

AN ORDINANCE GRANTING A VARIANCE RELATING  
TO REQUIRED PARKING SPACES

WHEREAS, the CITY OF URBANA, ILLINOIS, is a home rule unit as defined in Article VII, Section 6 of the Constitution of the State of Illinois, 1970, and

WHEREAS, this Ordinance is intended as, and is in the exercise of certain powers and functions pertaining to the government and affairs of the CITY OF URBANA, ILLINOIS, and

WHEREAS, a development plan for the following described property would enhance the neighborhood and help preserve real estate values, and

WHEREAS, the implementation of the said development plan would require a reduction by eight (8) in the number of parking spaces required, and

WHEREAS, the matter of a variance to reduce the number of parking spaces required was presented to the Zoning Board of Appeals and the said Board determined such a variance was beyond their power, and

WHEREAS, after due publication, a public hearing was held on the 11th day of July, 1974, concerning the Petition filed in Planning Commission Case #939, which Petition requested the following described property be rezoned from B-1, Neighborhood Business, to B-2, Central Business, and

WHEREAS, the only reason to change the zoning classification would be to achieve a lessening of the parking space requirements, and

WHEREAS, the Urbana Plan Commission recommended that the request for B-2 zoning be granted, and

WHEREAS, the City Council of Urbana, Illinois, has found that to grant a variance on the following described property would be in the best interests of the City of Urbana, and would not be detrimental to the neighborhood nor (a) impair an adequate supply of light and air to adjacent property, nor (b) increase the congestion in public streets, nor (c) increase the danger of fire or endanger the public safety, nor (d) unreasonably diminish or impair established property values within the surrounding area,

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

Section 1. The amount of parking spaces otherwise required by the proposed development on the following described property is hereby reduced by eight (8) parking spaces and a variance to that effect is hereby granted:

The east 169 feet of the west 302 feet of the north 220.09 feet of the north half of the south half of the northeast quarter of the southeast quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian.

This Ordinance shall be effective immediately upon its passage and approval by the Mayor.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the Members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 19 day of August, 1974.

PASSED by the City Council this 19<sup>th</sup> day of August, 1974.

Duane Eckerty  
Duane Eckerty, City Clerk

APPROVED by the Mayor this 20 day of August, 1974.

Hiram Paley  
Hiram Paley, Mayor