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5051-7

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 Lot Three (3) of Urbana Heights Addition to the City of Urbana, to permit the construction of an addition to Washington School thereon, within One foot of the North line of said lot;

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 School District No. 116 would be required to purchase the lot adjoining the above mentioned property at an unreasonable high price if the use regulations of the Zoning Ordinance are not varied in this particular case;

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 construction of said School House addition as set forth above, 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 Lot Three (3) of Urbana Heights Addition to the City of Urbana to permit the construction of an addition to Washington School House within One foot of the North line of said lot.

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

  
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City Clerk

Approved by the Mayor this 6<sup>th</sup> day of June A. D., 1950.

  
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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, requesting permission to construct an addition to Washington School within One foot of the North line of Lot Three (3) of Urbana Heights Addition to the City of Urbana, Illinois;

AND, WHEREAS, the Commissioner of Public Works of the City of Urbana, did on said date refuse to grant said permit on the grounds that such construction would be a violation of the Zoning Ordinance of the City of Urbana;

AND, WHEREAS, the applicant has filed 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 praying that said Board of Appeals recommend to the City Council, a variance of the Zoning Ordinance to permit the construction of said School House addition as set forth above.

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 more than 15 days and less than 30 days public notice was given that a hearing would be heard 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 of the City of Urbana;

AND, WHEREAS, at said public hearing, the Board of Appeals under the Zoning Ordinance of the City of Urbana, Illinois heard all of the persons desiring to be heard either in favor or against such proposed modification;

AND, WHEREAS, said Board of Appeals has found that the applicant would suffer unnecessary hardships in this particular case if the strict letter of the ordinance were carried out in that it would require said School District to pay an unreasonable amount for the property immediately North of the above described real estate, and that

a denial of a building permit for the construction of such proposed addition to Washington School House amounts to 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 promote the public welfare of the citizens of the City of Urbana, and to secure substantial justice to each of said citizens, said Zoning Ordinance should be varied to permit the construction of said School House addition within One foot of the North line of Lot Three (3) of Urbana Heights Addition to the City of Urbana.

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

BY Mark A. Brown.  
Chairman

W. S. Sanderson.  
Wallace H. Ewing.  
F. J. Krasch  
Dwight W. Poole