

Recording Cover Sheet

An Ordinance Amending the Urbana Zoning Map
(205 North High Cross Road / Plan Case No. 2483-M-23)
[Ordinance No. 2024-03-015]

2024R04030
REC ON: 04/02/2024 01:51:11 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

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
(205 North High Cross Road / Plan Case No. 2483-M-23)**

approved by the City Council of the City of Urbana, Illinois, on the 25th day of March, 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 2nd day of April, AD, 2024.



Darcy E. Sandefur

Darcy E. Sandefur, City Clerk

ORDINANCE NO. 2024-03-015

**AN ORDINANCE AMENDING THE URBANA ZONING MAP
(205 North High Cross Road / Plan Case No. 2483-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, the Zoning Administrator, on behalf of the City Council, submitted an application to rezone 205 North High Cross Road from B-3 (General Business) to B-1 (Neighborhood Business); and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on March 7, 2024, and voted with six (6) ayes and zero (0) nays to forward Plan Case 2483-M-23 to the Urbana City Council with a recommendation to approve a rezoning to the B-1 (Neighborhood 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 B-3 (General Business) to B-1 (Neighborhood Business), for the property more particularly described as follows:

Lot 2 in Aldi Urbana Subdivision, Being a Subdivision in the Southeast Quarter of Section 10, Township 19 North, Range 9 East of the Third Principal Meridian, in the City Of Urbana, Champaign County, Illinois.
Commonly known as 205 North High Cross Road, Urbana, IL 61802
P.I.N.: 91-21-10-407-022

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 25th day of March, 2024.

AYES: Wu, Evans, Bishop, Wilken, Quisenberry

NAYS:

ABSTENTIONS:



DocuSigned by:

Darcy E. Sandefur

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Darcy E. Sandefur, City Clerk

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

DocuSigned by:

Diane Wolfe Marlin

0FB88E5B1B94C5...

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 25th day of March 2024 the City Council of the City of Urbana passed and approved Ordinance No. 2024-03-015 entitled:

AN ORDINANCE AMENDING THE URBANA ZONING MAP (205 North High Cross Road / Plan Case No. 2483-M-23)

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

The pamphlet form of Ordinance No. 2024-03-015 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 1st day of April, 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 April, 2024.



DocuSigned by:

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Darcy E. Sandefur, City Clerk