

**ORDINANCE NO. 2020-04-023**

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT  
(205 North High Cross Road OSF Healthcare – Plan Case 2398-M-20)**

**WHEREAS**, OSF Healthcare has petitioned the City to rezone a 2.2-acre parcel from B-1, Neighborhood Business, to B-3, General Business, located at 205 North High Cross Road, Urbana, Illinois; and

**WHEREAS**, OSF Healthcare has also petitioned for a Special Use Permit for a medical office in the proposed B-3, General Business zoning district; and

**WHEREAS**, the Zoning Map Amendment would be generally compatible with the “Community Business” future land use designation of the 2005 Urbana Comprehensive Plan; and

**WHEREAS**, the proposed B-3, General Business zoning district would be compatible with the surrounding area, as the adjacent property is a business of a similar-scale and the residences near this property are separated by either an opaque wall or a road; and

**WHEREAS**, the proposed B-3, General Business zoning district will likely have no discernible impact on adjacent property values, and the 2.2 acre property is currently vacant; and

**WHEREAS**, the subject property is suitable for business uses, like those allowed in the proposed B-3, General Business zoning district and the property is located near a major intersection and is near other businesses; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on April 9, 2020, and voted with six (6) ayes and zero (0) nays to forward Plan Case 2398-M-20 to the Urbana City Council with a recommendation to approve the request for a Zoning Map Amendment; 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

**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:

The subject properties to be rezoned from R-4, Medium Density Multiple-Family Residential to R-5, Medium High Multiple-Family Residential is more accurately described as follows:

Lot 2 of Aldi Urbana Subdivision as per plat recorded 1/10/2006 as document 2006R00745, situated in Champaign County, Illinois.

PIN: 91-21-10-407-022, Address: 205 North High Cross Road

**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 27<sup>th</sup> day of April, 2020.

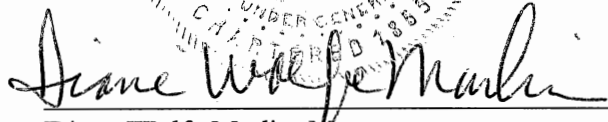
AYES: Brown, Colbrook, Jakobsson, Miller, Roberts, Wu

NAYS: Hursey

ABSTENTIONS:

  
\_\_\_\_\_  
Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this 28<sup>th</sup> day of April, 2020.

  
\_\_\_\_\_  
Diane Wolfe Marlin, Mayor



## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



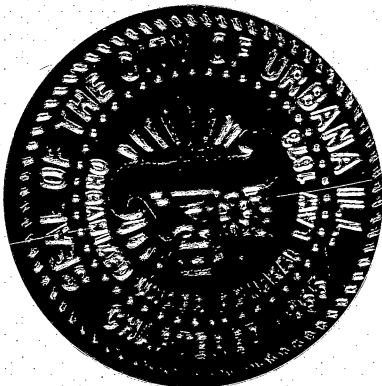
I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 27<sup>th</sup> day of April 2020 the City Council of the City of Urbana passed and approved Ordinance No. 2020-04-023 entitled:

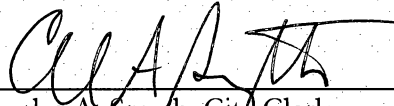
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which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2020-04-023 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 28<sup>th</sup> day of April 2020, 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 28<sup>th</sup> day of April, 2020.



  
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Charles A. Smyth, City Clerk