

ORDINANCE NO. 2008-09-114

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS

(Rezoning of 10 properties in the Historic East Urbana Neighborhood from B-3, General Business to B-2, Neighborhood Business - Arterial - Plan Case 2080-M-08)

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Official Zoning Map of the City of Urbana by rezoning a number of properties in the Historic East Urbana Neighborhood; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on August 21, 2008 and September 4, 2008 concerning the petition filed in Plan Case No. 2080-M-08; and

WHEREAS, 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 requested rezoning is consistent with the La Salle case criteria; and

WHEREAS, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the property herein described below from B-3, General Business to B-2, Neighborhood Business - Arterial; and

WHEREAS, the findings of the Plan Commission indicate that approval of the rezoning request would promote the general health, safety, morals, and general welfare of the public.

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 B-3, General Business

to B-2, Neighborhood Business - Arterial for the following described properties and as illustrated in Exhibit 1.

LEGAL DESCRIPTION:

The West 27 feet of Lot 19 and the East 12 feet of the South 120 feet of Lot 21 in N.W. Davis' Second Addition, as per Plat recorded in Plat Book "A" at Page 294 in the Office of the Recorder of Deeds, Champaign County, Illinois. (Said parcel hereinafter referred to as Parcel 1) Together with a parcel commencing at the Northeast corner of Parcel 1; thence West 39 feet on the North line of Parcel 1; thence Northeasterly to the Southwest corner of Lot 15 in N.W. Davis' Second Addition; thence South 6 feet to the North line of the Middle of the vacated alley; thence East on the middle of the vacated alley to the East line of Parcel 1 extended North; thence South to the point of beginning. More commonly known as 1006 E. Main Street (PIN# 91-21-09-355-017).

AND;

Lot 20 and the East 39 feet of Lot 19 in N.W. Davis' Second Addition to the City of Urbana, as per Plat recorded in Plat Book "A" at page 294 in the Office of the Recorder of Deeds, Champaign County, Illinois. Together with the south ½ of the vacated alley lying north and adjacent to Lot 20 and the East 39 feet of Lot 19 of the N.W. Davis' Second Addition, as vacated by Ordinance recorded July 17, 1963 in Book 731 at Page 447 as Document 698777 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 1008 E. Main Street (PIN# 91-21-09-355-018) and 103 N. Cottage Grove (91-21-09-355-019).

AND;

Lots 2 and 3 of Nancy M. Munhall's Elm Tree Addition to the City of Urbana, as per Plat recorded in Plat Book "B" at Page 230 and 231 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly referred to as 704 E. Main Street (PIN# 91-21-09-352-011) and 706 E. Main Street (91-21-09-352-012).

AND;

Lots 6, 7 and the South 133 feet of Lot 8 of the James Munhall's Addition to the City of Urbana, all situated in Champaign County, Illinois. More commonly referred to as 802 E. Main Street (PIN# 91-21-09-353-013), 804 E. Main Street (91-21-09-353-014) and 806 E. Main Street (91-21-09-353-016) and 806½ E. Main Street (91-21-09-353-017).

AND;

Lot 27 of a Subdivision of Lots 2, 3, 4 and 5 of a part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian, as per Plat recorded in Book "B" of Plats at page 144 in the Office of the Recorder of Deeds, Champaign, County, Illinois. More commonly known as 1104 E. Main Street (PIN# 91-21-09-377-015).

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this _____ day of _____, 2008.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2008.

Laurel Lunt Prussing, 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 ___ day of June, 2008, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled: **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** (Rezoning of 10 properties in the Historic East Urbana Neighborhood from B-3, General Business to B-2, Neighborhood Business - Arterial - Plan Case 2080-M-08), which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2008, 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 _____ day of _____, 2008.

(SEAL)

Phyllis D. Clark, City Clerk