

ORDINANCE NO. 2015-08-089

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA,
ILLINOIS (REZONING OF A 0.45 ACRE PARCEL AT 705 NORTH LINCOLN
AVENUE FROM THE R-2, SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE
B-2, NEIGHBORHOOD BUSINESS-ARTERIAL DISTRICT - PLAN CASE 2262-M-
15 / HOWARD WAKELAND)

WHEREAS, Howard Wakeland, has petitioned the City for a Zoning Map Amendment to rezone a 1.58-acre area located at 905, 907, and 909 West Hill Street; 701, 705, and 707 North Lincoln Avenue; and 906, 908, and 910 West Church Street from the R-2, Single-Family Residential and B-2, Neighborhood Business-Arterial districts to the B-3, General Business district; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on August 6, 2015 concerning the petition filed in Plan Case No. 2262-M-15; and

WHEREAS, the Urbana Plan Commission passed with a vote of 4 ayes to 2 nays to forward Plan Case No. 2262-M-15 with recommendation of approval for rezoning 905, 907, and 909 West Hill Street; and 707 North Lincoln Avenue Urbana to the B-2, Neighborhood Business Arterial district and 906, 908, and 910 West Church Street; and 701 and 705 North Lincoln Avenue to the B-3, General Business district; and

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

WHEREAS, the B-2 zoning district has less intensive development standards and allows less intensive uses than the B-3 zoning district; and

WHEREAS, the forwarded recommendation of rezoning by the Urbana Plan Commission is consistent with the La Salle case criteria; and

WHEREAS, the findings of the Urbana Plan Commission indicate that approval of the recommended rezoning request would promote the general health, safety, morals, and general welfare of the public.

WHEREAS, the Urbana City Council approved a motion to rezone only 705 North Lincoln Avenue from the R-2, Single-Family Residential district to the B-2, Neighborhood Business-Arterial district; and

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 property from R-2, Single-Family Residential district to B-2, Neighborhood Business Arterial district.

The subject property to be rezoned to B-2, Neighborhood Business Arterial, is more accurately described as follows:

LEGAL DESCRIPTION:

Commencing at a point 140 feet North of the Southeast corner of the North Half of the Northeast Quarter of the Southeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, running thence North 66 feet; thence West 20 rods, thence South 66 feet; thence East 20 rods to the Place of Beginning, situated in the City of Urbana, in Champaign County, Illinois.


Except the easterly 40.00 feet of even width thereof.

Commonly known as: 705 North Lincoln Avenue, being Permanent Identification Numbers: 91-21-07-429-017

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).

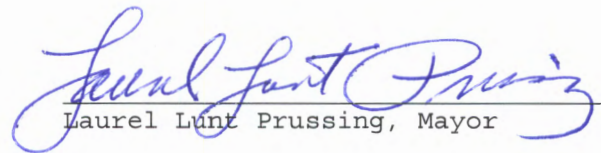
PASSED BY THE CITY COUNCIL this 17th day of August, 2015.

By Unanimous Voice Vote.



Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 19th day of August, 2015.



Laurel Lunt Prussing, Mayor