

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

**(Rezoning of the South 55 feet of 604 N. Broadway Avenue from CRE,  
Conservation-Recreation-Education to B-3, General Business District - Gateway  
Shops at Five Points, Plan Case 2003-M-06)**

WHEREAS, the subject property is planned to be incorporated in a shopping center redevelopment of the site known as Gateway Shops at Five Points West; and

WHEREAS, the location of the site in close proximity to the City's two highest volume traffic ways supports rezoning to B-3, Central Business District; and

WHEREAS, the rezoning would be consistent with the B-3 zoning designation of the property immediately to the south; and

WHEREAS, the property is located in an area adjacent to downtown that has a continuing need for high quality mixed commercial uses, as set forth in the City of Urbana's Downtown Strategic Plan; and

WHEREAS, the proposed Gateway Shops shopping center property is considered a key redevelopment site in the City of Urbana's Tax Increment Finance District No. 2 Plan; 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 rezoning criteria; and

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. 2003-M-06; and

WHEREAS, the Urbana Plan Commission voted 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 CRE, Conservation-Recreation-Education to B-3, General Business District; 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-3, General Business District.

LEGAL DESCRIPTION:

THE SOUTH 55 FEET OF LOT 2 OF SHELBY'S REPLAT OF PART OF LOTS 1, 2, 3, 4, 5 AND 6 OF THE BELLE BARR SURVEY, URBANA AND PART OF LOT 6 OF BELLE BARR SURVEY, CHAMPAIGN COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK AA AT PAGE 218, AS DOCUMENT 1988R13872, IN THE OFFICE OF THE RECORDER SITUATED IN CHAMPAIGN COUNTY, ILLINOIS

COMMON ADDRESS: 604 N. BROADWAY AVENUE, URBANA, ILLINOIS

PARCEL INDEX NUMBER: A PART OF 91-21-08-405-028

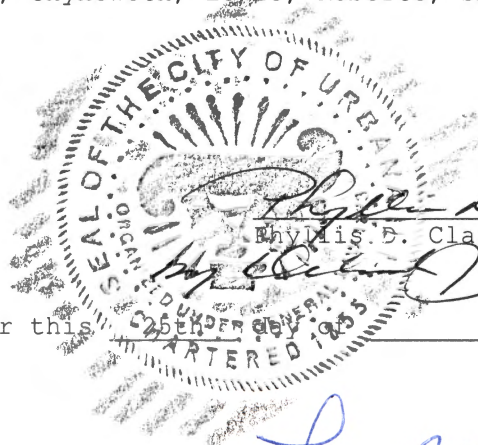
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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



*Rhymis D. Clark*  
Rhymis D. Clark, City Clerk

*[Signature]*  
Deputy Clerk

APPROVED by the Mayor this 25th day of July,

2006.

*Laurel Lunt Prussing*  
Laurel Lunt Prussing, Mayor