

ORDINANCE NO. 2013-08-074

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

**(Rezoning of Four Parcels Comprising 0.689 Acres  
Located North of Church Street and West of Lincoln Avenue  
from R-2, Single-Family Residential Zoning District to B-2,  
Neighborhood Business - Arterial Zoning District,  
Plan Case No. 2210-M-13 / Howard Wakeland)**

WHEREAS, Howard Wakeland has petitioned the City for a Zoning Map Amendment to rezone 4 parcels comprising 0.689 acres, and generally located north of Church Street and west of Lincoln Avenue from R-2, Single-Family Residential Zoning District, to B-2, Neighborhood Business - Arterial Zoning District; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on June 20, July 2, and July 18, 2013 concerning the petition filed in Plan Case No. 2210-M-13; and

WHEREAS, the 2005 Urbana Comprehensive Plan future land use map designates the future land use of these properties as "Community Business," which is consistent with the B-2, Neighborhood Business - Arterial zoning district; and

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

WHEREAS, the subject properties are appropriate for commercial zoning due to their location on Lincoln Avenue, a north-south arterial that is a major gateway to the University of Illinois campus; and

WHEREAS, the proposed rezoning to B-2, Neighborhood Business - Arterial would continue to allow for single-family homes to be permitted by right; and

WHEREAS, the Urbana Plan Commission on July 18, 2013 voted 3 ayes and 1 nay 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 Zoning District to B-2, Neighborhood Business - Arterial Zoning 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 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 Zoning District to B-2, Neighborhood Business - Arterial Zoning District.

The subject properties are more accurately described as follows:

LEGAL DESCRIPTION:

A part of the Northeast Quarter of the Southeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Lots 2 through 5 inclusive of "Justus S. Templeton Subdivision of Part of the South Half, of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois", as shown on a plat recorded January 20, 1947 in Plat Book "G" at page 104 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Except the easterly 7.00 feet of even width of said Lot 2.

Commonly known as: 906, 908, and 910 W. Church Street and 701 N. Lincoln Avenue, being Permanent Identification Numbers: 91-21-07-429-018, 91-21-07-429-019, 91-21-07-429-020 and 91-21-07-429-022.

Containing 0.689 acres, more or less, all 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 19th day of August,  
2013 .

AYES: Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:



*William D. Clark*  
William D. Clark, City Clerk

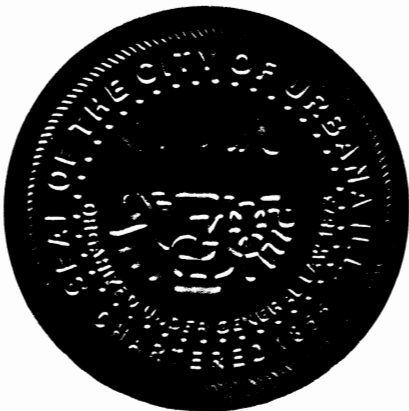
APPROVED by the Mayor this 29th day of August,  
2013 .

*Laurel Lunt Prussing*  
Laurel Lunt Prussing, Mayor

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 19th day of August, 2013, the corporate authorities of the City of Urbana passed and approved Ordinance No. 2013-08-074, entitled: AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS (Rezoning of 4 parcels comprising 0.689 acres located north of Church Street and west of Lincoln Avenue from R-2, Single-Family Residential Zoning District to B-2, Neighborhood Business - Arterial Zoning District - Plan Case 2210-M-13 / Howard Wakeland), which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. 2013-08-074 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 29<sup>th</sup> day of August, 2013, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this 29<sup>th</sup> day of August, 2013.



*Phyllis D. Clark*  
Phyllis D. Clark, City Clerk  
*by [Signature] Palant*  
Deputy Clerk