

AN ORDINANCE
VARYING THE PROVISIONS OF SECTION EIGHTEEN
OF THE ZONING ORDINANCE OF THE CITY OF
URBANA, ILLINOIS, IN A PARTICULAR CASE

WHEREAS, the owner, W. W. Schrieber, was denied a permit for the construction of a business building to be erected at 1404 West University Avenue, in the City of Urbana, Illinois, because of the zoning regulations in the Zoning Ordinance of said City, and

WHEREAS, the City Council on the 16th day of February, 1948, adopted a resolution referring to the Board of Appeals of said City, the question of rezoning the property located at 1404 West University Avenue, Urbana, Illinois, together with the other property comprising the South Half of Block "B" of the Seminary Addition to the City of Urbana, being the part of said lot bounded on the south by University Avenue; on the east by Romine Street; on the north by the North Half of Block "B" and on the west by Wright Street, changing the classification of said property from Class "B" Multiple Dwelling and Apartment District to Class "C" Local Commercial District, and

WHEREAS, said Board of Appeals pursuant to said resolution called a public hearing, by notice published in the Champaign-Urbana Courier on the 27 day of Feb., 1948, of a public hearing to be held in the Police Magistrate's Office in the City Building in said City, and

WHEREAS, it appears to the City Council that said public hearing was duly held pursuant to a proper notice published as required by law in the Champaign-Urbana Courier, a newspaper published and of general circulation in said City; that no objectors appeared to object to the rezoning of said premises, and

WHEREAS, said Board of Appeals has recommended to the City Council the varying of the Zoning Ordinance of said City

changing the classification of said above described territory from Class "B" Multiple Dwelling and Apartment District to Class "C" Local Commercial District:

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

Section 1. That the premises above described, being the South Half of Block "B" of the Seminary Addition to the City of Urbana, being the part of said lot bounded on the south by University Avenue; on the east by Romine Street; on the north by North Half of Block "B" and on the west by Wright Street, be and the same are hereby reclassified from Class "B" Multiple Dwelling and Apartment District to Class "C" Local Commercial District, and that the boundary lines of said district are hereby changed for such reclassification, and that the Zoning Ordinance of the City of Urbana, Illinois, adopted and approved September 16, 1940, is hereby amended accordingly in this particular case.

Adopted by the City Council this 5th day of April 1948.

Bess M. Holmes

City Clerk

Approved by the Mayor this 6th day of April, 1948.

George F. Hurd

Mayor

AN ORDINANCE
VARYING THE PROVISIONS OF SECTION NINE
OF THE ZONING ORDINANCE OF THE CITY OF
URBANA, ILLINOIS, IN A PARTICULAR CASE

WHEREAS, the owner, Herbert L. King, of the premises described as Lot Six of Ealey's Place Subdivision of Lots 4 and 5 of George G. Webber's Addition of Outlots to the City of Urbana, Illinois, has heretofore petitioned the Commissioner of Public Works for a permit to build an addition to a dwelling house located on said premises in violation of the lot area regulations, and

WHEREAS, it appears to the City Council that the Commissioner of Public Works has denied a permit for the construction of an addition to said building already existing on the premises without sufficient lot area as provided in said Zoning Ordinance, and

WHEREAS, it appears to the City Council that an appeal was taken from the decision of the Commissioner of Public Works to the Board of Appeals of said City resulting in the calling of a public hearing as required by law, and

WHEREAS, it appearing to the City Council that said public hearing was duly held pursuant to a proper notice as required by law, said hearing being held on the 15th day of March, 1948; that no objectors appeared to object to the construction of the addition to said building contrary to the lot area regulations of the Zoning Ordinance, and

WHEREAS, a resolution has been presented to the City Council signed by the proper number of members of the Board of Appeals recommending the amendment of Section Nine of the Zoning Ordinance in this particular case to permit the construction of the addition to said building:

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

Section 1. That it appears to the City Council that an unnecessary hardship appears in the way of carrying out the strict letter of the Zoning Ordinance in this particular case relating to the lot area regulations of said Zoning Ordinance as applied in this particular case, and that a construction of an addition to said dwelling house should be allowed in order to carry out the spirit of said Zoning Ordinance; that said Section Nine of the Zoning Ordinance of the Zoning Ordinance of said City is hereby varied in this particular case to permit the construction of said addition to the building now on the premises hereinabove described.

Adopted by the City Council this 5th day of April 1948.

Bess M. Holmes
City Clerk

Approved by the Mayor this 6th day of April, 1948.

George F. Hurd
MAYOR