

CITY COUNCIL MINUTES

Monday, April 2, 2001

The City Council of the City of Urbana, Illinois met in regular session at 7:30 p.m., Monday, April 2, 2001 in the Urbana City Council Chambers at 400 South Vine Street.

There being a quorum, Mayor Satterthwaite called the meeting to order at 7:30 p.m.

Present at the meeting were Members of the Council: Hayes, Huth, Kearns, Patt, Whelan, and Wyman – 6; absent: Taylor (excused) – 1.

Also present were staff members: Police Chief Eddie Adair, Environmental Manager Rod Fletcher, Public Works Director Bill Gray, Senior Planner Rob Kowalski, City Attorney Jack Waaler, and Chief Administrative Officer Bruce Walden.

MINUTES OF PREVIOUS MEETING

Alderman Wyman moved to approve the minutes of the March 19, 2001 regular meeting. The motion was seconded by Alderman Hayes and carried by a voice vote.

ADDITIONS TO THE AGENDA

There were none.

PETITIONS AND COMMUNICATIONS

Dick Adams, 706 East Colorado, addressed the Council to thank Alderman Kearns and Alderman Taylor for their service on the Council and to encourage people to vote.

Rudy Mortimer, 3 Florida Court, addressed the Council in opposition to the requested variances at 105 West Florida that are before Council on tonight's agenda.

Alderman Whelan addressed the Council to express his concerns about the safety of women on the University of Illinois Campus.

OLD BUSINESS

There was none.

REPORTS OF STANDING COMMITTEES

Committee of the Whole

Alderman Whelan moved to approve **Ordinance No. 2001-03-026: An Ordinance Approving an Application for Site Approval of a Regional Pollution Control Facility (Siting of the Central Waste Transfer and Recycling Facility)**. The motion was seconded by Alderwoman Patt.

Following debate, Alderwoman Patt moved to defer the ordinance until the April 16, 2001 City Council meeting. The motion was seconded by Alderwoman Wyman. The ordinance was deferred.

Alderman Whelan moved to approve **Ordinance No. 2001-03-027: An Ordinance Approving and Authorizing an Amendment to An Intergovernmental Agreement With the County of Champaign, Illinois (Funding for Construction of Part of North Lincoln Avenue)**. The motion was seconded by Alderwoman Patt and carried 6-0 by roll call vote. Voting aye were Members of the Council: Hayes, Huth, Kearns, Patt, Whelan, and Wyman – 6; voting nay: none.

Alderman Whelan moved to approve **Ordinance No. 2001-03-028: An Ordinance Approving and Authorizing an Amendment to An Agreement With University Construction, A Division of MACC of Illinois, Inc.** The motion was seconded by Alderwoman Wyman and carried 6-0 by roll call vote. Voting aye were Members of the Council: Hayes, Huth, Kearns, Patt, Whelan, and Wyman – 6; voting nay: none.

Alderman Whelan moved to approve Ordinance No. 2001-03-029: An Ordinance Authorizing the Mayor to Execute an Agreement for Use of Right-Of-Way (Northwest Corner of Race Street and Windsor Road). The motion was seconded by Alderwoman Wyman and carried 6-0 by roll call vote. Voting aye were Members of the Council: Hayes, Huth, Kearns, Patt, Whelan, and Wyman – 6; voting nay: none.

Alderman Whelan moved to approve Ordinance No. 2001-03-031: An Ordinance Approving and Authorizing the Execution of An Agreement With Champaign County, Illinois (Champaign County Courthouse Construction). The motion was seconded by Alderwoman Kearns and carried 6-0 by roll call vote. Voting aye were Members of the Council: Hayes, Huth, Kearns, Patt, Whelan, and Wyman – 6; voting nay: none.

The next regular meeting of the Committee of the Whole will be Monday, April 9, 2001 at 7:30 p.m. in the Urbana City Council Chambers at 400 South Vine Street.

REPORTS OF SPECIAL COMMITTEES

There were none.

REPORTS OF OFFICERS

There were none.

NEW BUSINESS

Senior Planner Rob Kowalski presented staff report on Ordinance No. 2001-04-032: An Ordinance Approving a Major Variance (Reduction of the Required Side Yard Setback in the City's R-2, Single-Family Residential Zoning District, From Five Feet to Two Feet / 105 W. Florida Avenue – Case No. ZBA-01-MAJ-2) and Ordinance No. 2001-04-033: An Ordinance Approving A Major Variance (Reduction of the Required Rear Yard Setback in the City's R-2, Single Family Residential Zoning District From Ten Feet to One Foot / 105 W. Florida Avenue – Case No. ZBA-01-MAJ-3).

Susan Pryde has submitted a petition for two major variances for setbacks at 105 West Florida Avenue with the intent of constructing a dwelling unit above an existing detached garage on the site. On March 15, 2001, the Zoning Board of Appeals granted a conditional use permit to allow the building of the dwelling unit. However, in order to build it variances are needed.

The addition of a dwelling unit on the garage changes its nature from an accessory to a principal use. Accessory uses can be located 18 inches from the property line while principal structures are required to meet the setbacks specified for the zoning district in which it is located. In this case, the setback requirements would be five feet for the side yard and ten feet for the rear yard.

This request will have the most impact on the properties to the east and south. There is a single-family residence which fronts onto Florida Avenue on the east. This property has a detached garage and driveway closest to the southeast corner of the petitioner's lot. The property on the south also has a detached garage for a single family home which fronts on to Florida Drive. On the north and west sides of the site are public roadways.

After reviewing the variance criteria, the Zoning Board of Appeals granted the conditional use permit permitting the establishment of a dwelling unit above the existing detached garage. Staff concurs.

Following debate, Alderwoman Wyman moved to forward **Ordinance No. 2001-04-032: An Ordinance Approving a Major Variance (Reduction of the Required Side Yard Setback in the City's R-2, Single-Family Residential Zoning District, From Five Feet to Two Feet / 105 W. Florida Avenue – Case No. ZBA-01-MAJ-2)** and **Ordinance No. 2001-04-033: An Ordinance Approving A Major Variance (Reduction of the Required Rear Yard Setback in the City's R-2, Single Family Residential Zoning District From Ten Feet to One Foot / 105 W. Florida Avenue – Case No. ZBA-01-**

MAJ-3 to the April 16th City Council meeting. The motion was seconded by Alderwoman Huth and carried by a voice vote.

ADJOURNMENT

There being no further business to come before the Council, Mayor Satterthwaite declared the meeting adjourned at 8:00 p.m.

Tod Satterthwaite
Mayor

Phyllis D. Clark, City Clerk

*This meeting was taped.

**This meeting was broadcast on cable television.

Minutes approved: April 16, 2001