Passed: March 05, 2018
Signed: March 06, 2018

ORDINANCE NO. 2018-03-017

AN ORDINANCE AMENDING THE URBANA COMPREHENSIVE PLAN MAP

(Changing the future land use designation 601, 701, 703, 705, and 707 North Lincoln Avenue, 906, 908, and 910 West Church Street, and 903, 905, 907, and 909 West Hill Street from Institutional and Community Business to Mixed-Residential (Urban Pattern) / Plan Case 2337-CP-18)

WHEREAS, Retreat at Urbana, LLC has petitioned the City for a Comprehensive Plan Map Amendment to change the future land use designation of 12 parcels comprising approximately 9.89 acres and located at from 601, 701, 703, 705, and 707 North Lincoln Avenue, 906, 908, and 910 West Church Street, and 903, 905, 907, and 909 West Hill Street from "Institutional" and "Community Business" to "Mixed Residential (Urban Pattern); and

WHEREAS, after due publication, a public hearing was held by the Plan Commission on February 22, 2018 concerning the petition filed in Plan Case No. 2337-CP-18; and

WHEREAS, the Plan Commission voted with five ayes and one nay to forward Plan Case No. 2337-CP-18 to City Council with a recommendation of approval to change the Comprehensive Plan designation for 601 North Lincoln Avenue from "Institutional" and "Community Business" to "Mixed Residential (Urban Pattern)" and 701, 703, 705, and 707 North Lincoln Avenue, 906, 908, and 910 West Church Street, and 903, 905, 907, and 909 West Hill 1102 North Broadway from "Community Business" to "Mixed Residential (Urban Pattern)";

WHEREAS, the City Council has determined it is in the best interest of the citizens of the City of Urbana to amend the Comprehensive Plan.

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

Section 1. The Official Comprehensive Plan Future Land Use Map of Urbana, Illinois, is herewith and hereby amended to change the land use designation of the following described property from "Institutional" and "Community Business" to "Mixed Residential (Urban Pattern)".

The subject property is more accurately described as follows:

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LYING NORTH OF THE I.B. AND M. RAILROAD IN SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS,

EXCEPT THAT PART THEREOF DEDICATED FOR CHURCH STREET; ALSO EXCEPT THAT PARCEL DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89°49.8' EAST, 33.00 FEET; THENCE SOUTH 0°11.8' EAST, 47.00 FEET FOR A TRUE POINT OF BEGINNING; THENCE SOUTH 0°11.8' EAST, 69.82 FEET TO THE INTERSECTION OF THE EAST LINE OF GOODWIN AVENUE AND THE NORTHERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY; THENCE SOUTH 70°23.8' EAST, ALONG SAID RIGHT OF WAY, 150.00 FEET; THENCE NORTH 0°11.8' WEST, 119.55 FEET; THENCE NORTH 89°49.8' WEST, 30.00 FEET; THENCE NORTH 0°11.8' WEST, 30.00 FEET; THENCE NORTH 89°49.8' WEST, 80.93 FEET; THENCE SOUTH 0°11.8' EAST, 30.00 FEET; THENCE NORTH 89°49.8' WEST, 30.00 FEET TO THE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS;

ALSO EXCEPT THAT PARCEL DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT SURVEYED BY CHARLES S. DANNER, ILLINOIS REGISTERED LAND SURVEYOR #1470 (IRLS #1470), DATED FEBRUARY 18, 1963 SAID CORNER ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE NEW YORK CENTRAL RAILROAD; PROCEED NORTH 0°11.8' WEST ALONG THE EAST LINE OF SAID SURVEY BY CHARLES S. DANNER, 119.6 FEET; THENCE SOUTH 89°49.8' EAST PARALLEL WITH THE SOUTH LINE OF A TRACT OF LAND DEDICATED TO THE CITY OF URBANA FOR STREET PURPOSES, AS ESTABLISHED ON SAID SURVEY BY CHARLES S. DANNER, 18.00 FEET; THENCE NORTH 0°11.8' WEST, 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT DEDICATED TO THE CITY OF URBANA FOR STREET PURPOSES AS ESTABLISHED ON SAID SURVEY BY CHARLES S. DANNER; THENCE SOUTH 89°49.8' EAST ALONG THE SOUTH LINE

OF SAID TRACT DEDICATED TO THE CITY OF URBANA FOR STREET PURPOSES 64.00 FEET; THENCE SOUTH 0°11.8' EAST, 30.00 FEET; THENCE SOUTH 89°49.8' EAST, 3.00 FEET; THENCE SOUTH 0°11.8' EAST, 119.55 FEET; THENCE NORTH 89°49.8' WEST, 85.00 FEET TO THE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS;

ALSO EXCEPT THAT PARCEL DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89°49.8' EAST 33.00 FEET; THENCE SOUTH 0°11.8' EAST 17 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0°11.8' EAST 30 FEET TO A POINT; THENCE SOUTH 89°49.8' EAST 30 FEET TO A POINT; THENCE NORTH 0°11.8' WEST 30 FEET TO A POINT; THENCE NORTH 89°49.8' WEST 30 FEET TO THE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS;

ALSO EXCEPT THAT PARCEL DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89°49.8' EAST 33 FEET; THENCE SOUTH 0°11.8' EAST 17 FEET; THENCE SOUTH 89°49.8' EAST 110.93 FEET FOR A TRUE POINT OF BEGINNING; THENCE SOUTH 0°11.8' EAST 30 FEET TO A POINT; THENCE SOUTH 89°49.8' EAST 48 FEET TO A POINT; THENCE NORTH 0°11.8' WEST 30 FEET TO A POINT; THENCE NORTH 89°49.8' WEST TO THE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS;

ALSO EXCEPT THAT PARCEL DESCRIBED AS:

COMMENCING AT AN IRON MONUMENT FOUND AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GOODWIN AVENUE AND THE SOUTH RIGHT OF WAY LINE OF CHURCH STREET LOCATED IN A PART OF THE

SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89°45'45" EAST AS REFERENCED FROM A SURVEY BY CHARLES S. DANNER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 1470, DATED APRIL 26, 1961, AS FILED IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER AS DOCUMENT NO. 662789, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CHURCH STREET, A DISTANCE OF 222.93 FEET TO AN IRON PIPE SURVEY MONUMENT SET FOR THE POINT OF BEGINNING, SAID PIPE BEING THE NORTHEAST CORNER OF A PARCEL SOLD TO ILLINOIS POWER COMPANY ON JUNE 15, 1970 AS FILED FOR RECORD IN DEED BOOK 927 AT PAGE 276 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE CONTINUING SOUTH 89°45'45" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF CHURCH STREET, A DISTANCE OF 103.07 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE SOUTH 00°11'48" EAST, ALONG A LINE WHICH IS PARALLEL WITH AND 100.00 FEET EAST OF THE EAST LINE OF SAID PARCEL SOLD TO ILLINOIS POWER COMPANY ON JUNE 15, 1970, A DISTANCE OF 214.76 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CONRAIL RAILROAD, SAID POINT BEING WITNESSED BY AN IRON PIPE SURVEY MONUMENT SET 1.00 FOOT SOUTH OF SAID POINT; THENCE NORTH 70°21'31" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID CONRAIL, A DISTANCE OF 196.67 FEET TO AN IRON PIPE SURVEY MONUMENT SET, AT THE SOUTHWEST CORNER OF SAID PARCEL SOLD TO ILLINOIS POWER COMPANY ON JUNE 15, 1970; THENCE SOUTH 89°39'39" EAST ALONG THE SOUTH LINE OF SAID PARCEL SOLD TO ILLINOIS POWER COMPANY ON JUNE 15, 1970, A DISTANCE OF 85.00 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND, AT THE SOUTHEAST CORNER OF SAID PARCEL SOLD TO ILLINOIS POWER COMPANY ON JUNE 15, 1970; THENCE NORTH 00°11'48" WEST ALONG THE EAST LINE OF SAID PARCEL SOLD TO ILLINOIS POWER COMPANY ON JUNE 15, 1970, A DISTANCE OF 119.53 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND; THENCE NORTH 88°46'54" WEST ALONG A JOG IN THE EASTERLY LINE OF SAID PARCEL SOLD TO ILLINOIS POWER COMPANY ON JUNE 15, 1970, A DISTANCE OF 3.00 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE NORTH 00°19'37" WEST ALONG THE EAST LINE OF SAID PARCEL SOLD TO ILLINOIS POWER COMPANY ON JUNE 15, 1970

A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS;

AND ALSO EXCEPT THAT PARCEL DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF A TRACT OF LAND SHOWN ON THE PLAT OF SURVEY BY CHARLES S. DANNER, RECORDED APRIL 26, 1961 AS DOCUMENT NO. 662789 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER, SAID POINT ALSO BEING THE INTERSECTION OF THE EXISTING SOUTH RIGHT OF WAY LINE OF CHURCH STREET AND THE EXISTING WEST RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE SOUTH 00°32'33" EAST, ALONG THE EAST LINE OF SAID TRACT AND SAID EXISTING WEST RIGHT OF WAY LINE OF LINCOLN AVENUE, 550.82 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 70°56'03" WEST, ALONG THE SOUTH LINE OF SAID TRACT, 7.43 FEET TO A POINT LYING 7.00 FEET NORMAL DISTANCE WEST OF SAID EXISTING WEST RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE NORTH 00°32'33" WEST, ALONG A LINE 7.00 FEET NORMAL DISTANCE WEST OF SAID EXISTING WEST RIGHT OF WAY LINE OF LINCOLN AVENUE, 498.39 FEET; THENCE NORTH 45°15'15" WEST, 71.07 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT AND ALSO ON THE AFORESAID EXISTING SOUTH RIGHT OF WAY LINE OF CHURCH STREET; THENCE SOUTH 89°58'09" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, 57.00 FEET TO THE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.

Common Address: 601 North Lincoln Avenue

P.I.N.: 91-21-07-430-004

The Official Comprehensive Plan Future Land Use Map of Urbana, Illinois, is herewith and hereby amended to change the land use designation of the following described properties from "Community Business" to "Mixed Residential (Urban Pattern)".

The subject properties are more accurately described as follows:

LOT 2 OF JUSTUS S. TEMPLETON SUBDIVISION, AS PER PLAT RECORDED IN BOOK "G" AT PAGE 104, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

Common Address: 701 North Lincoln Avenue

P.I.N.: 91-21-07-429-022

COMMENCING AT A POINT 140 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH 86 FEET; THENCE WEST 20 RODS; THENCE SOUTH 66 FEET; THENCE EAST 20 RODS TO THE PLACE OF BEGINNING, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

Common Address: 705 North Lincoln Avenue

P.I.N.: 91-21-07-429-017

LOT 3 OF JUSTUS S. TEMPLETON SUBDIVISION, AS PER PLAT RECORDED IN BOOK "G" AT PAGE 104, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

Common Address: 906 West Church Street

P.I.N.: 91-21-07-429-020

LOT 3 IN MARSHALL'S FIRST ADDITION AS PER PLAT RECORDED IN PLAT BOOK "G" AT PAGE 173, SITUATED IN CHAMPAIGN COUNTY ILLINOIS.

Common Address: 905 West Hill Street

P.I.N.: 91-21-07-429-014

LOT 5 IN MARSHALL'S FIRST ADDITION TO THE CITY OF URBANA, AS PER PLAT RECORDED IN PLAT BOOK "G" AT PAGE 173, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

Common Address: 909 West Hill Street

P.I.N.: 91-21-07-429-012

LOT 5 OF JUSTUS S. TEMPLETON SUBDIVISION, AS PER PLAT RECORDED IN BOOK "G" AT PAGE 104, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

Common Address: 910 West Church Street

P.I.N.: 91-21-07-429-018

LOT 2 OF MARSHALL'S FIRST ADDITION TO THE CITY OF URBANA, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "G" AT PAGE 173, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.
Common Address: 903 West Hill Street
P.I.N.: 91-21-07-429-015

LOT 1 IN MARSHALL'S FIRST ADDITION AS PER PLAT RECORDED IN PLAT BOOK "G" AT PAGE 173, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.
Common Address: 707 North Lincoln Avenue
P.I.N.: 91-21-07-429-016

LOT 4 OF JUSTUS S. TEMPLETON SUBDIVISION, AS PER PLAT RECORDED IN BOOK "G" AT PAGE 104, EXCEPT THE SOUTH 26 FEET THEREOF, AND EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.
Common Address: 908 West Church Street
P.I.N.: 91-21-07-429-019

LOT 4 IN MARSHALL'S FIRST ADDITION TO THE CITY OF URBANA, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "G" AT PAGE 173, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.
Common Address: 907 West Hill Street
P.I.N.: 91-21-07-429-013

LOT 1 OF JUSTUS S. TEMPLETON SUBDIVISION, AS PER PLAT RECORDED IN BOOK "G" AT PAGE 104, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.
Common Address: 703 North Lincoln Avenue
P.I.N.: 91-21-07-429-021

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).

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 5th day of March, 2018.

AYES: Hazen, Jakobsson, Roberts, Wu

NAYS: Ammons, Miller

ABSTENTIONS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this 6th day of March, 2018.

Diane Wolfe Marlin, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 5nd day of March 2018 the City Council of the City of Urbana passed and approved Ordinance No. 2018-03-017, entitled:

AN ORDINANCE AMENDING THE URBANA COMPREHENSIVE PLAN MAP (CHANGING THE FUTURE LAND USE DESIGNATION 601, 701, 703, 705, AND 707 NORTH LINCOLN AVENUE, 906, 908, AND 910 WEST CHURCH STREET, AND 903, 905, 907, AND 909 WEST HILL STREET FROM INSTITUTIONAL AND COMMUNITY BUSINESS TO MIXED-RESIDENTIAL (URBAN PATTERN) / PLAN CASE 2337-CP-18)

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

The pamphlet form of Ordinance No. 2018-03-017 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 7th day of March, 2018, 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 7th day of March, 2018.

Charles A. Smyth, City Clerk