

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 8th day of January, A. D. 1951, 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:

A portion of lot two (2) of block one (1) of Busey and Dunlap's Subdivision to the City of Urbana, Illinois.

to permit the erection of a garage 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 several other lots in the immediate vicinity of the above described lot contain two houses, even though said lots are no larger than this particular lot, and that a denial of a permit to construct a house on this particular lot would be an unreasonable restriction on the use of the property under the circumstances.

AND, WHEREAS, the Board of Appeals under the Zoning Ordinance of the City of Urbana, Illinois, did on the 8th day of January, A. D. 1951, 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 garage 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 Zoning 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 a portion of lot two (2) of block one (1) of Busey and Dunlap's Addition to the City of Urbana, Illinois, to permit the erection of a garage house thereon.

Adopted by the City Council of the City of Urbana, Illinois  
this 15th day of January, A. D. 1951.

  
CITY CLERK

Approved by the Mayor this 16th day of January, A. D. 1951.

  
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 18th day of December, A. D. 1950, refused by the Commissioner of Public Works, for the construction of a garage house on a portion of the lot at 1109 East Main Street, Urbana, Illinois

Being a portion of lot Two (2) of Block One (1) of Busey and Dunlap's Addition to the City of Urbana, Illinois.

on the grounds that there is already a house located on said lot, which said lot does not contain the necessary area for the construction of two houses as required by the Zoning Ordinance;

AND, WHEREAS, the applicant did, on the 18th day of December, 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 a garage house on said real estate.

AND, WHEREAS, a Notice of Public Hearing was duly published in the Champaign-Urbana Courier on the \_\_\_\_\_ day of December, 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 the 8th day of January, A. D. 1951, 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 many other lots in the immediate vicinity of said real estate contain two houses, even though the said other lots are no larger in size than the one described herein, and that a denial of a permit to construct a second house on this particular real estate, would, under the circumstances,

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 or varied to permit the erection of a garage house on a portion of the lot described as

Lot two (2) of Block one (1) of Busey and Dunlap's Addition to the City of Urbana.

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

BY Mark G. Brown  
W.T. Sanderson  
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