

ORDINANCE NO. 2016-03-016

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS  
(To rezone 5 parcels from R-5, Medium High Density Multiple Family Residential  
and R-6, High Density Multiple Family Residential to B-4, Central Business Zoning  
District - Plan Case No. 2268-M-16 / 305 & 307 East Elm Street, 205 South Urbana  
Avenue, and 306 & 308 East Green Street)

WHEREAS, The Zoning Administrator has petitioned the City of Urbana to amend  
the Urbana Zoning Map to rezone five parcels together comprising 0.83 acres, and  
located at 306 & 308 East Green Street from R-5, Medium High Density Multiple  
Family Residential and R-6, High Density Multiple Family Residential to B-4,  
Central Business Zoning District; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan  
Commission on February 18, 2016 concerning the petition filed in Plan Case No.  
2268-M-16; and

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

WHEREAS, the 2012 Urbana Downtown Plan designates these properties as a key  
redevelopment site; and

WHEREAS, the subject property was the topic of a request for proposals  
released by the City in 2015, and TWG Development, LLC. was selected to develop an  
urban-style, mixed-use development on the subject property; and

WHEREAS, the proposed rezoning generally conforms to the La Salle case  
criteria, as the proposed use is appropriate to the surrounding area and the B-4  
Zoning District, and is appropriate due to its location in Downtown Urbana, along  
Vine Street, with access to transit; and

**WHEREAS**, the Urbana Plan Commission voted 8 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-5, Medium High Density Multiple Family Residential and R-6, High Density Multiple Family Residential to B-4, Central Business 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-5, Medium High Density Multiple-Family Residential to B-4, Central Business Zoning District.

The subject properties are more accurately described as follows:

**LEGAL DESCRIPTION:**

Lots 10, 14 and 15 of William T. Webber's Subdivision of Outlots 5, 6; and 7 to the Town, now City of Urbana, as per plat recorded in Deed Record "A" at page 357, in Champaign County, Illinois.

Commonly known as: 305 East Elm Street, and 306 and 308 East Green Street

PINs: 91-21-17-233-002, 91-21-17-233-006, 91-21-17-233-007.

**Section 2.** The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification of the following described properties from R-6, High Density Multiple-Family Residential to B-4, Central Business Zoning District.

The subject properties are more accurately described as follows:

**LEGAL DESCRIPTION:**

Lot 11 of William T. Webber's Subdivision of Outlots 5, 6, and 7 to the Town, now City of Urbana, as per plat recorded in Deed Record "A" at page 357, in Champaign County, Illinois.

Commonly known as: 307 East Elm Street and 205 South Urbana Avenue

PINS: 91-21-17-233-003, 91-21-17-233-004.


**Section 3.** 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 7<sup>th</sup> day of March, 2016.

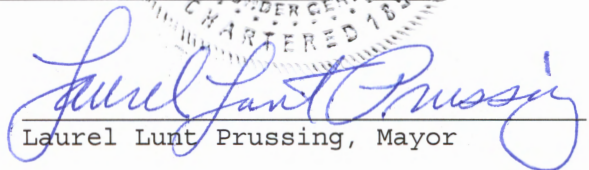
**AYES:** Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

**NAYS:**

**ABSTAINS:**

  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk



  
\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

**APPROVED BY THE MAYOR** this 8<sup>th</sup> day of \_\_\_\_\_



**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.

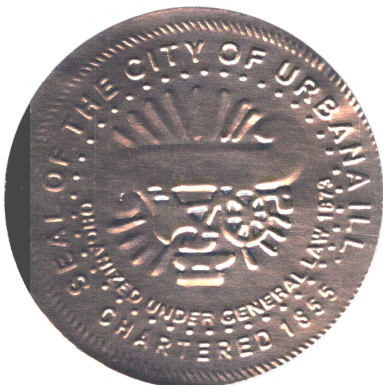
I certify that on the 7<sup>th</sup> day of March, 2016, the City Council of the City of Urbana passed and approved Ordinance No. 2016-03-016, entitled:

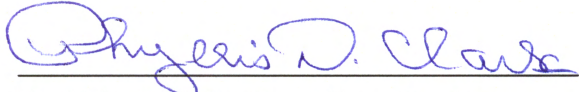
**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS (TO REZONE 5 PARCELS FROM R-5, MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL AND R-6, HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL TO B-4, CENTRAL BUSINESS ZONING DISTRICT - PLAN CASE NO. 2268-M-16 / 305 & 307 EAST ELM STREET, 205 SOUTH URBANA AVENUE, AND 306 & 308 EAST GREEN STREET)**

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

The pamphlet form of Ordinance No. 2016-03-016 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 8<sup>th</sup> day of March, 2016, 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 8<sup>th</sup> day of March, 2016.



  
Phyllis D. Clark, City Clerk