

AN ORDINANCE AMENDING THE ZONING ORDINANCE IN  
THE CITY OF URBANA, ILLINOIS, BY CHANGING THE  
DISTRICT BOUNDARY LINES AND RECLASSIFYING CERTAIN  
PROPERTY FROM CLASS "B" MULTIPLE DWELLING AND  
APARTMENT HOUSE DISTRICT TO CLASS "C" LOCAL  
COMMERCIAL DISTRICT

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WHEREAS, the City Council of the City of Urbana, Illinois, on the 20th day of March A. D. 1950, by resolution ordered and directed the Board of Appeals under the Zoning Ordinance of said City to call a public hearing for the purpose of hearing any persons desiring to be heard upon the question of rezoning the following described real estate:

Beginning at a point at the northwest corner of the intersection of High Street and Lincoln Avenue, running thence west along the north side of High Street and High Street extended to the east side of Matthews Avenue, thence north along the east side of Matthews Avenue to the south bank of the Boneyard Creek, thence in a generally easterly direction along the south bank of the Boneyard Creek to the west side of Lincoln Avenue, thence south on the west side of Lincoln Avenue to the point of beginning, situated in the City of Urbana, County of Champaign, State of Illinois, being all of the property situated between Lincoln Avenue and Matthews Avenue from the Boneyard Creek south to High Street and High Street extended, in the City of Urbana, Illinois,

changing the boundary lines under the Zoning Ordinance and reclassifying said property from Class "B" Multiple Dwelling and Apartment House District to Class "C" Local Commercial District.

WHEREAS, said Board of Appeals met in public hearing on the 14th day of April A. D. 1950, at 4:00 o'clock P. M., pursuant to a notice duly given by publication in the Champaign-Urbana Courier, a newspaper regularly published in the City of Urbana, Illinois, and

WHEREAS, it appears to the City Council that the notice of said public hearing set forth the time and place of said public hearing, and that certain property owners appeared before said Board at the public hearing to object to the rezoning of said real estate, and that due consideration was given to said objections and to the question of varying the Zoning Ordinance in this particular case;

that pursuant to said public hearing, the Board of Appeals under the Zoning Ordinance has recommended to the City Council the rezoning of the above-described real estate, changing the same from Class "B" Multiple Dwelling and Apartment House District to Class "C" Local Commercial District, and

WHEREAS it further appears to the Council that all the necessary steps have been taken as required by law for the rezoning of said property:

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

SECTION I. That the Zoning Ordinance of the City of Urbana, Illinois, be and the same is hereby amended in this particular case so that the district boundary lines in said Zoning Ordinance are changed, and the property described as follows, to-wit:

Beginning at a point at the northwest corner of the intersection of High Street and Lincoln Avenue, running thence west along the north side of High Street and High Street extended to the east side of Matthews Avenue, thence north along the east side of Matthews Avenue to the south bank of the Boneyard Creek, thence in a generally easterly direction along the south bank of the Boneyard Creek to the west side of Lincoln Avenue, thence south on the west side of Lincoln Avenue to the point of beginning, situated in the City of Urbana, County of Champaign, State of Illinois, being all of the property situated between Lincoln Avenue and Matthews Avenue from the Boneyard Creek south to High Street and High Street extended, in the City of Urbana, Illinois,

be and the same is hereby reclassified from Class "B" Multiple Dwelling and Apartment House District to Class "C" Local Commercial District.

SECTION II. That the area above described in Section I shall be immediately declared to be a fire zone territory for building purposes, and all buildings erected therein shall comply with the requirements for buildings erected in fire zones.

Adopted by the City Council of the City of Urbana, Illinois, this 19<sup>th</sup> day of April A. D. 1950.

Bess A. Holmes  
CITY CLERK

Approved by the Mayor this 20<sup>th</sup> day of April A. D. 1950.

Glen E. Chapman  
MAYOR

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

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WHEREAS, a resolution was adopted by the City Council of Urbana, Illinois, on the 20th day of March A. D. 1950, referring to the Board of Appeals the question of rezoning the following described real estate, to-wit:

Beginning at a point at the northwest corner of the intersection of High Street and Lincoln Avenue, running thence west along the north side of High Street and High Street extended to the east side of Matthews Avenue, thence north along the east side of Matthews Avenue to the south bank of the Boneyard Creek, thence in a generally easterly direction along the south bank of the Boneyard Creek to the west side of Lincoln Avenue, thence south on the west side of Lincoln Avenue to the point of beginning, situated in the City of Urbana, County of Champaign, State of Illinois, being all of the property situated between Lincoln Avenue and Matthews Avenue from the Boneyard Creek south to High Street and High Street extended, in the City of Urbana, Illinois, from Class "B" Multiple Dwelling District to Class "D" Commercial and Light Industrial District, and

WHEREAS, a public hearing was duly held on the 14th day of April A. D. 1950, at 4:00 o'clock P. M. in the Council Room in the City Building in Urbana, Illinois, in order to accommodate the large number of persons desiring to be heard on the zoning change, said meeting being held pursuant to a notice published in the Champaign-Urbana Courier on the 29<sup>th</sup> day of March A. D. 1950.

AND, WHEREAS, a large number of persons appeared at said public hearing to make their views known, and each and every person present was given an opportunity to speak without a limitation as to time, and both the proponents and opponents of the proposed change were heard on the question of whether or not to permit the rezoning of the above-described real estate from Class "B" Multiple Dwelling District to Class "D" Commercial and Light Industrial District, and

WHEREAS, the Board of Appeals of said City of Urbana has heard in full all views presented by the persons present at said hearing, each and every person having been given an opportunity to speak, and said BOARD OF APPEALS has given due and weighty consideration to all objections and to the question of varying the

Zoning Ordinance in this particular case and has found that the good of the community will be served by allowing this change of Zoning Classification.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF APPEALS of the City of Urbana, Illinois, that after considering the representations made at said public hearing, and after considering the provisions of the Zoning Ordinance of said City of Urbana, and after considering the good of the community as a whole and all matters before the Board of Appeals, it is the opinion of the said Board that in this particular case the City of Urbana and the community will be benefited by varying the Zoning Ordinance to permit the rezoning of the said above-described real estate.

IT IS FURTHER RECOMMENDED by the BOARD OF APPEALS, in order to promote attractive and proper building in this area, that the area should be immediately declared to be a fire zone territory.

NOW, THEREFORE, SAID BOARD OF APPEALS recommends to the City Council that the Zoning Ordinance of the City of Urbana be varied in this particular case to permit the rezoning of the above-described real estate from Class "B" Multiple Dwelling and Apartment House District to Class "D"<sup>or</sup> Commercial and Light Industrial District, and that the area be declared to be a fire zone area.

Mark G. Braun.  
W.T. Henderson.  
Donald W. Booth  
Frederick H. Meigs  
Wallace H. Conning.  
BOARD OF APPEALS