

ORDINANCE NO. 2011-11-125

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

(Rezoning of four parcels located north of Eads Street and east of Wright Street from R-2, Single-Family Residential to R-5, Medium High Density Multiple-Family Residential - Plan Case 2157-M-11 / 1410, 1412, and 1414 West Eads Street and 1206 North Wright Street)

WHEREAS, the Benoit Group, LLC, on behalf of the Housing Authority of Champaign County, has petitioned the City for a Zoning Map Amendment to rezone four parcels located at 1410, 1412, and 1414 West Eads Street and 1206 North Wright Street from R-2, Single-Family Residential to R-5, Medium High Density Multiple-Family Residential; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on November 10, 2011 concerning the petition filed in Plan Case No. 2157-M-11; and

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

WHEREAS, the requested rezoning is consistent with the goals of the City of Urbana and Urbana HOME Consortium (Champaign/Urbana/Champaign County) FY 2010-2014 Consolidated Plan; and

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

WHEREAS, the Urbana Plan Commission voted 5 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation of approval of the request to rezone the property herein described below from R-2, Single-Family Residential to R-5, Medium High Density Multiple-Family Residential; 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 Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification of the following described properties from R-2, Single-Family Residential to R-5, Medium High Density Multiple-Family Residential.

The subject property is more accurately described as follows:

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

LOTS 4, 5, AND 6 IN PAUL'S REPLAT OF LOTS 2, 3, 4, 5 AND 6 IN BLOCK 3 OF SEMINARY ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "B" AT PAGE 273, IN CHAMPAIGN COUNT, ILLINOIS; AND

THE SOUTH HALF OF THE VACATED ALLEY LYING DIRECTLY NORTH OF AND ADJACENT TO SAID LOTS 4, 5, AND 6, SAID VACATED ALLEY HAVING BEEN VACATED BY ORDINANCE NO. 9788-3, RECORDED AUGUST 22, 1997 AS DOCUMENT NO. 97R 20363.

AND ALSO:

LOT 7, EXCEPT THE SOUTH 98 FEET THEREOF, IN APUL'S REPLAT OF LOTS 2, 3, 4, 5 AND 6 IN BLOCK 3 OF SEMINARY ADDITION TO URBANA, AS PER PLAY RECORDED IN BOOK "B" AT PAGE 273, IN CHAMPAIGN COUNTY, ILLINOIS; AND

THE SOUTH HALF OF THE VACATED ALLEY LYING DIRECTLY NORTH OF AND ADHACENT TO LOT 7, SAID VACATED ALLEY LYING DIRECTLY NORTH OF AND ADJACENT TO LOT 7, SAID VACATED ALLEY HAVING BEEN VACATED BY ORDINANCE NO. 9788-3, RECORDED AUGUST 22, 1997 AS DOCUMENT NO. 97R 20363.

ALL OF THE ABOVE DESCRIBED TRACTS ARE SITUATED IN THE CITY OF URBANA, 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 28th day of November, 2011.

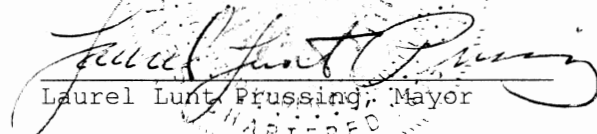
AYES: Bowersox, Jakobsoon, Lewis, Marlin, Roberts, Smyth, Stevenson

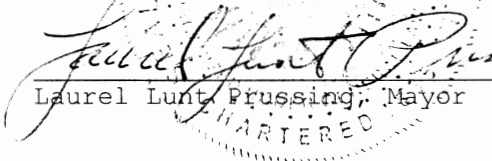
NAYS:

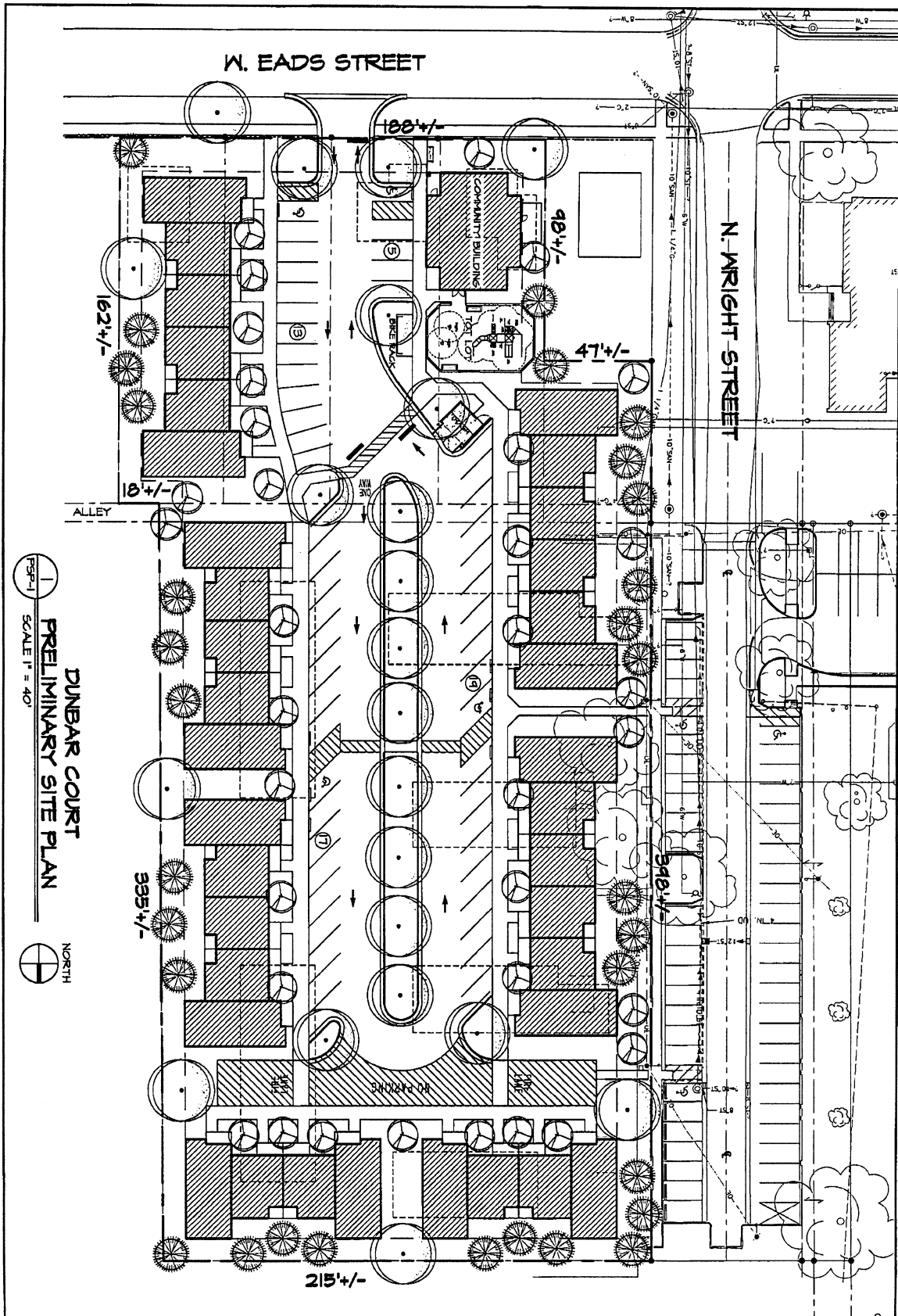
ABSTAINS:


Phyllis B. Clark, City Clerk

APPROVED by the Mayor this 29th day of November, 2011.


Laurel Lunt Prussing, Mayor

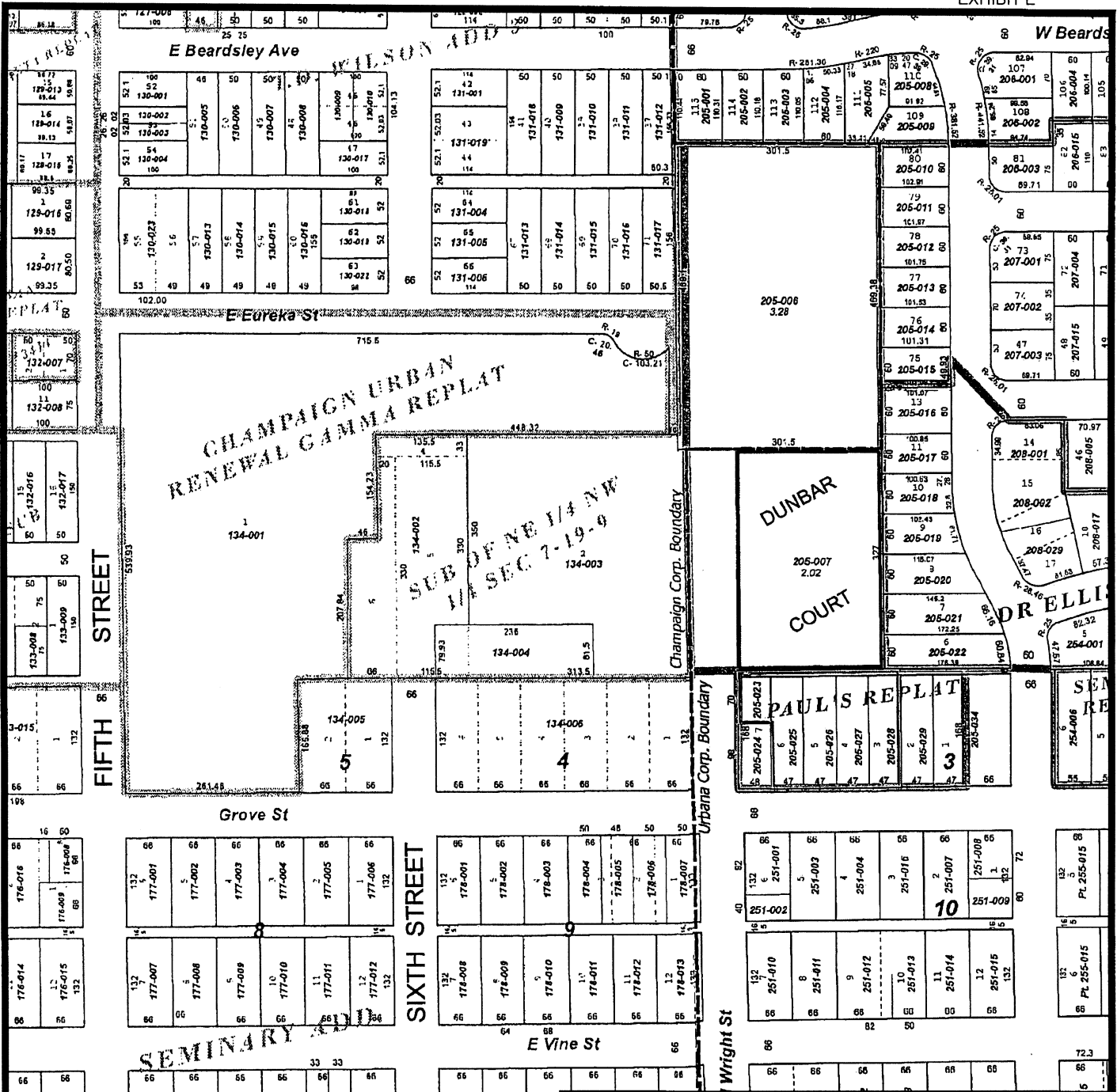
The seal of the City of Chicago is visible behind the Mayor's signature. It features a circular design with the words "CITY OF CHICAGO" and "INCORPORATED 1837" around the perimeter.





 DUNBAR COURT
 PRELIMINARY SITE PLAN
 SCALE 1" = 40'


PRELIMINARY SITE PLAN PSP-1 SHEET NO. 1 OF 1 SHEETS		HACC - DUNBAR COURT 36 TOWNHOUSE APARTMENTS URBANA, ILLINOIS		OWNER ARCHITECT	Tyson and Billy Architects, P.C. 4000 Morseway Drive Rockford, IL 61107 (815) 224-8222 FAX (815) 224-8218 www.tysonandbilly.com
PROJECT NO. P11-29440	DATE 9/18/11	DESIGNER JD	REVIEWER RSB	CONTRACTOR BONDING CO.	

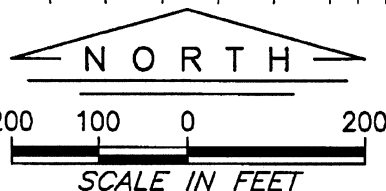


CHAMPAIGN URBAN
RENEWAL GAMMA REPLAT

SUB OF NE 1/4 NW
1/4 SEC 7-19-9

DUNBAR
COURT

PAUL'S REPLAT



- LOTS TO BE REZONED R-5
- DUNBAR COURT SITE, HACC

BASE DATA TAKEN FROM CHAMPAIGN COUNTY GIS
CONSORTIUM ATLAS SHEETS 21-7B AND 21-7C,
BOTH REVISED 2006

APPLICATION FOR ZONING MAP AMENDMENT
FOR LOT 3, LOT 4, LOT 5, LOT 6, AND
A PART OF LOT 7 OF PAUL'S REPLAT OF
LOTS 2, 3, 4, 5 AND 6 OF BLOCK 3 OF
SEMINARY ADDITION TO URBANA
CHAMPAIGN COUNTY, ILLINOIS

BCA
BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

SHEET 1 OF 1	DATE: 092211	JOB: 6487
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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.

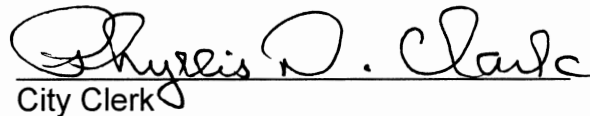
I certify that on the 28th day of November, 2011, the Corporate
Authorities of the City of Urbana passed and approved Ordinance No. 2011-11-125
entitled:

**“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF
URBANA, ILLINOIS (Rezoning of Four Parcels Located North of Eads
Street and East of Wright Street from R-2, Single-Family Residential
to R-5, Medium High Density Multiple-Family Residential – Plan Case
2157-M-11 / 1410, 1412 and 1414 West Eads Street and 1206 North
Wright Street)**

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

The pamphlet form of Ordinance No. 2011-11-125 was prepared, and a
copy of such Ordinance was posted in the Urbana City Building commencing on the
29th day of November, 2011, and continuing for at least ten (10) days thereafter.
Copies of said Ordinance were also available for public inspection upon request at the
Office of the City Clerk.

Dated at Urbana, Illinois, this 29th day of November, 2011.


City Clerk

