

DEFEATED
04/12/2021

RESOLUTION NO. 2021-04-018R

**A RESOLUTION OF PROTEST AGAINST A PROPOSED ZONING MAP
AMENDMENT TO THE CHAMPAIGN COUNTY ZONING ORDINANCE**

(3804 Cunningham Ave. / CCZBA-002-AM-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 of 1970, and may exercise any power and perform any function pertaining to its governmental business and affairs, and the passage of this Ordinance constitutes an exercise of the City's home rule powers and functions as granted by the Illinois Constitution of 1970; and

WHEREAS, Ryan and Amanda Donaldson, dba D5 Holdings Group, LLC, are requesting an amendment to the zoning map in Champaign County Case No. 002-AM-21 to rezone 3804 Cunningham Avenue from County AG-2 Agriculture Zoning District to County B-4 General Business, Zoning District; and

WHEREAS, the proposed zoning map amendment has been submitted to the City of Urbana for review and is being considered by the City of Urbana under the name of "CCZBA-002-AM-21"; and

WHEREAS, pursuant to the provisions of State of Illinois Compiled Statutes 55 ILCS 5/5-12014 that state in cases of any proposed zoning amendment where the land affected lies within one-and-a-half (1-1/2) miles of the limits of a zoned municipality, the corporate authorities of the zoned municipality may, by resolution, issue written protest against the proposed text amendment; and

WHEREAS, the proposed text amendment is compatible with the Goals and Objectives and Future Land Use Map of the 2005 City of Urbana Comprehensive Plan; and

WHEREAS, the Urbana Plan Commission met on March 18, 2021 to consider the proposed text amendment and voted with eight (8) ayes and zero (0) nays to forward to the City Council a recommendation to defeat a resolution of protest; and

WHEREAS, the Urbana City Council, having duly considered all matters pertaining thereto, finds and determines that the proposed zoning map amendment is in the best interest of the City of Urbana.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The City Council finds and determines that the facts contained in the above recitations are true.

Section 2. That the Urbana City Council hereby resolves that the City of Urbana, pursuant to the provisions of 55 ILCS 5/5-12014, does hereby APPROVE a Resolution of Protest against the proposed text amendment as presented in CCZBA-002-AM-21.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2021.

AYES: **DEFEATED 6/1 VOTES**

NAYS:

ABSTAINED:

Phyllis D. Clark, City **Clerk**

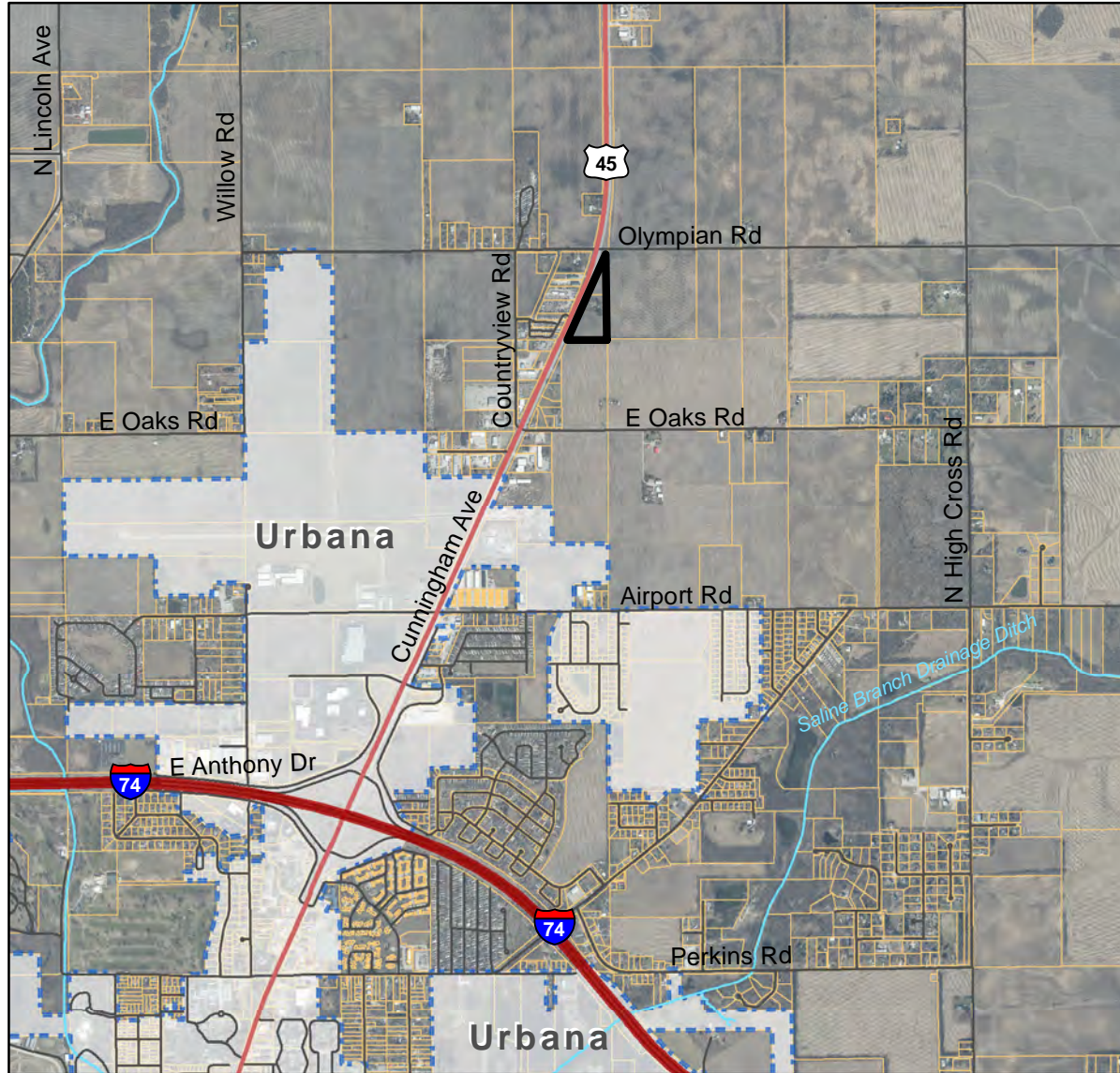
APPROVED BY THE MAYOR this _____ day of _____, 2021.




Diane Wolfe Marlin, Mayor

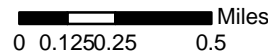
Location Map

Cases 002-AM-21 & 003-S-21
March 11, 2021

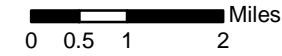
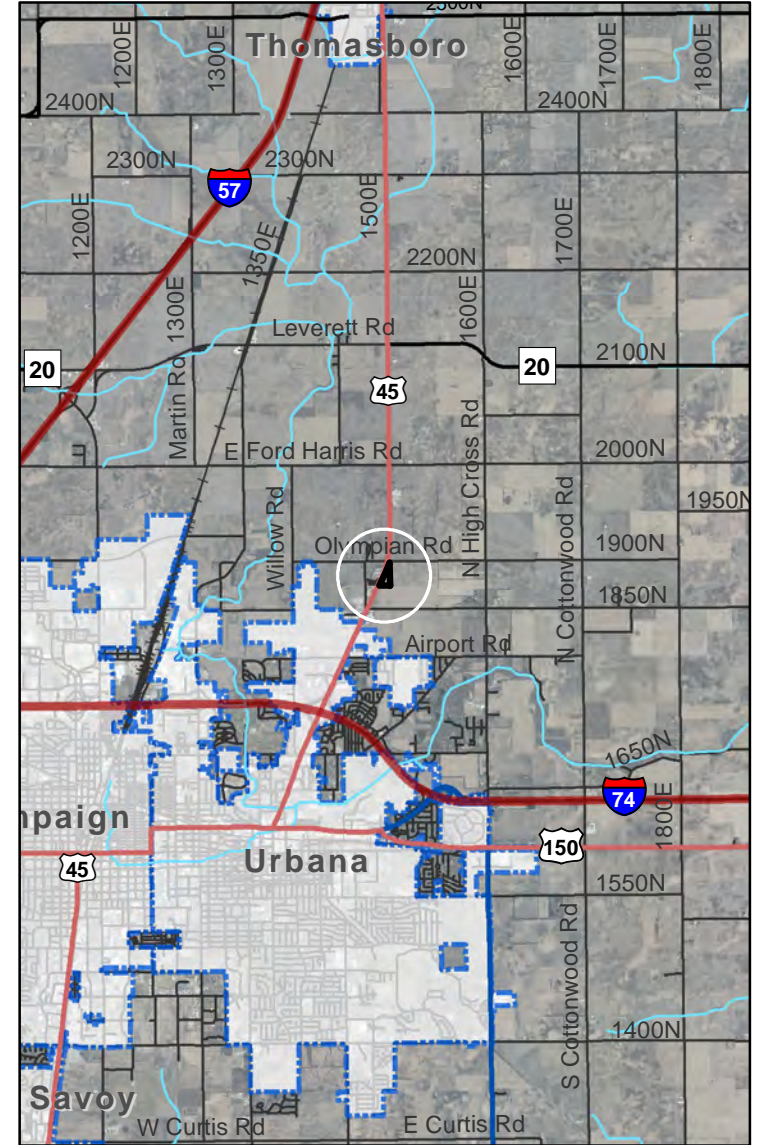
Subject Property



- Legend**
-  Subject Property
 -  Municipal Boundary
 -  Parcels



Property location in Champaign County



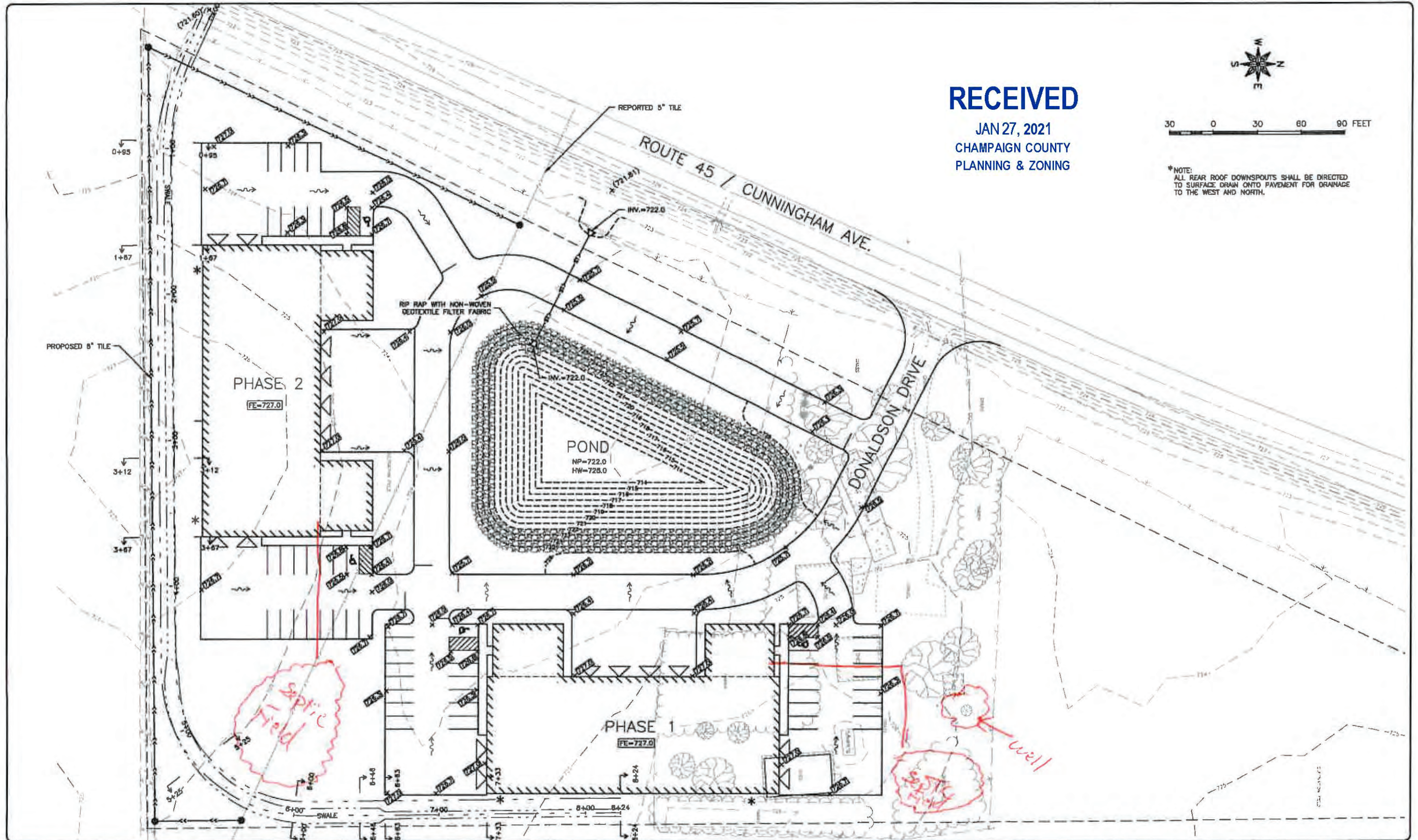
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 PLANNING & ZONING



30 0 30 60 90 FEET

*NOTE:
 ALL REAR ROOF DOWNSPOUTS SHALL BE DIRECTED
 TO SURFACE DRAIN ONTO PAVEMENT FOR DRAINAGE
 TO THE WEST AND NORTH.



FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 154-003523

ILLINOIS
 IOWA
 WISCONSIN

OWNER/DEVELOPER
 ILLINI FIRE SERVICE
 1212 E. UNIVERSITY AVE.
 URBANA, IL 61802

PROJECT AND LOCATION
 3804 N. CUNNINGHAM AVE.
 URBANA, IL

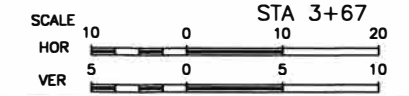
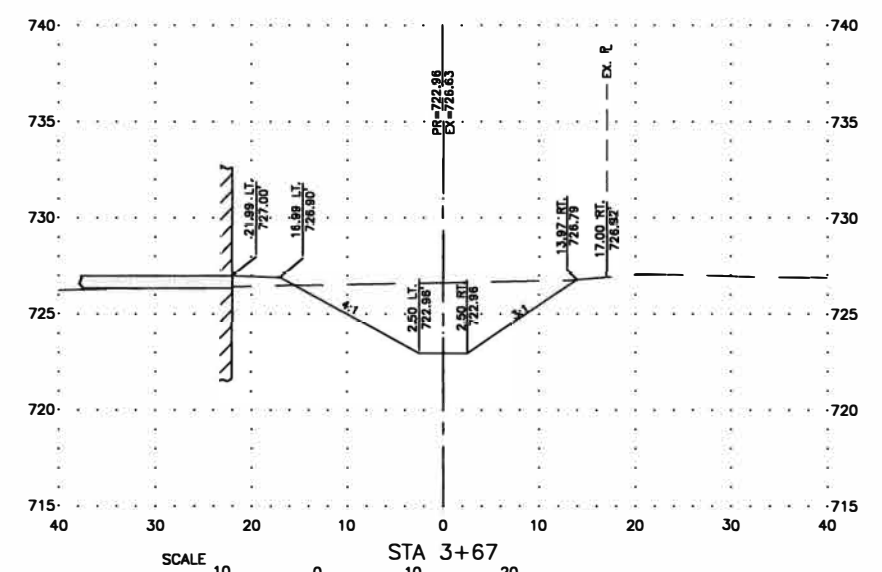
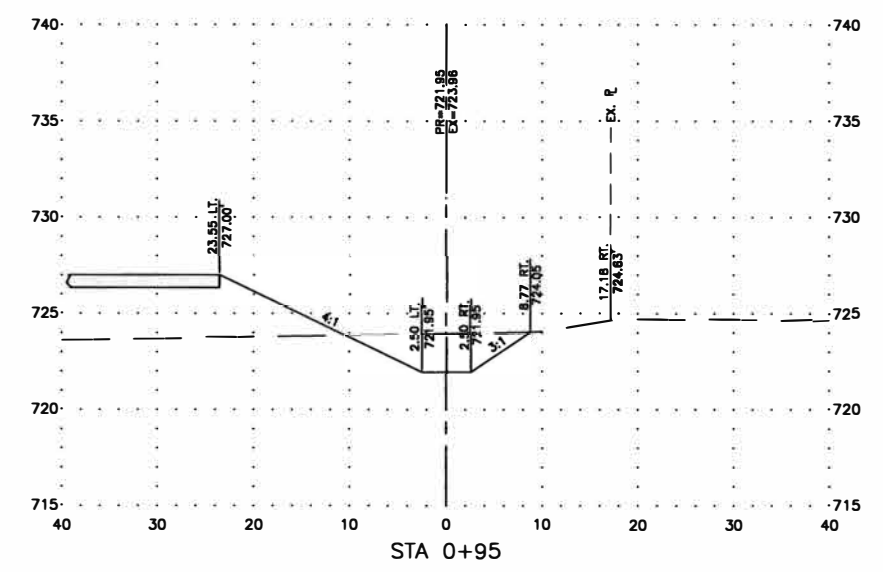
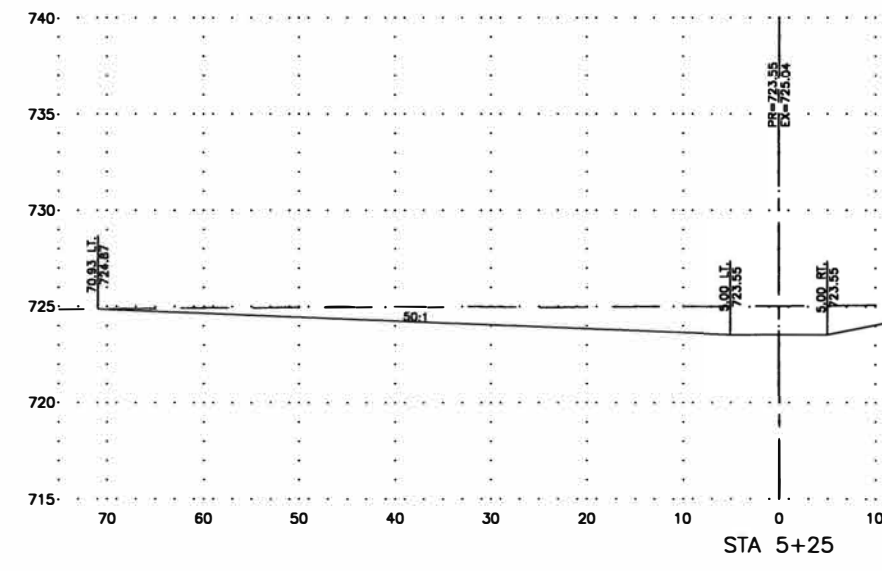
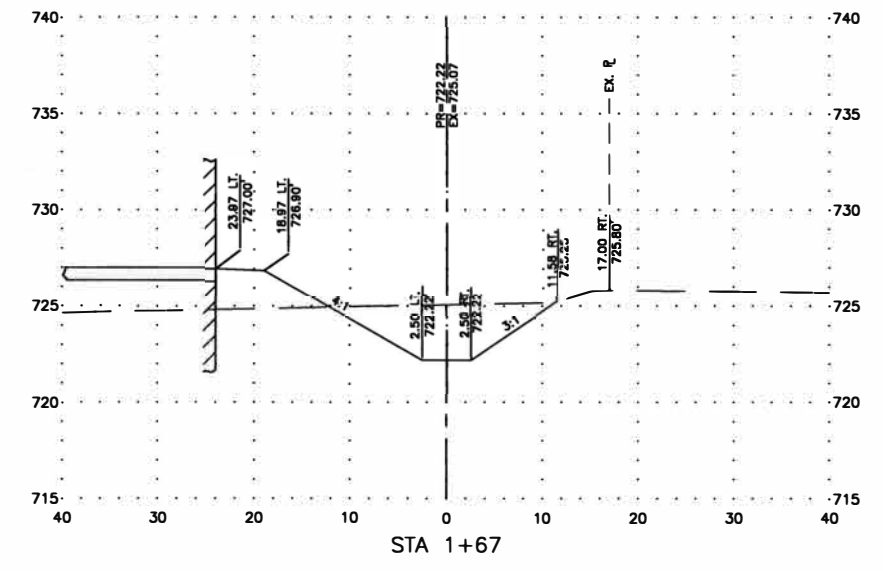
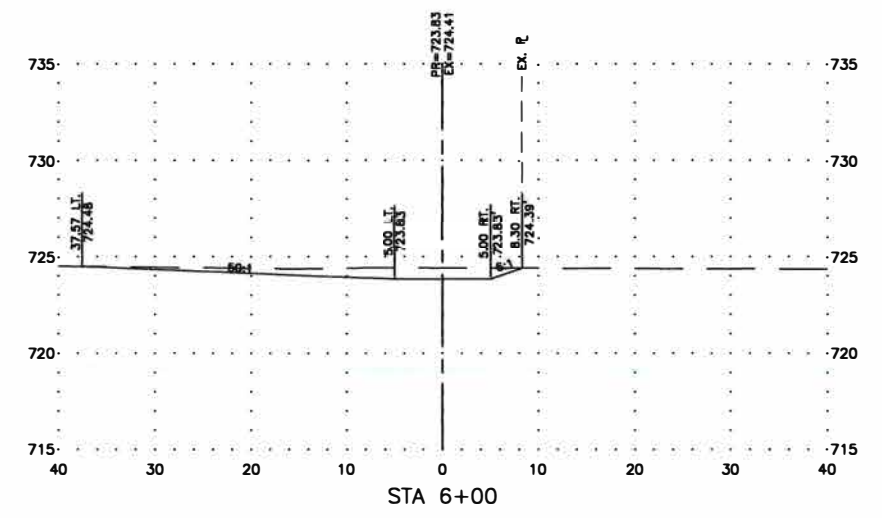
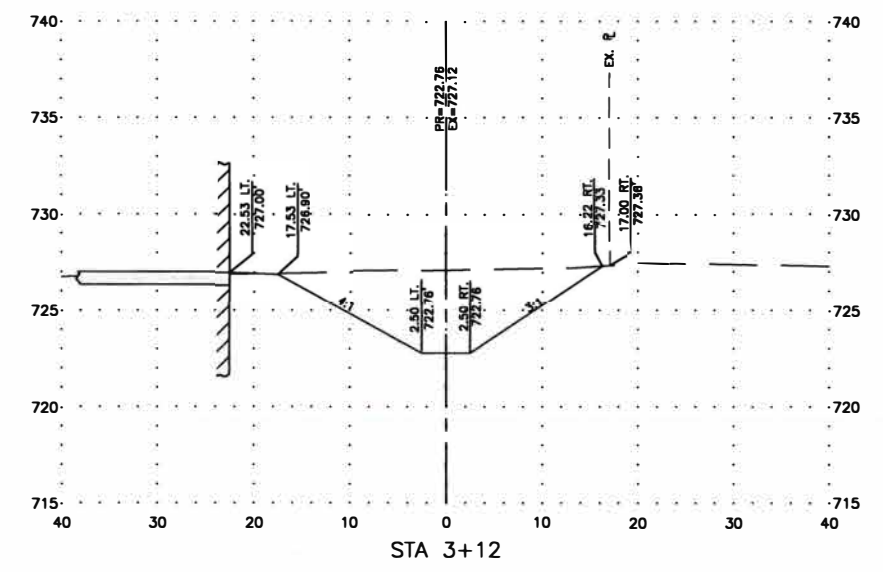
DRAWN BY: RLT
 APPROVED BY: CMO
 DATE: 6/30/20
 SCALE: AS SHOWN

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 SCHEMATIC SITE PLAN
 SET TYPE: **PRELIMINARY**

JOB NUMBER:
 20-453
 SHEET NUMBER:
 1 of 4

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FEHR GRAHAM
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ILLINOIS
 IOWA
 WISCONSIN

OWNER/DEVELOPER:
 ILLINI FIRE SERVICE
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PROJECT AND LOCATION:
 3804 N. CUNNINGHAM AVE.
 URBANA, IL

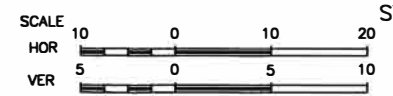
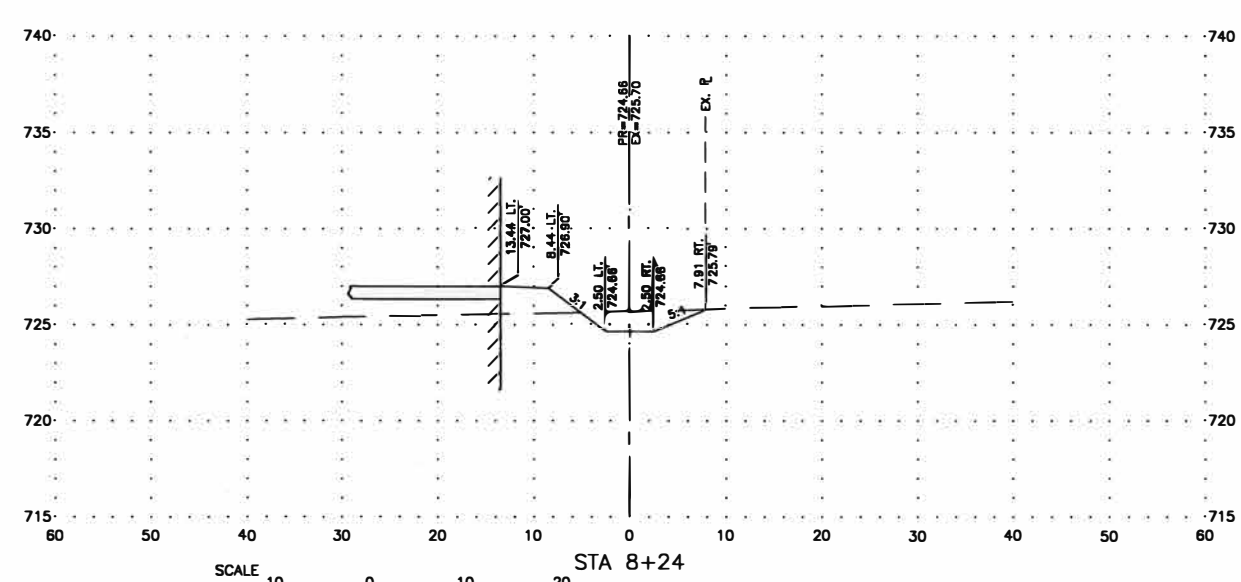
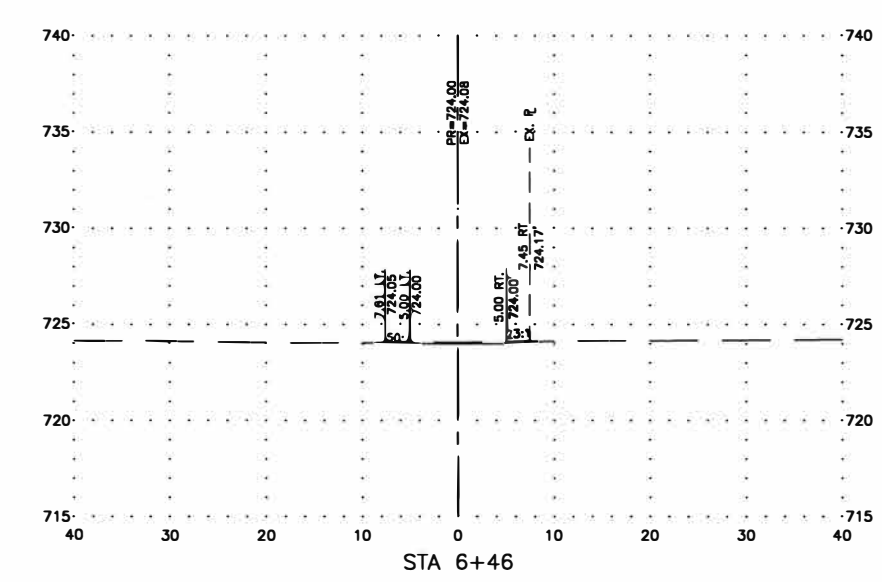
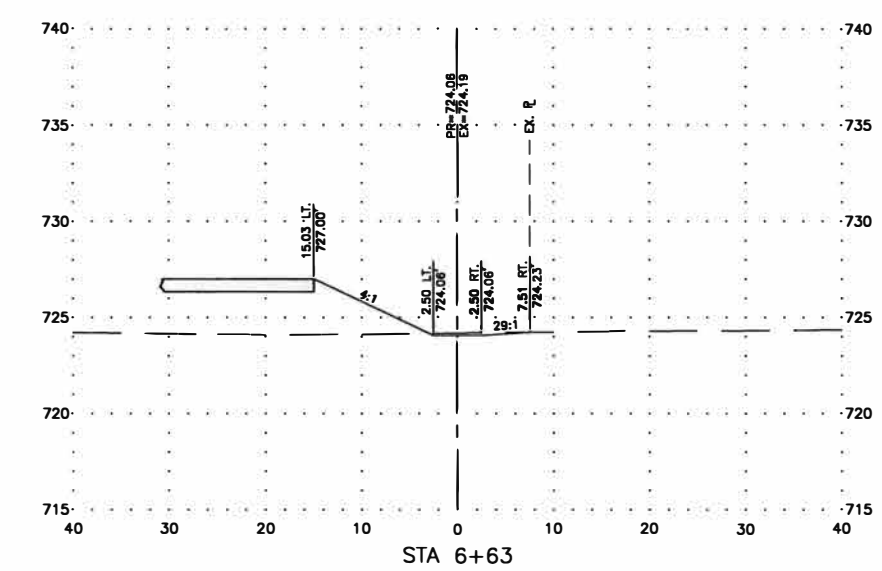
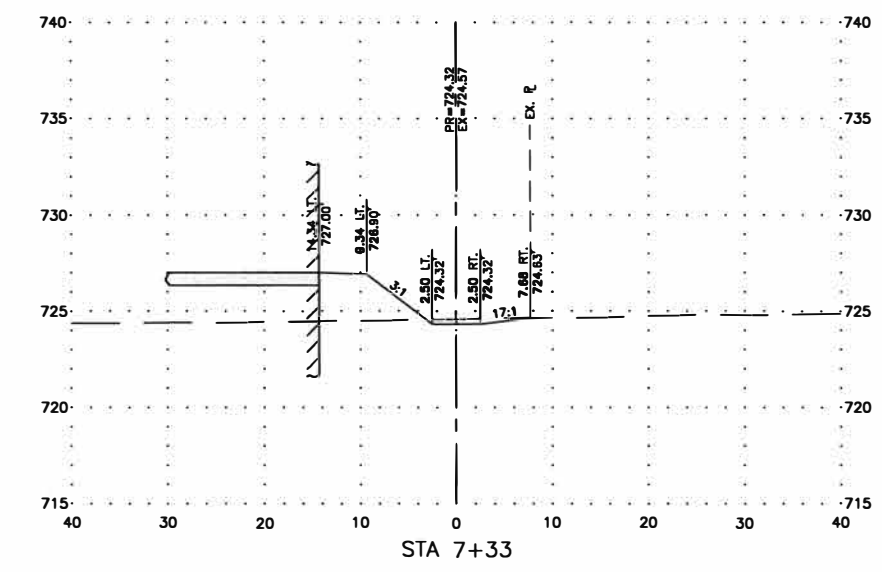
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REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 PROPOSED DRAINAGE SWALE CROSS
 SECTIONS
 SET TYPE: PRELIMINARY
6:\CADD\20-453\Plan\20-453 Schematic Studies Section Sheet - (6)

JOB NUMBER:
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 SHEET NUMBER:
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 PROPOSED DRAINAGE SWALE CROSS SECTIONS

SET TYPE: PRELIMINARY

JOB NUMBER:
 20-453

SHEET NUMBER:
 3 of 4