

ORDINANCE NO. 2016-02-010

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS
(A REQUEST BY THE CITY OF URBANA ZONING ADMINISTRATOR TO CHANGE THE ZONING OF
A NUMBER OF PROPERTIES IN THE CITY. - PLAN CASE 2271-M-16 / URBANA ZONING
ADMINISTRATOR)

WHEREAS, the Urbana Zoning Administrator has petitioned the City for a multipart Zoning Map Amendment to rezone several properties to better match their current use and Future Land Use designation in the Urbana Comprehensive Plan; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on February 4, 2016 concerning the petition filed in Plan Case No. 2271-M-16; and

WHEREAS, the Urbana Plan Commission passed with a vote of 6 ayes to 0 nays to forward Plan Case No. 2271-M-16 with recommendation of approval for rezoning the subject properties; and

WHEREAS, the forwarded recommendation of rezoning by the Urbana Plan Commission is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the forwarded recommendation of rezoning by the Urbana Plan Commission is consistent with the La Salle case criteria; and

WHEREAS, the findings of the Urbana Plan Commission indicate that approval of the recommended 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 of the following described properties:

The subject property to be rezoned from CRE, Conservation-Recreation-Education and R-2, Single-Family Residential and R-5, Medium High Density Multiple-Family Residential to R-5, Medium High Density Multiple-Family Residential is more accurately described as follows:

THAT PART OF THE WEST 701.52 FEET OF THE NORTH 412.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE, EXCEPT THE WEST 157.00 FEET OF THE NORTH 240.00 FEET THEREOF, SITUATED IN THE CITY OF URBANA IN CHAMPAIGN COUNTY, ILLINOIS.

Commonly known as: 1107 East Florida Avenue, being Permanent
Identification Numbers: 93-21-21-126-002

The subject property to be rezoned from R-1, Single-Family Residential to CRE, Conservation-Recreation-Education is more accurately described as follows:

A part of the Northeast Quarter of Section 29, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as;

Tracts 4, 5 and 6 of McCullough's Plat of Survey as filed in the Office of Recorder of Champaign County as Document Number 1971R13121 in Plat Book "X" at page 38, encompassing 69.90 Acres, more or less, all situated in the City of Urbana, Champaign County, Illinois.

Commonly known as: 501 East Windsor Road, being Permanent
Identification Number: 93-21-29-200-007

The subject properties to be rezoned from R-2, Single-Family Residential to CRE, Conservation-Recreation-Education are more accurately described as follows:

A part of the Southeast quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, situated in Champaign County, Illinois, described as follows:

Beginning 33 feet West and 745 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, thence West along a line parallel to and 745 feet South of the North line of the Southeast Quarter of the Northeast Quarter of Section 7 aforesaid, a distance of 435.6 feet, thence South a distance of 90 feet, thence East a distance of 435.6 feet, thence North a distance of 90 feet to the point of beginning, except the West 217.80 feet thereof, all situated in Champaign County, Illinois. EXCEPT: the East 7.00 feet of even and equal width thereof.

Commonly known as: 909 North Lincoln Avenue, being Permanent Identification Number: 91-21-07-282-020

AND

Beginning 33 feet West and 685 feet South of the Northeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian; thence West 217.8 feet; thence South 60 feet; thence East 217.89 feet; thence North 60 feet to the point of beginning, in Champaign County, Illinois.

Commonly known as: 911 North Lincoln Avenue, being Permanent Identification Number: 91-21-07-282-019

AND

Part of the South East 1/4 of the North East 1/4 of Section 7, Township

19 North, Range 9 East of the Third Principal Meridian, Described as follows:

Beginning 33 feet West and 635 feet South of the North East corner of the south East 1/4 of the North East 1/4 of said 03 section 7, thence West 217.8 feet, thence south 50 feet, thence East 217.8 feet, thence North 50 feet to the place of beginning, situated in Champaign County, Illinois.

Commonly known as: 913 North Lincoln Avenue, being Permanent Identification Number: 91-21-07-282-018

AND

A part of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, being more particularly described as follows: Lot 6 of Waller's Subdivision, as per plat recorded in Plat Book "O" at page 76 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Commonly known as: 915 North Lincoln Avenue, being Permanent Identification Number: 91-21-07-282-027

The subject property to be rezoned from R-4, Medium Density Multiple-Family Residential to IN-1, Light Industrial/Office is more accurately described as follows:

Lot 13 of Archie J. Hartle's subdivision, as per plat recorded in Plat Book "F" At page 87, situated in the City of Urbana, Champaign County, Illinois.

Commonly known as: 610 South Glover, being Permanent Identification Number: 92-21-16-182-006.

The subject property to be rezoned from CRE, Conservation-Recreation-Education to AG-Agricultural is more accurately described as follows:

A PART OF THE E ½ OF SECTION 9, T. 19 N., R. 9 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE MONUMENT FOUND AT THE SE CORNER OF THE NE ¼ OF SECTION 9, T. 19 N., R. 9 E. OF THE 3RD P.M.; THENCE S. 66°07'42" W., 1574.02 FEET TO AN IRON PIPE MONUMENT FOUND AT THE NE CORNER OF BUTZOW INDUSTRIAL SUBDIVISION; THENCE S. 89°35'12" W., ALONG THE NORTH LINE OF SAID SUBDIVISION, 1187.58 FEET TO AN IRON PIPE MONUMENT FOUND AT THE NW CORNER OF SAID SUBDIVISION, SAID CORNER BEING ON THE WEST LINE OF THE SE ¼ OF SAID SECTION 9; THENCE N. 00°51'16" W., ALONG SAID WEST LINE, 627.65 FEET TO A 2"x2" WOODEN HUB FOUND AT THE SW CORNER OF THE NE ¼ OF SAID SECTION 9; THENCE N. 89°36'34" E. ALONG THE SOUTH LINE OF SAID NE ¼, 109.65 FEET TO A POINT ON THE CENTERLINE OF THE SALINE BRANCH DRAINAGE DITCH; THENCE N. 55°55'18" E., ALONG SAID CENTERLINE, 1448.98 FEET TO THE WES LINE OF THE E ½ OF THE NE ¼ OF SAID SECTION 9; THENCE CONTINUING N. 55°55'18" E., ALONG SAID CENTERLINE 91.98 FEET; THENCE N. 50°38'22" E., ALONG SAID CENTERLINE, 523.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1468.50 FEET OF THE E ½ OF THE NE ¼ OF SAID SECTION 9; THENCE N. 89°35'31" E., ALONG SAID SOUTH LINE, 10.46 FEET TO A POINT ON THE EAST LINE OF THE WEST 495.00 FEET OF THE E ½ OF THE NE ¼ OF SAID SECTION 9; THENCE N. 00°35'42" W., ALONG SAID EAST LINE, 1468.50 FEET TO AN IRON PIPE MONUMENT SET ON THE NORTH LINE OF THE NE ¼ OF SAID SECTION 9; THENCE N. 89°35'31" E., ALONG SAID NORTH LINE, 309.44 FEET TO AN IRON PIPE MONUMENT SET AT A POINT 514.45 WEST OF THE NE CORNER OF THE NE ¼ OF SAID SECTION 9, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF F.A.I. ROUTE 5; THENCE S. 0°14'31"

W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 23.52 FEET TO AN IRON PIPE MONUMENT SET; THENCE S. 39°55'14" E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 551.77 FEET TO AN IRON PIPE MONUMENT SET ON THE WEST LINE OF THE EAST 165.00 FEET OF THE NE ¼ OF SAID SECTION 9; THENCE S. 0°34'46" E., ALONG SAID WEST LINE, 342.80 FEET TO AN IRON PIPE MONUMENT SET ON THE SOUTH LINE OF THE NORTH 792.00 FEET OF THE NE ¼ OF SAID SECTION 9; THENCE N. 89°35'31" E., ALONG SAID SOUTH LINE, 165.00 FEET TO A POINT ON THE EAST LINE OF THE NE ¼ OF SAID SECTION 9; THENCE S. 0°34'46" E., ALONG SAID EAST LINE, 1860.43 FEET TO THE POINT OF BEGINNING CONTAINING 95.215 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS,

BEING TRACT I AS SHOWN ON A PLAT OF SURVEY PREPARED BY THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2014, DATED NOVEMBER 5, 1982, AND RECORDED NOVEMBER 5, 1982 IN PLAT BOOK "Z" AT PAGE 23 IN THE OFFICE OF THE RECORDER OF DEEDS, CHAMPAIGN COUNTY, ILLINOIS.

Commonly known as: 1210 East University Avenue. Being Permanent Identification Number: 91-21-09-401-007

The subject property to be rezoned from R-2, Single Family Residential to B-3, General Business is more accurately described as follows:

A part of the Northeast Quarter (NE ¼) of Section Seven (7), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, Champaign County, Illinois being more particularly described as follows:

The South one hundred thirty-five feet (135') of the West one hundred fifty feet (150') of the East one hundred eighty-three feet (183') of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Seven (7), Township Nineteen (19)

North, Range Nine (9) East of the Third Principal Meridian in Champaign County, Illinois.

except;

A parcel of land being a part of the South 135 feet of the West 150 feet of the East 183 feet of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third P.M. in Champaign County, Illinois described as follows:

Beginning on the West right of way line of Lincoln Avenue (FAU Route 7177) at a point lying 532.07 feet South and 32.87 feet West of the Northeast corner of said Section 7; thence South 00 degrees 10 minutes 43 seconds East for 18.87 feet; thence South 89 degrees 49 minutes 17 seconds West for 17.00 feet; thence North 00 degrees 10 minutes 43 seconds West for 18.89 feet along a line lying 50 feet West of and parallel to the centerline of Lincoln Avenue (FAU Route 7177); thence North 89 degrees 52 minutes 41 seconds East for 17.00 feet along the North line of the above described property to the place of beginning containing 321 square feet, more or less.

Said parcel being as described in a Warranty Deed recorded February 19, 1993 as Document Number 1993R04014 in the Office of the Recorder, Champaign County, Illinois.

Commonly known as: 1407 North Lincoln Avenue, being Permanent Identification Number: 91-21-07-226-009.

The subject property to be rezoned from B-3, General Business to IN-1, Light Industrial/Office is more accurately described as follows:

Parcel 1:

That portion of Lot 2 of University Avenue Industrial Subdivision, as per plat recorded in Book "Z" on page 152, lying East of the East line of Champaign-Urbana Mass Transit District Subdivision Number 1 as per plat recorded as document 94 R 2795, situated in the City of Urbana, in Champaign County, Illinois.

Parcel 2:

All that part of the following described tracts of land lying East of the East line of the West Half of the Southwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian and South of the South right of way line of State Bond Issue Route 10 in Champaign County, Illinois:

Tract A:

Commencing at a point on the Consolidated Rail Corporation property, formerly the New York Central Railroad Company, 600 feet North of the centerline of the main line railroad track and. 476.1 feet East of the West line of said Section 9 measured parallel with the main track; proceed Easterly parallel with said main track, having an assumed bearing of South 89 degrees 16 minutes 53 seconds East, 123.77 feet; thence South 82 degrees 09 minutes 10 seconds East 800 feet to a point 500 feet North of the main track; thence South 89 degrees 16 minutes 53 seconds East, parallel with the main track 246.46 feet; thence South 0 degrees East, 319.30 feet to a point 10 feet North of the centerline of an existing spur railroad track; thence North 89 degrees 24 minutes 45 seconds West, parallel with said spur 801.07 feet; thence North 0 degrees 37 minutes 15 seconds West, 24.30 feet; thence North 89 degrees

28 minutes West., 365.36 feet; thence North of degrees 34 minutes 52 seconds East, 397.17 feet to the place of beginning, in Champaign County, Illinois; and also,

Tract B:

All that parcel of land situated in said Section 9, bounded on the North by the surveyed centerline of State Bond Issue Route 10 as recorded in book 618 at page 490 in the Office of the Recorder of Champaign County, Illinois, bounded on the East by an extension Northerly of the Easterly line of the above described Tract A, bounded on the South by a portion of the Northerly line of the above described Tract A, bounded on the west by the East line of Lot 8 of a Subdivision of the West Half of the Southwest Quarter of said Section 9, in Champaign County, Illinois; and also,

Tract C:

Commencing at an iron pin at the Southeast property corner of aforementioned Tract A as shown on plat of survey dated May 5, 1965 and recorded in Plat Book T at page 15 as document 771824 in the Office of the Recorder of Champaign County, Illinois, measure Northerly along the East property line for 319.30 feet to the place of beginning; from the place of beginning deflect 89 degrees 16 minutes 53 seconds to the left for 246.46 feet; thence deflect 07 degrees 04 minutes 42 seconds to the right for 44.35 feet; thence deflect 77 degrees 42 minutes 15 seconds to the right for 64.27 feet; thence deflect 108 degrees 24 minutes 47 seconds to the right for 304.35 feet to the place of beginning, situated in the City of Urbana in Champaign County, Illinois.

Commonly known as: 1101 East University Avenue, being Permanent Identification Number: 91-21-09-376-001

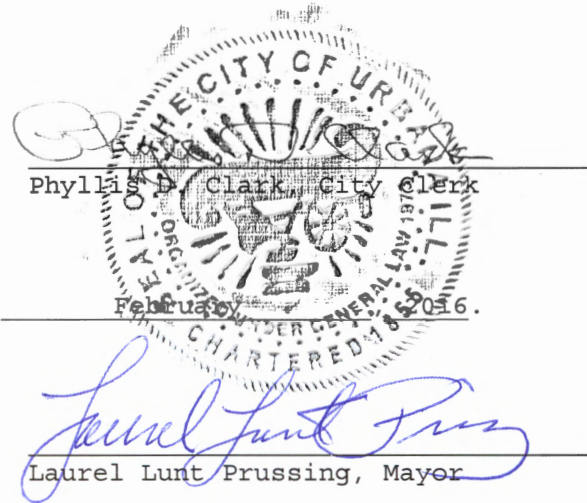
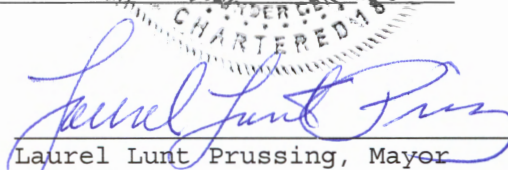
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED BY THE CITY COUNCIL this 15th day of February, 2016.

AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:


Phyllis D. Clark, City Clerk
February 15, 2016

Laurel Lunt Prussing, Mayor

APPROVED BY THE MAYOR this 17th day of _____



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 15th day of February, 2016, the City Council of the City of Urbana passed and approved Ordinance No. 2016-02-010, entitled:


AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS (A REQUEST BY THE CITY OF URBANA ZONING ADMINISTRATOR TO CHANGE THE ZONING OF A NUMBER OF PROPERTIES IN THE CITY. - PLAN CASE 2271-M-16 / URBANA ZONING ADMINISTRATOR)

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

The pamphlet form of Ordinance No. 2016-02-010 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 17th day of February, 2016, 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 17th day of February, 2016.




Phyllis D. Clark, City Clerk