

62



8 3 9 2 3 3 1

Tx:4155995

Recording Cover Sheet

**AN ORDINANCE AMEDNING THE URBANA ZONING
MAP**

(802 West Oregon Street / Plan Case No. 2420-M-21)

2021R21198

REC ON: 09/03/2021 03:21:28 PM

CHAMPAIGN COUNTY

MIKE INGRAM

REC FEE: 51.00

RHSPS Fee:

STATE TAX:

COUNTY TAX:

PLAT ACT:

PAGES 6

Prepared for recording by:

Phyllis D. Clark, City Clerk

400 S. Vine St., Urbana, IL 61801

(5)

Return to:

Phyllis D. Clark, City Clerk

City of Urbana

400 S. Vine Street

Urbana, IL 61801

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, PHYLLIS D. CLARK, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an Ordinance entitled:

**AN ORDINANCE AMEDNING THE URBANA ZONING MAP
(802 West Oregon Street / Plan Case No. 2420-M-21)**

Adopted by the City Council of the City of Urbana, Illinois, on the 14th day of June, AD, 2021, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 13th day of August, AD, 2021.



Phyllis D. Clark

Phyllis D. Clark, City Clerk

ORDINANCE NO. 2021-06-019

AN ORDINANCE AMENDING THE URBANA ZONING MAP

(802 West Oregon Street / Plan Case No. 2420-M-21)

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, Tailwind Holdings, LLC has requested a rezoning from the R-7, University Residential zoning district to R-4, Medium Density Multiple-Family Residential zoning district at 802 West Oregon Street; and

WHEREAS, the Plan Commission held a public hearing on such petition at 7:00 p.m. on May 20, 2021, in Plan Case No. 2420-M-21; 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 Plan Commission voted five (5) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the requested rezoning; 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 property:

The subject property to be rezoned from R-7, University Residential to R-4, Medium Density Multiple-Family Residential, located at 802 West Oregon Street, more particularly described as follows:

The North Half of Lot 32, except the East 130 feet thereof, the South Half of Lot 32, except the West 53 feet 6 inches thereof, and all of Lot 33, except the West 53 feet, 6 inches thereof in Campbell and Kelley's Addition to Urbana, as per Plat recorded October 6, 1858 in Deed Record "O", Page 392, situated in Champaign County, Illinois.

Commonly known as 802 W. Oregon St., Urbana, Illinois.
P.I.N.: 92-21-17-152-014

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. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.

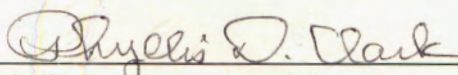
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 14th day of June, 2021.

AYES: Quisenberry, Bishop, Wu, Kolisetty, Wilken, Evans, Hursey.

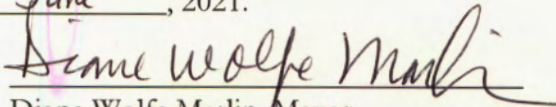
NAYS:

ABSTENTIONS:



Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 21st day of June, 2021.



Diane Wolfe Marlin, Mayor



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 14th day of June 2021 the City Council of the City of Urbana passed and approved Ordinance No. 2021-06-019 entitled:

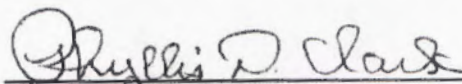
AN ORDINANCE AMENDING THE URBANA ZONING MAP (802 West Oregon Street / Plan Case No. 2420-M-21)

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

The pamphlet form of Ordinance No. 2021-06-019 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 13th day of August 2021, 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 13th day of August, 2021.





Phyllis D. Clark, City Clerk