

AN ORDINANCE VARYING THE PROVISION OF SECTION 9 OF THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS, IN A PARTICULAR CASE RELATING TO LOT AREA REGULATION

WHEREAS, the owner, C. F. Redding, of the property described as Lot One (1), Block One (1) of Busey & Dunlap's Subdivision to the City of Urbana, Illinois, otherwise known as 1111 East Main Street, petitioned the Commissioner of public Works for a permit to construct a garage building with living quarters above on the rear of said premises; and

WHEREAS, said Commissioner of Public Works denied a permit for the construction of said building with living quarters above on account of the provisions of the Zoning Ordinance of said City requiring conformance with lot area regulations in the residence districts, and

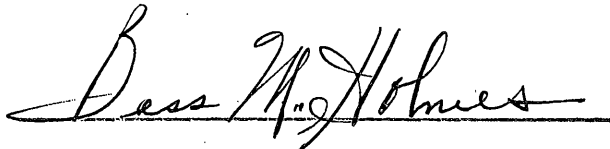
WHEREAS, an appeal was taken by said lot owner to the Board of Appeals and a public hearing was held as provided by law resulting in said Board of Appeals recommending to the City Council that a permit be given to the said C. F. Redding for the construction of said garage with living quarters above on the rear of said premises, notwithstanding the lot area regulations of said Zoning Ordinance, and

WHEREAS, at its recommendation said Board of Appeals represented that ~~one~~<sup>no</sup> one appeared at said public hearing to object to the construction of said building notwithstanding the said lot regulations, and that the majority of the property owners residing within a radius of 200 feet of said premises signed a petition to said Board of Appeals consenting to the construction of said building and approving the variation of said Zoning Ordinance:

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

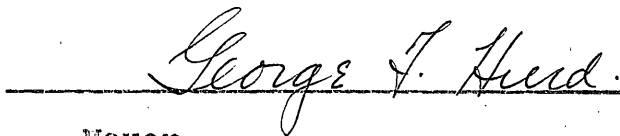
SECTION 1. That the lot area regulations provided in Section 9 of the Zoning Ordinance of the City of Urbana, Illinois, be and the same is hereby varied in this particular case to permit the construction of a garage building with living quarters above on the rear of Lot One (1), Block One (1) of Busey & Dunlap's Subdivision to the City of Urbana, Illinois, making two dwelling houses on said premises, thereby reducing the lot area regulations as provided in Section 9 of the Zoning Ordinance of said City.

Adopted by the City Council this 15th day of September, 1947.



City Clerk

Approved by the Mayor this 15th day of September, 1947.



Mayor

REPORT OF THE BOARD OF APPEALS  
UNDER THE ZONING ORDINANCE WITH RECOMMENDATIONS TO THE  
CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS

WHEREAS, C. F. Redding, owner of Lot One (1), Block One (1) of Busey & Dunlap's Subdivision to the City of Urbana, Illinois, otherwise known as 1111 East Main Street, has taken an appeal from the decision of the Commissioner of Public Works denying a permit to build a garage building with living quarters above on the rear of the above described premises on account of there not being sufficient lot area for the present building and the contemplated building in the rear of said lot, and

WHEREAS, the undersigned Board of Appeals to whom said appeal was taken, called a public hearing to consider said appeal and gave the proper legal notice by publication as required by law, a copy of which notice is attached hereto, and

WHEREAS, said public hearing was duly held at the time and place as set forth in said notice, and no one having appeared to object to the building of the proposed garage with living quarters above upon the rear of the said premises making two dwelling houses on said premises thus reducing the lot area regulation for the proposed building:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF APPEALS OF said City, that it recommend and does hereby recommend to the City Council of the City of Urbana, Illinois, the amending of Section 9 of the Zoning Ordinance, regulating lot area for buildings in the residence district in this particular case to permit the construction and building of said proposed garage on a portion of said premises above described without complying with the provisions of said Section 9 of the Zoning Ordinance of said City.

P. Ross Mills  
Mark S. Brown  
J. J. [unclear]  
L. W. Taylor  
W. P. [unclear]