

ORDINANCE NO. 2018-02-007

AN ORDINANCE AMENDING THE URBANA ZONING MAP

(Rezoning 3.5 acres at 1102 North Broadway Avenue from CRE, Conservation-Recreation-Education, to R-3, Single- and Two-Family Residential, Zoning District – Plan Case 2325-M-17 /Urbana School District 116)

WHEREAS, Urbana School District 116 has petitioned the City for a Zoning Map Amendment to rezone five parcels comprising approximately 3.5 acres and located at 1102 North Broadway Avenue from CRE, Conservation-Recreation-Education, to R-3, Single- and Two-Family Residential, Zoning District; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on January 18, 2018 concerning the petition filed in Plan Case No. 2325-M-17; and

WHEREAS, the 2005 Urbana Comprehensive Plan future land use map, as amended, designates the future land use of these properties as “Residential (Urban Pattern)”, and the proposed rezoning is consistent with this future land use type; and

WHEREAS, the proposed rezoning would facilitate the development of an infill site; and

WHEREAS, the proposed rezoning would generally conform to the La Salle Criteria; and

WHEREAS, the subject property is appropriate for residential uses due to its location in a residential area and its proximity to nearby parks; and

WHEREAS, the Urbana Plan Commission voted with 7 ayes to 1 nay to forward Plan Case No. 2325-M-17 to City Council with a recommendation of approval for rezoning the subject property to R-3, Single- and Two-Family Residential Zoning District; and

WHEREAS, the findings of the Plan Commission indicate that 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 property from CRE, Conservation-Recreation-Education, to R-3, Single- and Two-Family Residential, Zoning District.

The subject property is more accurately described as follows:

LOTS 1-7 AND 18-31 OF URBANA HEIGHTS ADDITION TO THE CITY OF URBANA, AS PER PLAT RECORDED IN BOOK "C" AT PAGE 036, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS;

ALSO, THAT PORTION OF THE VACATED ALLEY THAT RUNS NORTH AND SOUTH AND ABUTTING LOTS 1-7 AND 18-24 THEREOF OBTAINED BY THE ORDINANCE OF VACATION OF SAID ALLEY FILED NOVEMBER 22, 1923 AND RECORDED IN MISC. RECORD 17 AT PAGE 273 IN THE RECORDER'S OFFICE OF SAID COUNTY OF CHAMPAIGN, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS;

ALSO, THAT PORTION OF VACATED BERKLEY AVENUE THAT RUNS NORTH AND SOUTH AND ADJACENT TO A PORTION OF LOTS 19 AND 30 AND ALL OF LOTS 20 THROUGH 24 AND 25 THROUGH 29 THEREOF OBTAINED BY THE ORDINANCE OF VACATION OF SAID BERKLEY AVENUE FILED SEPTEMBER 6, 1996 AND RECORDED AS DOCUMENT NO. 96R22493 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS;

EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, 36.00 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, 85.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 7, 6.00 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 AND LOT 18, 186.50 FEET TO THE EAST LINE OF LOT 18; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 18, 42.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 18 AND SAID SOUTH LINE EXTENDED AND THE SOUTH LINE OF SAID LOT 7, 271.50 FEET TO THE POINT OF BEGINNING, AS SHOWN IN DEDICATION OF RIGHT OF WAY RECORDED JULY 10, 1996 AS DOCUMENT NO. 96R17027.

PINs: 91-21-08-254-001, 91-21-08-254-002, 91-21-08-254-003, 91-21-08-254-004,
91-21-08-256-001

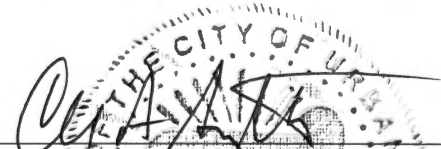
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED BY THE CITY COUNCIL this 5th day of February, 2018.

AYES: Ammons, Brown, Hazen, Jakobsson, Miller, Roberts, Wu

NAYS:

ABSTENTIONS:



Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this 6th day of February, 2018.



Diane Wolfe Marlin, Mayor



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 5nd day of February 2018 the City Council of the City of Urbana passed and approved Ordinance No. 2018-02-007, entitled:

**AN ORDINANCE AMENDING THE URBANA ZONING MAP
(REZONING 3.5 ACRES AT 1102 NORTH BROADWAY AVENUE FROM CRE,
CONSERVATION-RECREATION-EDUCATION, TO R-3, SINGLE- AND TWO-
FAMILY RESIDENTIAL, ZONING DISTRICT – PLAN CASE 2325-M-17 /URBANA
SCHOOL DISTRICT 116)**

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

The pamphlet form of Ordinance No. 2018-02-007 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 7th day of February 2018, 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 7th day of February, 2018.



Charles A. Smyth, City Clerk