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5051-8

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 5th day of June 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, to wit:

The North Seventy Feet (70) of the East Fifty Feet (50) of Lot Two (2) of William Harvey's Addition to Urbana, situated in the County of Champaign, and State of Illinois.

to permit the erection of a residence house thereon.

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 there are several other houses in the immediate vicinity on the above described property which are located on lots of less than Five Thousand Square Feet (5,000) in area, and that a denial of a permit to construct a house on this particular lot 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 5th day of June 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 a house on said real estate, 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 secure the public welfare of the people of the City of Urbana and to promote substantial justice in this particular case, a variance of the use regulations of the ordinance should be permitted:

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 the North Seventy Feet (70) of the East Fifty Feet (50) of Lot Two of William


Harvey's Addition to Urbana, to permit the erection of a residence house thereon.

Adopted by the City Council of the City of Urbana, Illinois, this 5th day of June A. D., 1950.



City Clerk

Approved by the Mayor this 6th day of June A. D., 1950.



Mayor

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 17th day of May A. D, 1950, filed with the Commissioner of Public Works of the City of Urbana, Illinois for permission to construct or erect a house on the following described property, towit:

The North Seventy Feet (70) of the East Fifty Feet (50) of Lot Two (2) of William Harvey's Addition to Urbana, situated in the County of Champaign, and State of Illinois.

AND, WHEREAS, the Commissioner of Public Works, did on said date, refuse to grant said permit on the grounds that said lot does not contain Five Thousand Square Feet (5,000) as required by the Zoning Ordinance of the City of Urbana;

AND, WHEREAS, the applicant did on the 17th day of May A. D, 1950, file with the Commissioner of Public Works of the City of Urbana and with the Chairman of the Board of Appeals under the Zoning Ordinance of the City of Urbana, a Notice of Appeal, setting forth therein, a legal description of said real estate, and the grounds for said Appeal, praying that said Board of Appeals recommend to the City Council, a variance of the Zoning Ordinance in this particular case to permit the erection of a house on said real estate.

AND, WHEREAS, a Notice of Public Hearing was duly published in the Champaign-Urbana Courier on the 19th day of May 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 June 5, 1950 at 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 there are several other houses in the immediate vicinity of the above described property which are located on lots of less than Five Thousand Square Feet (5000) in area, and that a

denial of a permit to construct a house on this particular lot would be an unreasonable restriction on the use of said 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 house on the above described real estate.

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

BY Mark D. Brown
Chairman

W. T. Sanderson.

Wallace H. Erving.

Fred Klesch

Hoyd W. Cook