goals and intent of the 2005 Comprehensive Plan as well as the Future Land Use designation for the area; and,

WHEREAS, the rezoning complies with the intent of the land use provisions of the annexation agreement that brought Stone Creek Commons into the city; and,

WHEREAS, the petitioner's request would allow for a commercial development proposal to proceed which would be generally compatible with city goals for development in the vicinity; and,

WHEREAS, the proposed rezoning appears to generally meet the LaSalle Case criteria; and,

WHEREAS, the Urbana Plan Commission voted unanimously 7 ayes and 0 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 R-4, Medium Density Multiple Family Residential 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.

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 R-4, Medium Density Multiple Family Residential to B-3, General Business.

LEGAL DESCRIPTION:

A tract of land being a part of the Northeast Quarter of Section 28, Township 19 North, Range 9 East of the Third Principal Meridian, more particularly described as follows:
Beginning at the Northwest corner of the Northeast Quarter of Section 28, Township 19 North, Range 9 East of the Third Principal Meridian, proceed South 00° 00' 00" East 835.57 feet along the East line of the Northeast Quarter of said Section 28; thence North 90° 00' 00" East 40.00 feet to the Easterly right-of-way line of Philo Road, said point being the True Point of Beginning; thence South 89° 38' 30" East 654.43 feet parallel to the North line of the Northeast Quarter of said Section 28 to a point of intersection with a Southwesterly extension of the Southeasterly line of Lot 106 of Stone Creek Commons Subdivision No. 1, recorded as Document No. 2002R33058 in the Champaign County Recorder's Office; thence South 45° 24' 38" West 286.49 feet to a Westerly corner of Lot 107 of said Stone Creek Commons Subdivision No. 1; thence South 53° 46' 48" West 304.90 feet along the Westerly line and Westerly line extended of said Lot 107; thence 201.84 feet around a curve to the right having a radius of 220.00 feet, a chord length of 194.83 feet and a chord bearing of North 64° 00' 02" West; thence South 89° 43' 05" West 29.30 feet to the East right-of-way line of Philo Road; thence North 00° 00' 00" East 300.11 feet along said East right-of-way line to the True Point of Beginning, encompassing 3.63 acres, more or less, in Champaign County, Illinois.

PERMANENT PARCEL INDEX NUMBER: Part of 93-21-28-200-033, 93-21-28-200-034, and 93-21-28-224-002

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 17th day of July,
2006 .

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

NAYS:

ABSTAINS:

APPROVED by the Mayor this 25th day of July,

2006 .



Richard D. Clark
Richard D. Clark, City Clerk
Robert J. Adams
Robert J. Adams, Deputy Clerk
Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor