

# Recording Cover Sheet

**An Ordinance Amending the Urbana Zoning Map**  
**(Urbana-Champaign Sanitary District / Plan Case No.**  
**2482-M-23, two lots north of East Park Street along North**  
**Cottage Grove Avenue)**  
**[Ordinance No. 2024-02-009]**

2024R03803  
REC ON: 03/28/2024 02:34:41 PM  
CHAMPAIGN COUNTY  
AARON AMMONS  
REC FEE: 51.00  
RHSPS FEE:  
STATE TAX:  
COUNTY TAX:  
PLAT ACT:  
PAGES: 5

Prepared for recording by:

Darcy E. Sandefur, City Clerk

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400 S. Vine St., Urbana, IL 61801

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Return to:

Darcy E. Sandefur, City Clerk  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

**CLERK'S CERTIFICATE**

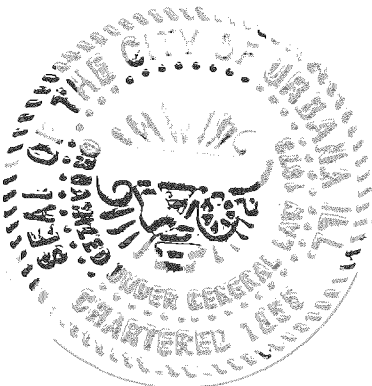
STATE OF ILLINOIS        )  
                                  )  
COUNTY OF CHAMPAIGN)       SS

I, DARCY E. SANDEFUR, 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  
(Urbana-Champaign Sanitary District / Plan Case No. 2482-M-23, two lots  
north of East Park Street along North Cottage Grove Avenue)**

approved by the City Council of the City of Urbana, Illinois, on the 26<sup>th</sup> day of February, AD, 2024, 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 28<sup>th</sup> day of March, AD, 2024.



*Darcy E. Sandefur*  
Darcy E. Sandefur, City Clerk

**ORDINANCE NO. 2024-02-009**  
**AN ORDINANCE AMENDING THE URBANA ZONING MAP**  
**(Urbana-Champaign Sanitary District / Plan Case No. 2482-M-23, two lots**  
**north of East Park Street along North Cottage Grove Avenue)**

**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**, Brad Bennett, on behalf of the Urbana-Champaign Sanitary District (“UCSD”), requested a rezoning of Lots 1 and 2 of the Urbana Champaign Sanitary District Subdivision 1 from R-3 (Single- and Two-Family Residential) to CRE (Conservation, Recreation, and Education); and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on February 8, 2024, and voted with seven ayes and zero nays to forward Plan Case 2482-M-23 to the Urbana City Council with a recommendation to approve a rezoning to the CRE (Conservation-Recreation-Education) zoning district; and

**WHEREAS**, the City Council finds that the requested rezoning is consistent with the criteria contained in *La Salle National Bank v. County of Cook*, 12 Ill. 2d 40, 145 N.E.2d 65 (Ill. 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 R-3 (Single- and Two-Family Residential) to CRE (Conservation-Recreation-Education), for the property more particularly described as follows:

Lots 1 and 2 of the Urbana Champaign Sanitary District Subdivision 1

P.I.N.: 91-21-09-306-021 and 91-21-09-306-022

**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 26th day of February, 2024.

AYES: Wu, Evans, Hursey, Wilken, Quisenberry

NAYS: None.

ABSTENTIONS: None.



DocuSigned by:

*Darcy E. Sandefur*

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Darcy E. Sandefur, City Clerk

**APPROVED BY THE MAYOR** this 4th day of March, 2024.

DocuSigned by:

*Diane Wolfe Marlin*

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Diane Wolfe Marlin, Mayor



# CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Darcy E. Sandefur, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 26th day of February 2024 the City Council of the City of Urbana passed and approved Ordinance No. 2024-02-009 entitled:

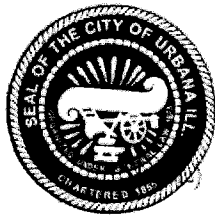
## AN ORDINANCE AMENDING THE URBANA ZONING MAP

(Urbana-Champaign Sanitary District / Plan Case No. 2482-M-23, two lots north of East Park Street along North Cottage Grove Avenue)

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

The pamphlet form of Ordinance No. 2024-02-009 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 4th day of March, 2024, 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.

DS  
Dated at Urbana, Illinois, this 4th day of March, 2024.



DocuSigned by:

*Darcy E. Sandefur*

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Darcy E. Sandefur, City Clerk