



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Bruce Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Director/City Planner

**DATE:** November 9, 2004

**SUBJECT:** ZBA-04-MAJ-14: a request for a major variance by Twin City Bible Church to allow 22.5% increase in the maximum permitted Floor Area Ratio (FAR) to construct a new church annex at 806 and 808 W. Michigan Avenue in the R-2, Single Family and R-3, Single and Two-Family Residential Zoning Districts.

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**Introduction**

Twin City Bible Church is located at the northeast corner of Lincoln and Michigan. The church owns the last 3 lots on the north side of Michigan: 810, 808, and 806. The church proposes to construct a new annex building at 808 and 806 W. Michigan. The lots are currently occupied by two older houses, which the church owns and uses for office space, educational gatherings, storage, and an apartment for the church custodial staff. The church will demolish the old houses to make way for the new annex structure.

The lot at 808 W. Michigan Ave, adjacent to the main church building, is zoned R-3, Single and Two-Family Residential. The lot at 806 W. Michigan Ave and is zoned R-2, Single Family Residential.

The Urbana Zoning Ordinance Table VI-1 Development Regulations by District states that both the R-2 and R-3 zoning districts have the same maximum permissible Floor Area Ratio (FAR) of .40. Twin City Bible Church is requesting a major variance to allow a 22.5% increase in maximum permitted FAR from .40 to .49.

On October 20, 2004 the Urbana Zoning Board of Appeals voted unanimously to recommend approval of the request to increase the Floor Area Ratio to .49.

**Related Case**

On November 4, 2004 the Urbana Plan Commission heard plan case 1910-SU-04: a request by Twin City Bible Church for a Special Use Permit. The Commission voted unanimously to forward the case to City Council with a recommendation for approval of a Special Use Permit to establish a new *Church or Temple* use at 808 and 806 W. Michigan Avenue.

The Urbana Zoning Ordinance Table of Uses V-1 states that a *Church or Temple* is permitted in the R-2, Single Family and R-3, Single and Two-Family Residential zoning districts only as a Special Use.

By demolishing the existing houses the church will lose any claim of legally existing non-conformity. To establish a new *Church or Temple* use in a new annex on the lots zoned R-2 and R-3 requires a special use permit.

## **Discussion**

The subject site covers two lots totaling 13,596 square feet. The new annex will be 44 feet deep and 73 feet wide and will have 6,624 square feet of floor area on two levels. The design as proposed calculates to an FAR of .487 or a 22.5% increase in the maximum.

The church board feels that the higher maximum FAR of .49 will allow for a more functional layout in the new facility without a reduction in the amount of space from that provided by the old houses. It will also help ensure that the utility and flexibility of the new facility is not compromised from the outset. They hope to ensure that the costs involved in the project will not result in a facility that is inadequate.

The church activities have been hampered by the inflexible and obsolete design of the existing houses. Over the years maintenance and renovations have been performed as necessary. At this point it is no longer practical for the church to maintain the deteriorating structures in the face of the costs involved and the fact that they do not meet functional necessity. The church now proposes replacing them with a single building that meets all the needs for office space, educational space, nursery during church services, storage etc.

The new annex will be attached to the existing church by a two-story connecting link. The lower level will be sunken one-half story underground so the overall height of the structure will be less than the existing houses. The result of the design will be an annex with the massing of a large single family home. It will be an all brick structure with architectural detailing that will be complimentary to the residential nature of the neighborhood.

## **Variance Criteria**

Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals to make findings based on variance criteria. On October 20, 2004 the ZBA voted their recommendation of approval based upon the following findings:

1. *Are there special circumstances or special practical difficulties with reference to the parcel concerned, in carrying out the strict application of the ordinance?*

The special circumstance of the property is that the existing small lots and obsolete houses provide limited utility for the church's growing needs. Replacing the houses with a single new structure that accommodates the churches needs without a reduction in space from that provided in the houses is difficult under the existing FAR requirements given the restricted lot sizes.

2. *The proposed variance will not serve as a special privilege because the variance requested is necessary due to special circumstances relating to the land or structure involved or to be used for*

*occupancy thereof which is not generally applicable to other lands or structures in the same district.*

The proposed variance is not a privilege because the design and condition of the old houses are no longer suitable to the churches needs. The design of the new facility on the small lots will still allow for adequate function and design.

3. *The variance requested was not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.*

The need for the variance has not yet been created. The petitioners are aware of the requirements of the Zoning Ordinance and have applied for a variance.

4. *The variance will not alter the essential character of the neighborhood.*

The FAR of the proposed church annex will not alter the character of the neighborhood because it is designed to have the lower story half underground and so the massing is intended to emulate that of a modern single family home.

5. *The variance will not cause a nuisance to the adjacent property.*

The proposed addition should not cause a nuisance to adjacent properties. All setbacks and open space requirements will be maintained.

6. *The variance represents generally the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request.*

The petitioner is only requesting the amount of variance needed to accommodate the proposal as designed.

### **Options for #ZBA-04-MAJ-14**

The City Council has the following options this case:

- a. The Council may grant the variance as requested based on the findings outlined in this memo; or
- b. The Council may grant the variance subject to certain terms and conditions. If the Council elects to impose conditions or grant the variance on findings other than those presented herein, they should articulate these additional findings in support of the approval and any conditions imposed; or
- c. The Council may deny the variance request. If the Council elects to do so, they should articulate findings supporting this denial.

### **Staff Recommendation ZBA Case # 04-MAJ-14.**

Based on the findings outlined herein, the Zoning Board of Appeals voted unanimously to forward the

variance request to the Urbana City Council with a **recommendation for approval to allow a 22.5% increase in the maximum permitted Floor Area Ratio (FAR) to construct a new church annex at 806 and 808 W. Michigan Avenue.** Staff concurs with the ZBA and recommends that City Council **GRANT** the variance in **ZBA Case # 04-MAJ-14.**

Attachments:

Proposed Ordinance  
Draft Minutes of October 20, 2004 ZBA Meeting  
Staff Memo ZBA Case # 04-MAJ-14.  
Exhibit A: Location Map  
Exhibit E: Aerial Photo  
Exhibit F: Site Plan  
Exhibit G: Architects rendering of proposed structure  
Exhibit H: Variance Application

Prepared by:

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Paul Lindahl, Planner

Cc:

Twin City Bible Church, Petitioner, 806 W. Michigan, Urbana, IL 61801

ABRIS Ltd. Architects, Attn: James Miller, 123 W. Main Street, Urbana, IL 61801

**ORDINANCE NO. 2004-11-146**

**AN ORDINANCE APPROVING A MAJOR VARIANCE**

(To allow a 22.5% increase in the maximum permitted Floor Area Ratio (FAR) to construct a new church annex at 806 and 808 W. Michigan Avenue in the R-2, Single Family and R-3, Single and Two-Family Residential Zoning Districts.  
/ Case No. ZBA-04-MAJ-14)

WHEREAS, the Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the City Council to consider criteria for major variances where there are special circumstances or conditions with the parcel of land or the structure; and

WHEREAS, the owner of the subject property, Twin city Bible Church, has submitted a petition requesting a major variance to allow a 22.5% increase in the maximum permitted Floor Area Ratio (FAR) to construct a new church annex at 806 and 808 W. Michigan Avenue in the R-2, Single Family and R-3, Single and Two-Family Residential Zoning Districts; and

WHEREAS, said petition was presented to the Urbana Zoning Board of Appeals in Case #ZBA-04-MAJ-14; and

WHEREAS, after due publication in accordance with Section XI-10 of the Urbana Zoning Ordinance and with Chapter 65, Section 5/11-13-14 of the Illinois Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Zoning Board of Appeals met on October 20, 2004 and voted 4 ayes and 0 nays to recommend to the City Council approval of the requested variance; and

WHEREAS, after due and proper consideration, the City Council of the City of Urbana has determined that the major variance referenced herein

conforms with the major variance procedures in accordance with Article XI, Section XI-3.C.3.d of the Urbana Zoning Ordinance; and

WHEREAS, the City Council has considered the variance criteria established in the Urbana Zoning Ordinance and has determined the following findings:

1. There are special circumstances of the property in that the existing small lots and obsolete houses provide limited utility for the church's growing needs. Replacing the houses with a single new structure that accommodates the churches needs without a reduction in space from that provided in the houses is difficult under the existing FAR requirements given the restricted lot sizes.
2. The proposed variance is not a privilege because the design and condition of the old houses are no longer suitable to the churches needs. The design of the new facility on the small lots will still allow for adequate function and design.
3. The variance requested was not the result of a situation or condition having been knowingly or deliberately created by the Petitioner. The need for the variance has not yet been created. The petitioners are aware of the requirements of the Zoning Ordinance and have applied for a variance.
4. The FAR of the proposed church annex will not alter the character of the neighborhood because it is designed to have the lower story half underground and so the massing is intended to emulate that of a modern single family home.

5. The proposed addition should not cause a nuisance to adjacent properties. All setbacks and open space requirements will be maintained.
  
6. The variance represents generally the minimum deviation from requirements of the Zoning Ordinance. The petitioner is only requesting the amount of variance needed to accommodate the proposal as designed.

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

The major variance request by the owner of the subject property, Twin City Bible Church, in Case #ZBA-04-MAJ-14, is hereby approved to allow a 22.5% increase in the maximum permitted Floor Area Ratio (FAR) to construct a new church annex at 806 and 808 W. Michigan Avenue in the R-2, Single Family and R-3, Single and Two-Family Residential Zoning, in the manner proposed in the application.

The major variance described above shall only apply to the property located at 806 and 808 W. Michigan Avenue, Urbana, Illinois, more particularly described as follows:

LEGAL DESCRIPTION:

The West Fifty-Four (54) feet of Lot Seven (7) in Lincoln Place being an Addition to the City of Urbana, in Champaign County, Illinois.

And,

The East Forty-nine (49) feet of Lot One (1) of Lincoln Place in Urbana, Illinois as per plat recorded in Plat Book "C", page 50 in the Recorder's Office of Champaign County, Illinois, subject to easements and restrictions of Record.

PERMANENT PARCEL #s: 93-21-17-304-008 and 93-21-17-304-007

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the \_\_\_\_ day of \_\_\_\_\_, 2004.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Tod Satterthwaite, Mayor



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the \_\_\_\_ day of \_\_\_\_\_, 2004, the corporate authorities of the City of Urbana passed and approved Ordinance No.

\_\_\_\_\_, entitled:

AN ORDINANCE APPROVING A MAJOR VARIANCE

(To allow a 22.5% increase in the maximum permitted Floor Area Ratio (FAR) to construct a new church annex at 806 and 808 W. Michigan Avenue in the R-2, Single Family and R-3, Single and Two-Family Residential Zoning Districts./Case No. ZBA-04-MAJ-14)

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 2004, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

**MINUTES OF A REGULAR MEETING  
URBANA ZONING BOARD OF APPEALS**

**DATE:** October 20, 2004  
**TIME:** 7:30 p.m.  
**PLACE:** Urbana City Building  
400 S. Vine Street  
Urbana, IL 61801

**DRAFT**

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**MEMBERS PRESENT:** Paul Armstrong, Joe Schoonover, Nancy Uchtmann,  
Charles Warmbrunn

**MEMBERS ABSENT** Herb Corten, Anna Merritt, Harvey Welch

**STAFF PRESENT:** Rob Kowalski, Planning Manager; Paul Lindahl, Planner;  
Teri Anandel, Secretary

**OTHERS PRESENT:** Amy Ando, Sarah McEvoy, Jonathon Freund, H. James  
Miller, Sarah Projansky, Jennifer Swindlehurst, Susan  
Taylor

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**1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM**

The meeting was called to order at 7:29 p.m. The roll call was taken, and a quorum was declared present.

**Mr. Warmbrunn moved that Paul Armstrong serve as Acting Chair in the absence of Chair Anna Merritt. Mr. Schoonover seconded the motion. The motion was passed by unanimous voice vote.**

**Acting Chair Armstrong welcomed Nancy Uchtmann to serve as the newest member of the Zoning Board of Appeals.**

**2. CHANGES TO THE AGENDA**

Rob Kowalski, Planning Manager, stated that the first case, ZBA-04-MAJ-13, under New Public Hearings had been cancelled upon the request of the petitioner.

### 3. APPROVAL OF MINUTES

Mr. Warmbrunn moved to approve the minutes from the September 15, 2004 meeting as presented. Mr. Schoonover seconded the motion. The minutes were approved as presented by unanimous voice vote.

### 4. WRITTEN COMMUNICATIONS

There were none.

### 5. CONTINUED PUBLIC HEARINGS

There were none.

**Note: Acting Chair Armstrong swore in members of the audience who wanted to speak during the public hearings.**

### 6. NEW PUBLIC HEARINGS

**ZBA-04-MAJ-13: A request filed by Aldi, Inc. for a major variance to allow a 45% increase in the maximum allowable area of a freestanding sign in the B-1, Neighborhood Business Zoning District.**

This case was cancelled upon the request of the petitioner.

**ZBA-04-MAJ-14: A request for a major variance by Twin City Bible Church to allow 22.5% increase in the maximum permitted Floor Area Ratio (FAR) to construct a new church annex at 806 and 808 West Michigan Avenue in the R-2, Single Family and R-3, Single and Two-Family Residential Zoning Districts.**

Paul Lindahl, Planner, presented this case to the Zoning Board of Appeals. He began by saying that the petition was filed by the Twin City Bible Church for a 22.5% increase in the maximum permitted Floor Area Ratio (FAR) to construct a new church annex that cover portions of both lots at 806 and 808 West Michigan Avenue. He gave a description of the proposed site and of surrounding properties noting their zoning and land uses. He talked about the related Special Use Permit case that the Plan Commission would be considering on Thursday, November 4, 2004. He reviewed the variance criteria that pertained to the major variance request from Section XI-3 of the Urbana Zoning Ordinance. He read the options of the Zoning Board of Appeals and stated staff's recommendation, which was as follows:

*Based on the findings outlined in the written staff report, staff recommended that the Urbana Zoning Board of Appeals recommend approval of the proposed variance, as requested to the Urbana City Council.*

Sarah McEvoy, of 805 West Michigan Avenue, understood that the two houses at 806 and 808 West Michigan Avenue were not meeting the needs of the Twin City Bible Church, so they

understood the need for the church to rebuild. They were grateful to the church for inviting neighbors to see the architectural plans and for being asked for feedback on the proposed structure. The neighbors were grateful to see that changes were made to make the structure look less institutional and more homelike.

Ideally, she would want two structures instead of one large structure to preserve the feel of the neighborhood. Additional square footage as realized in a single large structure would significantly change the neighborhood. It was her understanding from the architect, that the City of Urbana encouraged the church to build one structure rather than the church's original plan to build two structures in place of the two existing homes. She inquired as to whom at the City encouraged this. Mr. Kowalski replied that it would be a better question for the church to answer.

Ms. McEvoy went on to say that the heavy traffic during Sunday services was to be expected. However, her family was concerned with the larger structure would increase the traffic and safety issues on her block. As it was now, it was difficult for her family to back out of their driveway onto Michigan Avenue. Early morning bible study attendees have parked in their driveway at 6:00 am and 7:00 am. Some church members have even approached her family and asked if they could rent her driveway. She was glad to discover that the church was planning to use the driveway on the east side as an exit only to come out onto Michigan Avenue. Her family would like to see alternative entrances to the church off of Lincoln Avenue and Indiana Avenue to reduce the traffic flow on Michigan Avenue.

Her family was also concerned that any new signage would deter from the neighborhood feel.

James Miller, architect & member of the Twin City Bible Church, mentioned that the church looked at the idea of having two buildings, but in studying it over, they discovered that they would be compromising what the church really needed to meet their needs. By putting the space together in one building, they would be able to economize, which would allow more flexibility to do what the church needed. They had strived to make the proposed building residential in character.

It would be a large residence; however, there were other large residences in the neighborhood already. So, they felt that they would be taking two of the rattiest houses in the neighborhood and replacing them with a nice, brick structure, which would be very residential in character.

Mr. Warmbrunn questioned how someone would enter the parking lot? Mr. Miller answered by saying that people would enter the parking lot off of Lincoln Avenue and exit onto Michigan Avenue.

Mr. Warmbrunn asked if they would be increasing their number of parking spaces or if they would be losing parking spaces? Mr. Miller stated that the church would actually be losing a couple of parking spaces. However, the number of handicap parking spaces would match the number of people in the church who need a handicap parking space to park. All other people would be handled on the University of Illinois campus. There was also some parking allowed on

the street, which was irritating to the neighbors. They are trying to get most of the people to park on campus.

Amy Ando, of 712 West Michigan Avenue, mentioned that she lived down the street from the church. She remarked that the Twin City Bible Church served as a model to others about how to go about this type of process in a communicating kind of way rather than an adversarial way. However, she was there to oppose the variance request.

She was there in opposition because it was a big variance request. Elements of the Zoning Ordinance have important jobs. As a City and as a community, we need to think pretty hard about cases where people are asking for permission to exceed the rules set forth to govern development.

In this particular case, it had taken her a while to figure out why the petitioner needed a large variance. So, why do we have FAR requirements? And why or why not it might be a bad thing to exceed them? One of the reasons was to control density. This meant to control the number of people living in an area. FAR also controls the appearance of an area.

How was the FAR space calculated? Mr. Kowalski explained that it was the floor area divided by the lot area. Ms. Ando replied that it did not have anything to do with parking spaces. She noted that you could not park anywhere on Michigan Avenue on Sunday mornings. She found it was funny to insist that the church have 14 parking spaces on the proposed lot, because it was so hopelessly inadequate for the number of people who go to the church.

Another issue that Ms. Ando raised was when we cover up the lots, it changed where the rainwater runs off. It made it more difficult for the City trees to grow. Therefore, she was inclined to prefer either two, small buildings or perhaps shrinking the size of the proposed footprint, so that it did not cover the footprint of the two existing houses, but to compensate for the lost open space in between. They could have more landscaping and make the building less massive in size.

Sarah Projansky, of 803 West Michigan Avenue, thanked the church for being so neighborly. She pointed out the submitted plans were different from the plans that the church had shown the neighbors. Therefore, it showed that the church had responded to the neighbors' suggestions.

She felt that more changes could be made to maintain a residential feel. The petitioner claimed that the height of the proposed structure would be less than the existing homes, and it would look like a modern single-family home. She believed that both of these claims were true and make the proposed structure look less like it belongs in the neighborhood.

She believed that the basement being halfway in the ground was part of the issue. If the church would build up instead of out, then it would possibly be better. There were many taller homes in the neighborhood. The link between the church and the proposed structure would be quite institutional. Although it made sense for the church to have some sort of connection between the buildings, she believed that there was a way that this could be hidden from the street or transformed in a way that felt more residential and less institutional.

Mr. Miller re-approached the Zoning Board of Appeals to explain that the proposed building would not cover the length of the footprints of the two existing houses. They had pulled the footprint back on the east side by about 9 feet.

As far as building up higher, the goal, which drove the whole plan, was to have the two floors of the proposed annex be at the same level as the floors of the existing church to give it a feel of being part of the church. Building up higher would create more problems with accessibility. This was by far the most comfortable plan.

He mentioned that the church was still working on the plans. So, there may be comments that the neighbors had said that could influence further changes. The church would do the best they could to try to meet the neighbors' concerns. Parking was a concern that the church was working hard by trying to soften the problem of cars being parked down the street.

Ms. Uchtmann asked if the architect had considered changing the direction of the proposed building so that the shorter side was facing the front? Mr. Miller replied that they had tried everything. The problem with this concept was that they were trying to hide the parking. One of the worst things that they could do to the neighborhood would be to have a parking lot that would interrupt the rhythm of the houses.

Mr. Schoonover inquired if the church was still in the process of talking to the residents? Mr. Miller replied yes. The pastor had received notes and letters in the last week, and they were trying to be responsive to them. However, they were at the point where they would like to respond in terms of fine-tuning instead of making major changes in the concept. Fine-tuning would be in terms of finishing the plans for the main entrance, the window treatment, and the roof treatment.

Mr. Kowalski responded to some questions that had been asked. In regards to the traffic flow, staff had met with the church to talk about their traffic flow plan. The City Engineer, Bill Gray, had reviewed the plan and felt that the proposed layout would be the best option for the safest traffic flow from Lincoln Avenue to Michigan Avenue. One of the issues of having a two-way traffic flow from Michigan Avenue was having a wide enough access drive. The church was not really able to do that in order to allow a two-way drive. So, the one-way out onto Michigan Avenue really worked best for the site.

He went on to say that Ms. Ando was correct in that the main purpose of FAR was to help regulate the bulk and size of a building on a lot. In many cases in developments, developments were not able to achieve their FAR requirements because of parking needs and other kinds of site demands. In this case, as staff worked with the church and looked at the designs, in one of the considerations was the existing square footage of the two houses that were on the two lots, and the FAR of the proposed annex was close to matching the existing FAR of the two houses on the two lots. Then, why do they need approval for a major variance? Technically, if someone clears a lot and start development from scratch, then that person would need to meet all the requirements of the Zoning Ordinance. So, it was very possible that in this case, the two existing houses may not have met the current standards for FAR in the first place. This happened quite a bit in the older neighborhoods, where there were large homes on relatively smaller lots. In many cases, these homes were legally non-conforming for

setback or FAR. It was not uncommon for the staff to get variance requests from homeowners in an older neighborhood, who live in large homes on smaller lots, to refinish an attic space and add living space.

Another quirk of FAR was what went into the calculation was living space or usable space, including basements. While the basement counts in the FAR, an argument could be made that since it was in the basement, it would help reduce the overall bulk and massing of the building that one would see from the street.

Mr. Kowalski talked about the overall design of a building. The City did not regulate design at this location for architectural details or standards. The design of the building was something that church had proposed and was planning on doing. If the church were in the M.O.R., Mixed-Office Residential Zoning District, then they would be looking at the design of the proposed annex. Then again, if this was in the MOR Zoning District, he believed that the proposed design was more of what the City would be looking for.

Mr. Warmbrunn questioned if the rain and drainage issue had been taken care of? Mr. Lindahl responded by saying that the rain and drainage issue had been addressed by the City Engineer. Public Works Department looked at the parking lot and its design. The church would install a couple of drains in the back of the property. Mr. Kowalski added that when construction plans were submitted, the standard process was that the City’s Building Safety Division would review the plans for building code issues with the building. The plans also get reviewed by the City’s Engineering staff to make sure that stormwater would not drain from one lot to another lot. It needed to drain to the proper storm drains and out into the proper storm sewers.

Ms. Uchtmann inquired how long the building was in front? Mr. Miller replied that it was 73 feet long, which was not unusual for a residence in the suburbs.

Mr. Warmbrunn moved that based on the findings outlined in the staff report that the Zoning Board of Appeals recommend approval to the Urbana City Council. Mr. Schoonover seconded the motion. Roll call was as follows:

Mr. Schoonover	-	Yes	Ms. Uchtmann	-	Yes
Mr. Warmbrunn	-	Yes	Mr. Armstrong	-	Yes

The motion was passed by unanimous vote.

**7. OLD BUSINESS**

There was none.

**8. NEW BUSINESS**

There was none.

**9. AUDIENCE PARTICIPATION**

There was none.

## **10. STAFF REPORT**

**Mr. Kowalski reported on the following:**

**Special Use Permit request** for the Twin City Bible Church was postponed to November 4, 2004 due to the lack of a quorum for the Plan Commission. After being heard by the Plan Commission, the case would go before the City Council on November 15, 2004. The petitioner and City staff agreed that the Zoning Board of Appeal's recommendation could wait and go to the same November 15, 2004 City Council meeting.

## **11. STUDY SESSION**

There was none.

## **12. ADJOURNMENT OF MEETING**

The meeting was adjourned at 8:15 p.m.

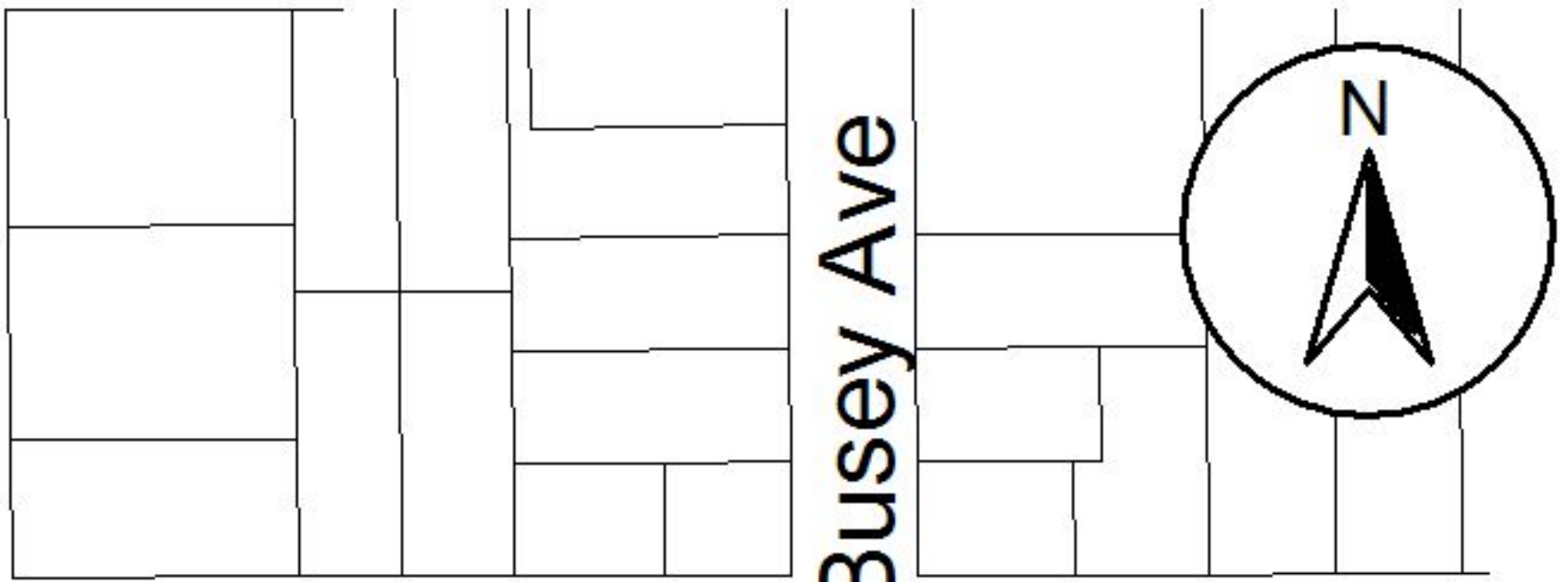
**Respectfully submitted,**

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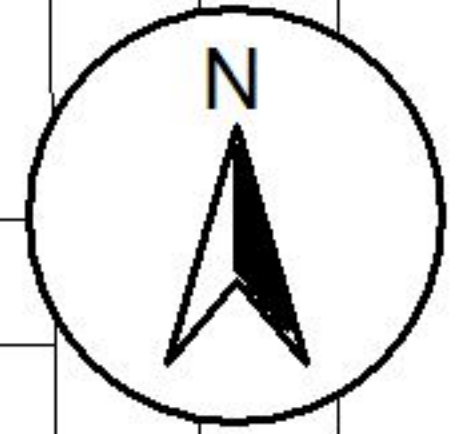
**Rob Kowalski, Planning Manager  
Urbana Zoning Board of Appeals**



# Exhibit "A": Location Map

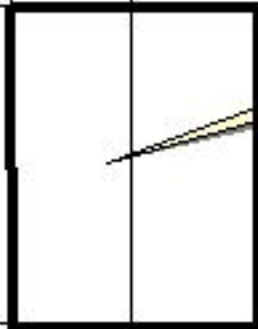


Busey Ave



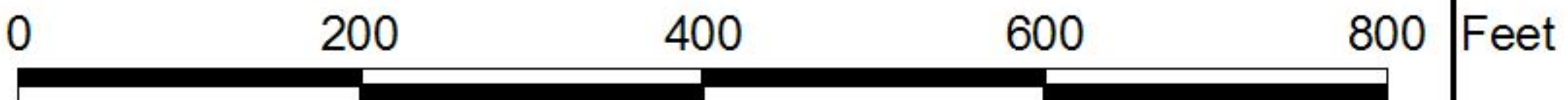
Indiana Ave

Subject Property



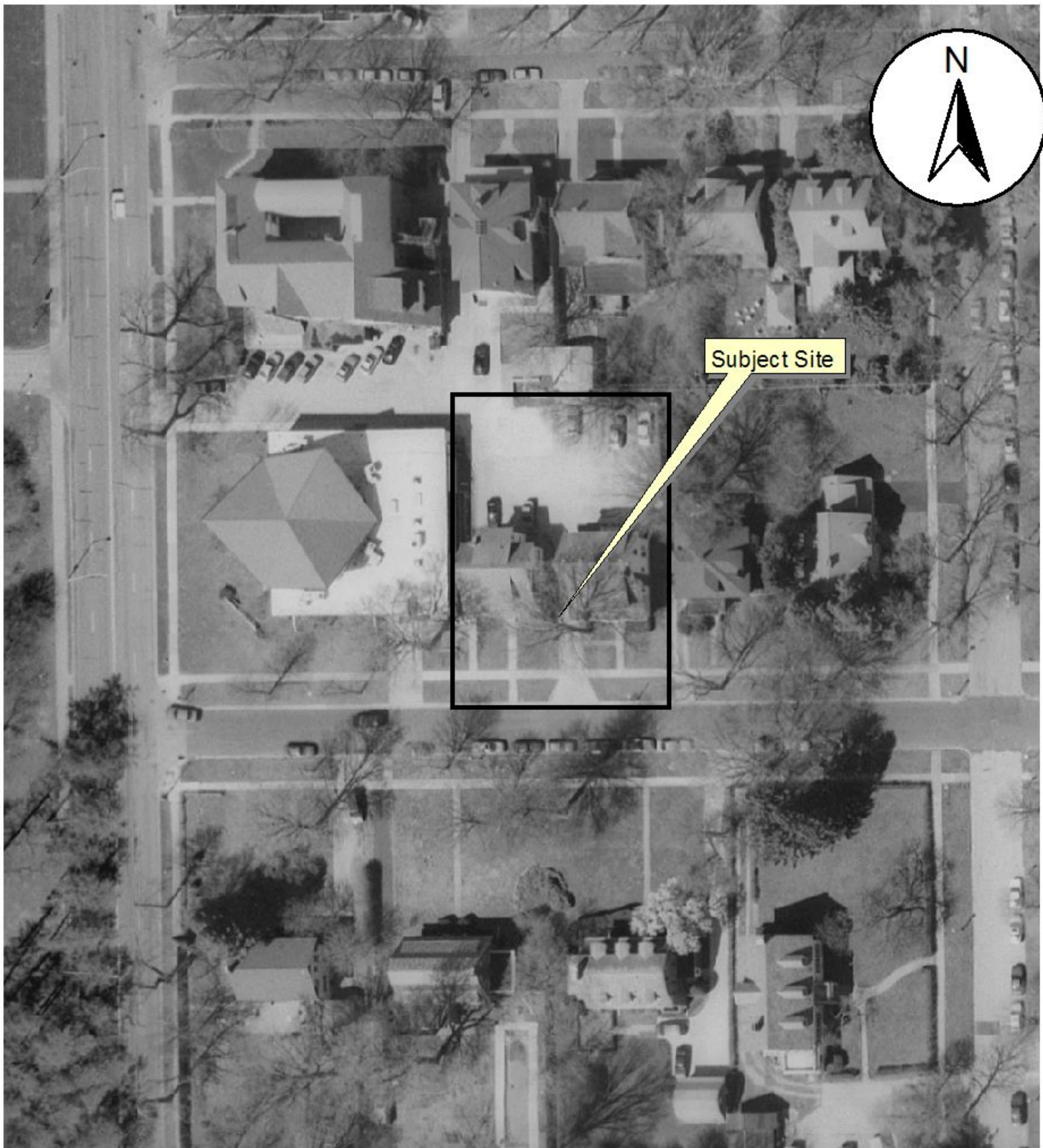
Michigan Ave

Lincoln Ave



Case No 1910-SU-04  
Special Use Permit to establish a Church in the R-2 and R-3 Zoning Districts  
ZBA Case: ZBA-04-MAJ-14  
Allow increase in FAR from .40 to .50 to allow for a 6,800 sq. ft. addition  
Petitioner: Twin City Bible Church 808 W. Michigan  
R-2 Single Family Residential District and  
R-3 Single and Two-Family Residential District  
Prepared 10/08/04 by Community Development Services - rkg

# Exhibit "E" : Aerial Photo



Case No 1910-SU-04  
Special Use Permit to establish a Church in the R-2 and R-3 Zoning Districts  
ZBA Case: ZBA-04-MAJ-14  
Allow increase in FAR from .40 to .50 to allow for a 6,800 sq. ft. addition  
Petitioner: Twin City Bible Church 808 W. Michigan  
R-2 Single Family Residential District and  
R-3 Single and Two-Family Residential District  
Prepared 10/08/04 by Community Development Services - rkg