

ORDINANCE NO. 2019-01-009

AN ORDINANCE AMENDING THE URBANA ZONING MAP

(Rezoning 502 and 504 S. Broadway Avenue to B-4, Central Business District – Plan Case 2354-M-18)

WHEREAS, the Urbana Zoning Administrator has petitioned the City of Urbana ("City") to rezone 502 and 504 South Broadway Avenue to B-4, Central Business; and

WHEREAS, the Plan Commission held a public hearing on such application at 7:00 p.m. on Thursday, January 10, 2019, in Plan Case No. 2354-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 6 ayes and 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 properties to be rezoned from R-6, High Density Multiple-Family Residential to B-4, Central Business are more accurately described as follows:

Tract 1: 502 South Broadway Avenue, R-6 to B-4:

Lot 2, except the North 6 feet thereof, of William C. Beck's Addition to the Town, now City, of Urbana, as per plat recorded in Deed Record "F" at Page 500, in Champaign County, Illinois,
and

The vacated alley lying between Lots 1 and 2 of William C. Beck's Addition to the Town, now City of Urbana, as per plat recorded in Deed Record "F" at Page 500, as vacated by Ordinance recorded September 11, 2002 as Document 2002R29784, in Champaign County, Illinois.

P.I.N.: 91-21-17-253-001

AND

Tract 2: 504 South Broadway Avenue, R-6 to B-4:

Lot 3 of William C. Beck's Addition to the Town, now City, of Urbana, as per plat recorded in Deed Record "F" at Page 500, in Champaign County, Illinois,
and

The vacated alley lying between Lots 3 and 4 of William C. Beck's Addition to the Town, now City, of Urbana, as per plat recorded in Deed Record "F" at page 500, as vacated by Ordinance recorded September 11, 2002 as Document 2002R29784, in Champaign County, Illinois.

P.I.N.: 92-21-17-253-002

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 22nd day of January, 2019.

AYES: Brown, Hazen, Hursey, Jakobsson, Miller, Wu

NAYS:

ABSTENTIONS:



Charles A. Smyth

 Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this 23rd day of January, 2019.

Diane Wolfe Marlin

 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 22nd day of January 2019, the corporate authorities of the City of Urbana passed and approved Ordinance No. 2019-01-009, entitled: An Ordinance Amending the Urbana Zoning Map (**Rezoning Multiple Properties to B-4, Central Business District / Plan Case No. 2354-M-18**) which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. 2019-01-009 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 24th day of January 2019, 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 23rd day of January 2019.



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 22nd day of January 2019 the City Council of the City of Urbana passed and approved Ordinance No. 2019-01-009, entitled:

AN ORDINANCE AMENDING THE URBANA ZONING MAP (REZONING 502 AND 504 S. BROADWAY AVENUE TO B-4, CENTRAL BUSINESS DISTRICT – PLAN CASE 2354-M-18)

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Charles A. Smyth, City Clerk