

ORDINANCE NO. 2018-11-078

AN ORDINANCE AMENDING THE URBANA ZONING MAP

(Rezoning 206 South Cedar from R-6 to B-4 / Jonah Weisskopf – Plan Case 2352-M-18)

WHEREAS, Jonah Weisskopf, the owner of certain real property, has applied to the City of Urbana (“City”) for a Zoning Map Amendment to rezone the approximately 0.16-acre parcel commonly addressed as 206 South Cedar Street in downtown Urbana from R-6, High Density Multiple-Family Residential to B-4, Central Business; and

WHEREAS, the Plan Commission held a public hearing on such application at 7:00 p.m. on Thursday, October 18, 2018, in Plan Case No. 2352-M-18; and

WHEREAS, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

WHEREAS, the Urbana Plan Commission voted six (6) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the rezoning request; and

WHEREAS, the findings of the Plan Commission indicate that approval of the rezoning request will promote the general health, safety, and welfare of the public; and

WHEREAS, the City Council finds that the requested rezoning is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the City Council finds that the requested rezoning is consistent with the criteria contained in *La Salle Nat. Bank of Chicago v. Cook County*, 12 Ill. 2d 40, 145 N.E.2d 65 (1957) and *Sinclair Pipe Line Co. v. Village of Richton Park*, 19 Ill.2d 370 (1960); and

WHEREAS, after due consideration, the City Council further finds that an amendment to the Urbana Zoning Map as herein provided will protect the public health, safety, and welfare.

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:

The subject property to be rezoned from R-6, High Density Multiple-Family Residential to B-4, Central Business is more accurately described as follows:

Lot 33, except 50 feet thereof, and the West Half of Lot 34, except the South 50 feet thereof, all in James T. Roe's Second Addition to the City of Urbana, as per plat recorded in Deed Record "D" at Page 189, in Champaign County, Illinois.

and

The South Half of the vacated alley lying north of and adjacent to said Lot 33 and West Half of Lot 34, as per ordinance of vacation recorded July 28, 1924 in Miscellaneous Record 17 at Page 587, in Champaign County, Illinois.

Permanent Index No.: 92-21-17-141-004

Section 2.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 19th day of November, 2018.

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

NAYS:

ABSTENTIONS:



Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this 21st day of November, 2018.

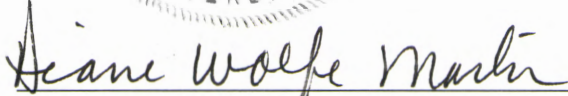

Diane Wolfe Marlin, Mayor

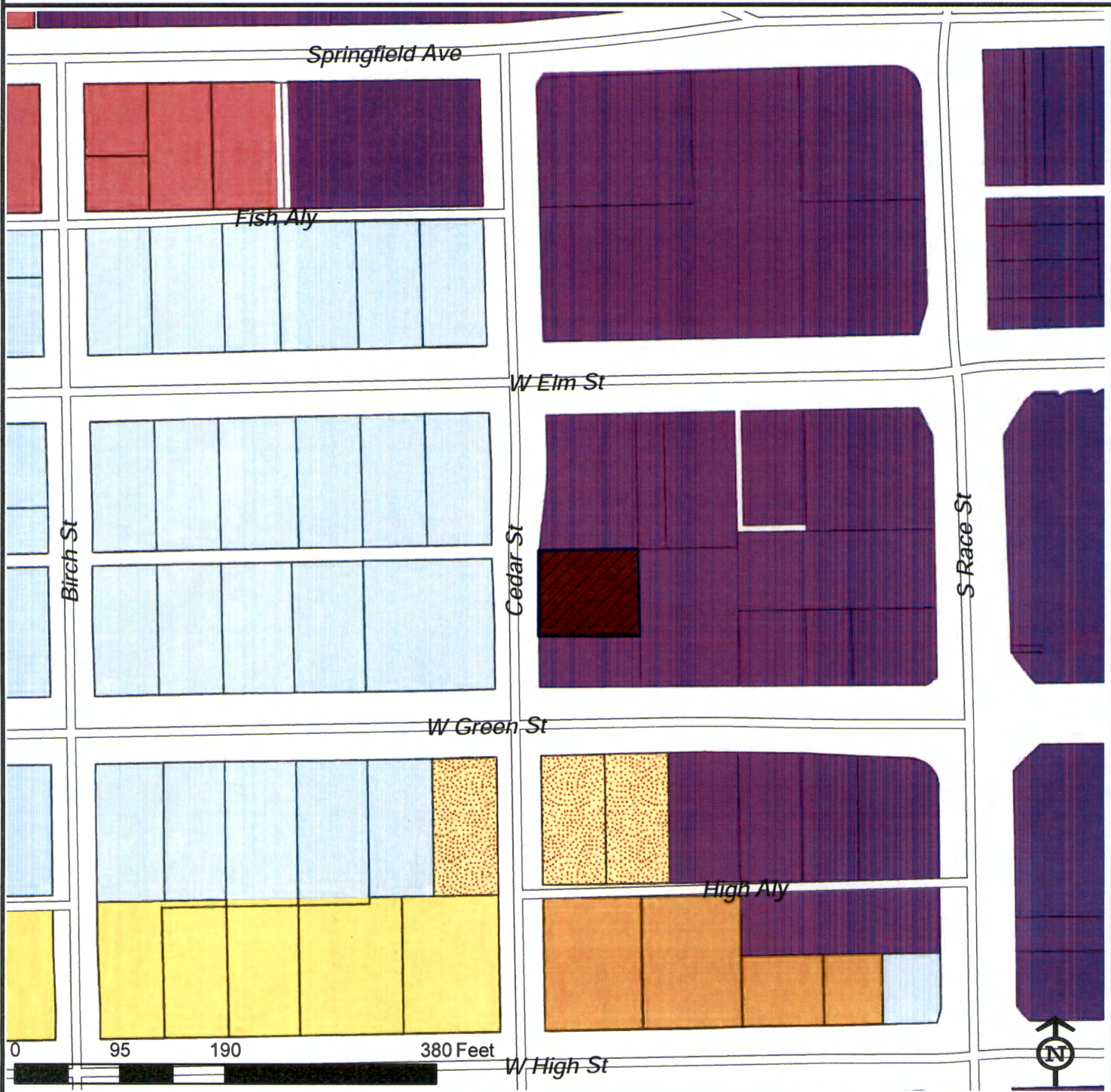
Exhibit A: Location & Existing Land Use Map



Case: 2352-M-18
 Subject: Weisskopf Rezoning
 Location: 206 South Cedar
 Petitioner: Jonah Weisskopf

 Subject Property

Exhibit B: Zoning Map



Case: 2352-M-18
 Subject: Weisskopf Rezoning
 Location: 206 South Cedar
 Petitioner: Jonah Weisskopf


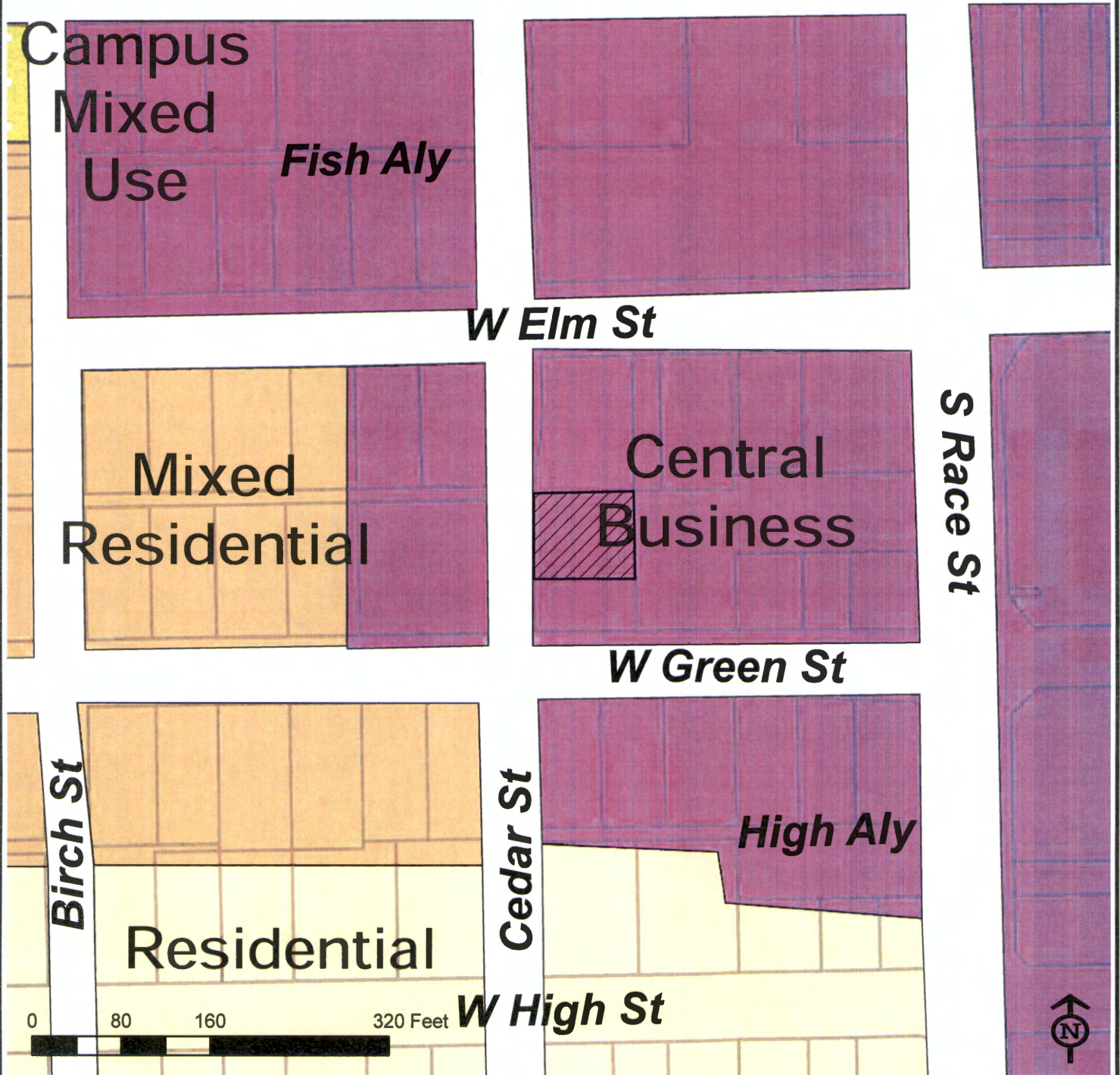





- | | | | |
|--|---|--|---|
|  B2 |  MOR |  R3 |  R6B |
|  B4 |  R2 |  R6 | |
|  Subject Property | | | |

Exhibit C: Future Land Use Map



Case: 2352-M-18
 Subject: Weisskopf Rezoning
 Location: 206 South Cedar
 Petitioner: Jonah Weisskopf

-  Residential
-  Mixed Residential
-  Campus Mixed Use
-  Central Business
-  Subject Property



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



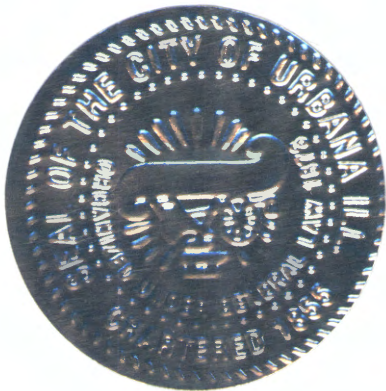
I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 19th day of November, 2018 the City Council of the City of Urbana passed and approved Ordinance No. 2018-11-078, entitled:

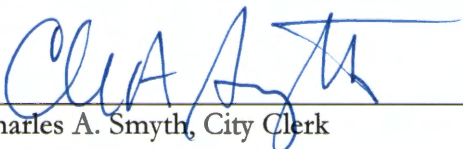
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which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2018-11-078 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 21st day of November, 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 21st day of November, 2018.





Charles A. Smyth, City Clerk