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Recording Cover Sheet

ORDINANCE NO. 2015-03-028

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS (REZONING OF A 7.38-ACRE PARCEL AT 1505 EAST FLORIDA AVENUE FROM B-3, GENERAL BUSINESS TO R-5, MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL - PLAN CASE 2255-M-15 / THE POINTE AT U OF I REZONING)

2015R16567
REC ON: 08/27/2015 4:24:50 PM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 43.00
PAGES 4
PLAT ACT: OPLAT PAGE:

Prepared for recording by:

Phyllis D. Clark, City Clerk

400 S. Vine Street, Urbana, IL 61801

(G)

Return to:

Phyllis D. Clark, City Clerk
City of Urbana
400 S. Vine Street

ORDINANCE NO. 2015-03-028

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

(Rezoning of a 7.38-acre parcel at 1505 East Florida Avenue from
B-3, General Business to R-5, Medium High Density Multiple-
Family Residential - Plan Case 2255-M-15 / The Pointe at U of I
Rezoning)

WHEREAS, Joshua Creek has petitioned the City of Urbana to amend the
Urbana Zoning Map to rezone one parcel comprising 7.38 acres, and located at
1505 East Florida Avenue, from B-3, General Business Zoning District to R-5,
Medium High Density Multiple-Family Residential Zoning District; and

WHEREAS, after due publication, a public hearing was held by the Urbana
Plan Commission on March 5, 2015 concerning the petition filed in Plan Case
No. 2255-M-15; and

WHEREAS, the 2005 Urbana Comprehensive Plan future land use map
designates the future land use of these properties as "Community Business",
but suggests that the area be studied for potential other uses; and

WHEREAS, the subject property was developed as part of a larger
development that was subject to a 2005 development agreement between the City
of Urbana and CTC Properties, LLC; and

WHEREAS, the 2005 development agreement was amended in 2007 to permit
less intense development than the original agreement required; and

WHEREAS, Ord. No. 2006-04-040 changed multi-family residential uses
from being permitted by right in the B-3 district to requiring a Special Use
Permit, thereby making the Pointe at U of I a legal, non-conforming use; and

WHEREAS, the proposed rezoning generally conforms to the La Salle case criteria, in particular as the current use is appropriate to the surrounding area and the R-5 Zoning District; and

WHEREAS, the subject property is appropriate for multiple-family residential zoning due to its location on Florida Avenue, adjacent to the Philo Road Business District and other multi-family residential uses; and

WHEREAS, the R-5 Zoning District has development standards and allowable uses that are appropriate for areas adjacent to multi-family residential and general business uses, and close to duplex and single-family residential neighborhoods; and

WHEREAS, the proposed rezoning to R-5, Medium High Density Multiple-Family Residential would continue to allow the existing multi-family apartment building to be permitted by right; and

WHEREAS, the subject property currently meets all development requirements of the R-5, Medium High Density Multiple-Family Residential Zoning District; and

WHEREAS, the Urbana Plan Commission voted 4 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 B-3, General Business Zoning District to R-5, Medium High Density Multiple-Family Residential 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 B-3, General Business Zoning District to R-5, Medium High Density Multiple-Family Residential Zoning District.

The subject properties are more accurately described as follows:

LEGAL DESCRIPTION:

Part of the Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, more particularly described as follows:

Lot 2 of CTC Subdivision, per Final Plat of Subdivision recorded February 15, 2007 as Document Number 2007R03674, situated in Champaign County, Illinois.

Commonly known as 1505 E Florida Avenue, Urbana, Illinois 61802

PIN: 93-21-21-201-013

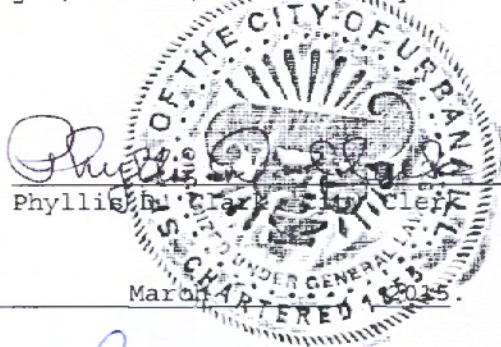
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 16th day of March, 2015.

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

NAYS:

ABSTAINS:



APPROVED by the Mayor this 18th day of March

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 16th day of March, 2015, the City Council of the City of Urbana passed and approved Ordinance No. 2015-03-028, entitled:


AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS (REZONING OF A 7.38-ACRE PARCEL AT 1505 EAST FLORIDA AVENUE FROM B-3, GENERAL BUSINESS TO R-5, MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL - PLAN CASE 2255-M-15 / THE POINTE AT U OF I REZONING)

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

The pamphlet form of Ordinance No. 2015-03-028 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 18th day of March, 2015, 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 18th day of March, 2015.




Phyllis D. Clark, City Clerk