

AN ORDINANCE AMENDING THE ZONING ORDINANCE IN THE
CITY OF URBANA, ILLINOIS BY VARYING THE USE REGULATIONS
APPLICABLE TO CERTAIN PROPERTY

WHEREAS, the Board of Appeals under the Zoning Ordinance of the City of Urbana, did on the 14th day of August A. D., 1950, pursuant to notice as required by statute, conduct a public hearing to determine whether the Zoning Ordinance of the City of Urbana, Illinois should be amended by varying the use regulations applicable to the following described real estate, towit:

A part of Lot One (1) of Block Three (3) of Martha E. Webber's Addition to the City of Urbana, Illinois

to permit the erection of a garage thereon with apartments above said garage.

AND, WHEREAS, said Board of Appeals has found that there are unnecessary hardships in this particular case in carrying out the strict letter of the ordinance in that a denial of a permit to construct said garage and apartments would be an unreasonable restriction on the use of said property.

AND, WHEREAS, the Board of Appeals under the Zoning Ordinance of the City of Urbana, Illinois, did on the 14th day of August A. D., 1950 recommend to the City Council of the City of Urbana, that the use regulations of the Zoning Ordinance should be varied in this particular case to permit the erection of said garage and apartments, and it appearing to the City Council that the owners of said real estate would suffer unnecessary hardships if the strict letter of the ordinance were enforced, and that to deny a Building Permit in this particular case would be an unreasonable restriction upon the use of the property.

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

That the Zoning Ordinance of the City of Urbana, be and the same is hereby amended by varying the use regulations applicable to Lot One (1) of Block Three (3) of Martha E. Webber's Addition to the City of Urbana, Illinois, to permit the erection of a garage thereon with apartments above said garage.

Adopted by the City Council of the City of Urbana, Illinois,
this 21st day of August A. D., 1950.

CITY CLERK

Approved by the Mayor this 21st day of August A. D., 1950.

Glen E. Chapman
MAYOR

1950
8/21

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

WHEREAS, an application for a Building Permit was, on the 25th day of July A. D., 1950, filed with the Commissioner of Public Works of the City of Urbana requesting permission to construct a garage and apartments above said garage on a portion of the following described real estate, to-wit:

Lot one (1) of Block Three (3) of Martha E. Webber's
Addition to the City of Urbana, Illinois.

which permit was not granted by the Commissioner of Public Works for the reason that said lot does not contain sufficient area to accommodate the construction of two houses under the provisions of the Zoning Ordinance.

AND, WHEREAS, the applicant did on the 25th day of July A. D., 1950 file with the Commissioner of Public Works and with the Chairman of the Board of Appeals under the Zoning Ordinance, a Notice of Appeal setting forth therein, the legal description of said real estate and the grounds for said appeal, praying that said Board recommend to the City Council, a variance of the Zoning Ordinance in this particular case to permit the erection of said garage and apartments on said real estate.

AND, WHEREAS, a Notice of Public Hearing was duly published in the Champaign-Urbana Courier on the 27th day of July A. D., 1950, whereby public notice was given that a hearing would be held at the Council Room of the City Building of the City of Urbana, on August 14, 1950, at the hour of 5 O'clock P. M., at which time, any persons desiring to be heard could appear and be heard concerning the proposed variance of the Zoning Ordinance in this particular case.

AND, WHEREAS, at said public hearing, said Board of Appeals heard all of the persons desiring to be heard either in favor or against such proposed variance.

AND, WHEREAS, said Board of Appeals has found that there are unnecessary hardships in this particular case in carrying out the strict letter of the ordinance in that a denial of a permit to construct a garage and apartments above said garage on this particular real estate would be an unreasonable restriction on the use of the property.

IT IS, THEREFORE, recommended by the Board of Appeals under the Zoning Ordinance of the City of Urbana that in order to secure substantial justice to the people of the City of Urbana, and to prevent the suffering of undue hardships by enforcing the strict letter of said ordinance, said Zoning Ordinance should be amended to permit the erection of a garage and apartments above said garage on a portion of the above described real estate.

BOARD OF APPEALS UNDER THE ZONING ORDINANCE OF
THE CITY OF URBANA, ILLINOIS

BY Mark D. Brown.
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