

ORDINANCE NO. 2015-06-062

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

A request by the Zoning Administrator to rezone a 1.36-acre parcel generally located south of Kerr Ave. between Division Ave. and Cunningham Ave. from B-3 General Business Zoning District to R-4, Medium Density Multiple Family Residential Zoning District.

WHEREAS, The Zoning Administrator has petitioned the City of Urbana to amend the Urbana Zoning Map to rezone one parcel and one portion of another parcel together comprising 1.36 acres, and located at 403 East Kerr Avenue and a portion of the eastern half of 401 East Kerr Avenue, from B-3, General Business Zoning District to R-4, Medium Density Multiple-Family Residential Zoning District; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on June 11, 2015 concerning the petition filed in Plan Case No. 2258-M-15; and

WHEREAS, the 2005 Urbana Comprehensive Plan future land use map designates the future land use of these properties as "Mixed Residential"; and

WHEREAS, the subject property was the topic of a request for proposals released in 2011, and Brinshore Development LLC. along with the Homestead Corporation of Champaign Urbana, was selected to develop affordable and sustainable housing on the subject property; and

WHEREAS, the proposed rezoning generally conforms to the La Salle case criteria, in particular as the proposed use is appropriate to the surrounding area and the R-4 Zoning District; and

WHEREAS, the subject property is appropriate for multiple-family residential zoning due to its location on Kerr Avenue, adjacent to Crystal View Townhomes as well as bus stops; and

WHEREAS, the R-4 Zoning District has development standards and allowable uses that are appropriate for areas adjacent to single-family residential, multiple-family residential, and general business uses; and

WHEREAS, the proposed rezoning to R-4, Medium Density Multiple-Family Residential would generally allow the current vision of the selected development team to be permitted by right; and

WHEREAS, the Urbana Plan Commission voted 6 aye 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-4, Medium Density Multiple-Family Residential Zoning District. The motion included the suggestion that the landowning parties in this area consider the possibility of establishing a more effective configuration of parcel ownership to enable two points of egress for the residences along Barr Avenue and the proposed Highland Green development; 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-4, Medium Density Multiple-Family Residential Zoning District.

The subject properties are more accurately described as follows:

LEGAL DESCRIPTION:

The East 3 ½ acres of the North 30 rods of Lot 30 of a Subdivision of the Northeast Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, as per plat recorded in Plat Book "R" at Page 238, EXCEPT the East 205 feet 4 inches thereof, situated in the City of Urbana, in Champaign County, Illinois.

Commonly known as 401 ½ and 403 East Kerr, Urbana, Illinois 61801

PIN: 91-21-08-280-008 and 91-21-08-280-009

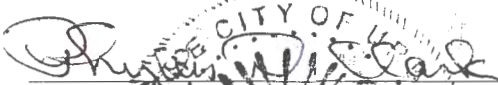
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 15th day of June, 2015.

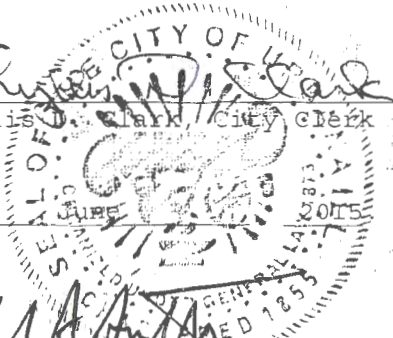
AYES: Ammons, Brown, Jakobsson, Marlin, Roberts, Smyth

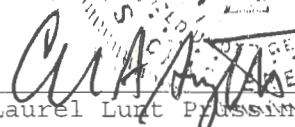
NAYS: Madigan

ABSTAINS:



 Phyllis D. Clark, City Clerk





 Laurel Lunt Prussing, Mayor

APPROVED by the Mayor this 18th day of _____

Charles A. Smyth, Mayor Pro Tem