

DEFEATED

DATE: 5/16/2016

ORDINANCE NO. 2016-05-039

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

(Rezoning a 0.81 acre parcel at 805 North Lincoln Avenue from the B-1, Neighborhood Business zoning district to the B-3, General Business zoning district. - Plan Case 2278-M-16 / Lacey's Place LLC Series Urbana)

WHEREAS, Lacey's Place LLC Series Urbana has petitioned the City for a Zoning Map Amendment to rezone a property comprising 0.81 acres and located at 805 North Lincoln Avenue from B-1, Neighborhood Business to B-3, General Business; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on May 5, 2016 concerning the petition filed in Plan Case No. 2278-M-16; and

WHEREAS, the Urbana Plan Commission voted with 9 ayes to 0 nays to forward Plan Case No. 2278-M-16 with recommendation of denial for rezoning the subject property; and

WHEREAS, the forwarded recommendation of denial by the Urbana Plan Commission is based upon the proposed rezoning's inconsistencies with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the forwarded recommendation of denial by the Urbana Plan Commission is based upon the proposed rezoning's inconsistencies with the La Salle case criteria; and

WHEREAS, the recommendation of denial of the rezoning request was based upon the B-3, General Business district's intensity, range of uses, and scale of allowable structures being incompatible with the surrounding neighborhood.

WHEREAS, the findings of the Plan Commission indicate that the rezoning request would not promote the general health, safety, morals, and general welfare of the public.

DEFEATED

DATE: 5/16/2016

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:

Tract 1:

Lots 1, 2 and 3, and the North 3.4 feet of Lots 39 and 40 of Sarah A. Sim's Addition to Urbana, as per plat recorded in Plat Book "B" at Page 284, situated in Champaign County, Illinois, EXCEPT those parts conveyed and dedicated to the City of Urbana by document 94R 22192 recorded August 18, 1994.

Tract 2:

The South 52 feet 2 inches of Lots 39 and 40 in Sarah A. Sim's Addition to the City of Urbana, as per plat recorded in Plat Book "B" at Page 284, situated in Champaign County, Illinois, EXCEPT the East 7 feet of even width conveyed and dedicated to the City of Urbana by document 96R 11957, recorded May 17, 1996.

Tract 3:

The South 75 Feet of the North 78.4 feet of Lots 39 and 40 in Sarah A. Sim's Addition to the City of Urbana, as per plat recorded in Plat Book "B" at Page 284, situated in Champaign County, Illinois, except the East 7 feet of even width conveyed and dedicated to the City of Urbana by document 96R 11957, recorded May 17, 1996.

PIN: 91-21-07-428-023, Address: 805 North Lincoln Avenue

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).

DEFEATED

DATE: 5/16/2016

PASSED by the City Council this _____ day of _____, _____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, _____.

Laurel Lunt Prussing, Mayor

DEFEATED

DATE: 5/16/2016

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 ___ day of _____, _____, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled: **"An Ordinance Amending the Zoning Map of the City of Urbana, Illinois" (Rezoning a 0.81 acre parcel at 805 North Lincoln Avenue from the B-1, Neighborhood Business zoning district to the B-3, General Business zoning district. - Plan Case 2278-M-16 / Lacey's Place LLC Series Urbana)**, which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ___ day of _____, _____, 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 _____ day of _____, _____.

(SEAL)

Phyllis D. Clark, City Clerk