

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF  
THE CITY OF URBANA OF 1950

WHEREAS, the City Plan Commission of the City of Urbana, Illinois, did on the 3rd day of March, A. D. 1951, at the hour of 2 o'clock P. M., conduct a public hearing in the Council Room of the City Building in Urbana, Illinois, to consider the hereinafter described amendments to said Zoning Ordinance, and

Whereas, said City Plan Commission at said hearing, heard all persons desiring to be heard either for or against said amendments, and found that said amendments were desirable and are reasonable and necessary for the public health and safety of the City of Urbana, and that neither of said amendments will impair an adequate supply of light and air to adjacent property, increase the congestion in public streets, increase the danger of fire or endanger the public safety, nor unreasonably danger nor impair established property values within the surrounding areas, and

Whereas, the City Plan Commission has recommended the amendments as hereinafter described, for adoption.

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

That the Zoning Ordinance of the City of Urbana, Illinois of 1950 be amended as follows:

ARTICLE VIII (B-2 District--Central Commercial) is hereby amended by adding the following section, to-wit:

SECTION 5. SIZE AND APPEARANCE REGULATION: When a lot contains in this district, a structure which is used exclusively for residential purposes on the date of the adoption of this amendment, then no structure may be constructed, altered or remodeled for a business use on said lot unless the residential structure is completely demolished or removed from said lot prior to the creation of the business use or unless said residential structure is remodeled to such extent that the structure shall, in the discretion of the Commissioner of Public Works, reasonably conform in size, character and appearance to the average business or commercial building existing in said district.

ARTICLE IV DISTRICTS AND BOUNDARIES THEREOF: SECTION 3. (Uncertainty of Boundaries) is hereby amended by adding thereto the following paragraph, to-wit:

(c) The B-2 District or Central Commercial District shown on the Zoning

Map on the East side of Goodwin Avenue between Illinois Street and Nevada Street shall contain the following described real estate, towit:

Lot One (1) of a Subdivision of lots Thirty-two (32) and Thirty-three (33) of Elizabeth McClain Heirs Addition to the City of Urbana, Illinois.

Lots One (1) Two (2) Sixteen (16) Seventeen (17) and Thirty-one (31) of Elizabeth McClain Heirs Addition to the City of Urbana, Illinois.

Lots One (1) Two (2) Three (3) Nineteen (19) Twenty (20) and Twenty-one (21) of University Addition to the City of Urbana, Illinois.

Lots Sixteen (16) Seventeen (17) and Eighteen (18) of Forestry Heights Addition to the City of Urbana, Illinois

Adopted by the City Council of the City of Urbana, Illinois this 5th day of March, A. D. 1951.

  
CITY CLERK

Approved by the Mayor this 8<sup>th</sup> day of March, A. D. 1951.

  
MAYOR