

Recording Cover Sheet

An Ordinance Amending the Urbana Zoning Map
(A 2,625-square-foot strip of land adjacent to 710
Cunningham Avenue / Plan Case No. 2490-M-24)
[Ordinance No. 2024-06-021]

2024R09544
REC ON: 07/01/2024 02:17:57 PM
CHAMPAIGN COUNTY
AARON AMMONS
REC FEE: 51.00
RHSPS FEE:
STATE TAX:
COUNTY TAX:
PLAT ACT:
PAGES: 6

Prepared for recording by:

Darcy E. Sandefur, City Clerk

400 S. Vine St., Urbana, IL 61801

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
(A 2,625-square-foot strip of land adjacent to 710 Cunningham Avenue /
Plan Case No. 2490-M-24)**

approved by the City Council of the City of Urbana, Illinois, on the 24th day of June, 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 1st day of July, AD,
2024.



Darcy E. Sandefur

Darcy E. Sandefur, City Clerk

ORDINANCE NO. 2024-06-021

**AN ORDINANCE AMENDING THE URBANA ZONING MAP
(A 2,625-square-foot strip of land adjacent to 710 Cunningham Avenue /
Plan Case No. 2490-M-24)**

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, Mark Allen requests a rezoning from the AG (Agriculture) zoning district to the B-3 (General Business) zoning district, for a 15-foot by 175-foot strip of land adjacent to 710 Cunningham Avenue; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on June 6, 2024, and voted with eight (8) ayes and zero (0) nays to forward Plan Case 2490-M-24 to the Urbana City Council with a recommendation to approve a rezoning to the B-3 (General Business) 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 the AG (Agriculture) zoning district to the B-3 (General Business) zoning district, for the property more particularly described as follows:

A part of the southeast quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, being more particularly described as follows:

Beginning at an iron rebar survey monument found at the southeast corner of Lot 2 of John Wright's Subdivision as per Final plat recorded as document number 88R06962 on file in the Office of the Champaign County Recorder; thence south 00 degrees 50 minutes 04 seconds east along the southerly extension of the east line of said Lot 2, a distance of 15.00 feet to an iron pipe survey monument set; thence south 89 degrees 17 minutes 02 seconds west, a distance of 170.16 feet to an iron pipe survey monument set; thence north 00 degrees 45 minutes 02 seconds west, a distance of 15.00 feet to an iron pipe survey monument set on the south line of said Lot 2; thence north 89 degrees 17 minutes 02 seconds east along the south line of Lot 2, a distance of 170.14 feet to the point of beginning, encompassing an area of 0.06 acres, more or less, all situated in Champaign County, Illinois.

Part of P.I.N.: 91-21-08-428-013

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 24th day of June, 2024.

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

NAYS: None.

ABSTENTIONS: None.

DocuSigned by:

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Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this 1st day of July, 2024.

DocuSigned by:

0FB8B8E5B1B94C5...

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 24th day of June 2024 the City Council of the City of Urbana passed and approved Ordinance No. 2024-06-021 entitled:

AN ORDINANCE AMENDING THE URBANA ZONING MAP

(A 2,625-square-foot strip of land adjacent to 710 Cunningham Avenue / Plan Case No. 2490-M-24)

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

The pamphlet form of Ordinance No. 2024-06-021 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 1st day of July, 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 1st day of July, 2024.



DocuSigned by:

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Darcy E. Sandefur, City Clerk