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# Recording Cover Sheet

**AN ORDINANCE AMENDING THE URBANA ZONING  
MAP  
(714 East University Avenue / Plan Case No. 2470-M-23)  
[Ordinance No. 2023-04-009]**

2023R07807  
REC ON: 06/14/2023 12:22:05 PM  
CHAMPAIGN COUNTY  
AARON AMMONS  
REC FEE: 51.00  
RHSPS FEE:  
STATE TAX:  
COUNTY TAX:  
PLAT ACT:  
PAGES: 5

Prepared for recording by:

Phyllis D. Clark, City Clerk

400 S. Vine St., Urbana, IL 61801



Return to:

Phyllis D. Clark, City Clerk  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

## CLERK'S CERTIFICATE

STATE OF ILLINOIS        )  
  )  
COUNTY OF CHAMPAIGN)       SS

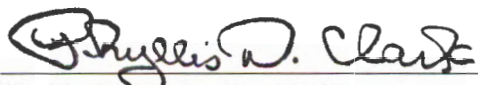
I, PHYLLIS D. CLARK, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled:

**AN ORDINANCE AMENDING THE URBANA ZONING MAP  
(714 East University Avenue / Plan Case No. 2470-M-23)**

approved by the City Council of the City of Urbana, Illinois, on the 10<sup>th</sup> day of April, AD, 2023,  
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 1<sup>st</sup> day of June, AD,  
2023.



  
Phyllis D. Clark, City Clerk

**ORDINANCE NO. 2023-04-009**

**AN ORDINANCE AMENDING THE URBANA ZONING MAP**

**(714 East University Avenue / Plan Case No. 2470-M-23)**

**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**, Sharon Shaffer has requested a rezoning from the R-3, Single and Two-Family Residential, and B-1, Neighborhood Business, zoning districts to the B-3, General Business, zoning district at 714 East University Avenue; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on March 9, 2023, and voted with five (5) ayes and zero (0) nays to forward Plan Case 2470-M-23 to the Urbana City Council with a recommendation to approve a rezoning to the B-2, Neighborhood Business – Arterial zoning district; 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**, the City Council, after due consideration, finds that an amendment to the Urbana Zoning Map as herein provided is in the best interests of the residents of the City and is desirable for the welfare of the City’s government and affairs.

**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 from the R-3, Single and Two-Family Residential, and B-1, Neighborhood Business, zoning districts to the B-2, Neighborhood Business – Arterial, zoning district, for the property more particularly described as follows:

Lot 1 and Lot 2 of William F. Tipton Replat, as per Plat Recorded June 28, 1948 as Document Number 429170, per Plat Book “H”, Page 12, Situated in Champaign County, Illinois.

Commonly known as 714 East University Avenue, Urbana, Illinois 61802

P.I.N.: 91-21-09-303-012

**Section 2.**

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

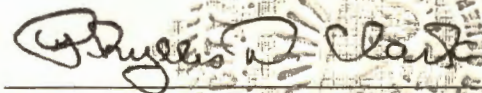
This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

**PASSED BY THE CITY COUNCIL** this 10th day of April, 2023.

AYES: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisneberry

NAYS: None

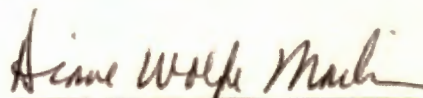
ABSTENTIONS: None



Phyllis D. Clark, City Clerk

Phyllis D. Clark, City Clerk

**APPROVED BY THE MAYOR** this 28th day of April, 2023.



Diane Wolfe Martin, 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 10th day of April 2023 the City Council of the City of Urbana passed and approved Ordinance No. 2023-04-009 entitled:


### AN ORDINANCE AMENDING THE URBANA ZONING MAP (714 East University Avenue / Plan Case No. 2470-M-23)

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

The pamphlet form of Ordinance No. 2023-04-009 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 28th day of April, 2023, 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 28th day of April, 2023.



  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk