

MINUTES OF A REGULAR MEETING

URBANA ZONING BOARD OF APPEALS

DATE: May 4, 2000

DRAFT

TIME: 7:30 p.m.

PLACE: Urbana City Building
400 S. Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Anna Merritt, Jim Fitzsimmons, Herb Corten, Paul Armstrong,
Charles Warmbrunn

MEMBERS ABSENT Mr. Harvey Welch, Mr. Darwin Fields.

STAFF PRESENT: Rob Kowalski, Senior Planner
Pat Tarte, Recording Secretary

OTHERS PRESENT: Tom Davis and one other man

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

The meeting was called to order at 7:30 p.m. A quorum was declared present.

CHANGES TO THE AGENDA

There were none.

APPROVAL OF MINUTES

COMMUNICATIONS

A new color rendering of the first page of Plan Case 1742-SU-00
A revised zoning map of the area under consideration in Plan Case 1742-SU-00
Copies of the *Planning Commissioners Journal*

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

NEW PUBLIC HEARINGS

Plan Case No. 1742-SU-00, request for a Special Use Permit to allow a 1,580 square foot addition, more or less, to the Urbana Assembly of God Church located at 2502 South Race Street.

Mr. Ross presented an overview of the case explaining that the building addition proposed as part of this Special Use request is to help alleviate an overflow of pedestrian traffic within the church lobby area. Mr. Ross concluded his presentation with a staff recommendation for approval of the Special Use Permit request with a recommended condition that existing non-conforming parking spaces in the front yard be striped over.

Mr. Alix asked if the overhead canopy at the southeast corner of the building was included in the addition. Ms. Tyler responded that this should be considered as part of the requested Special Use, as any Church Use in the R-3 zone requires a Special Use Permit. Mr. Alix asked if there was a restriction on the appearance of the land in a front yard setback or whether it is a usage issue and asked if residential yards can be paved so long as they were not used for parking. Ms. Tyler responded that in residential districts there are restrictions on front yard usage in the Zoning Ordinance that would not allow more than 45% of the lot width to be used for parking. Mr. Alix suggested that rather than marking the spaces at the church as no parking, the Plan Commission might want to require that the paving of the parking spaces in the front yard setback be removed. Ms. Tyler responded that there is no requirement in the Zoning Ordinance that would require removal of pavement.

Ms. Stake asked which of the three choices presented in the staff memo was the recommendation of choice by staff. Mr. Ross answered that staff would recommend the second option with the condition that the non-conforming parking spaces be striped over.

Mr. Wayne Shaw, Architect for the proposed project, presented an overview of the project using mounted exhibits. He reiterated the presentation of Mr. Ross adding a few additional details of the proposed construction. He also explained the reason the Church is making the changes for which the Special Use Permit was being sought.

Mr. Knaap asked what the use was for a large green space adjacent to and owned by the church. Mr. Shaw answered that in the future the church was hoping to build a new sanctuary there. He noted that would probably be at least five years in the future. Mr. Shaw explained that the square structures shown in the parking lot were planting boxes that contained some greenery. Mr. Knaap suggested that since this is such a large area of concrete it would be very nice to see more greenery and trees. Mr. Shaw explained that there had been discussions at the church covering just that subject. He said that it was hoped that there could be a landscaping proposal for the entire area at some time in the future.

Mr. Knaap asked if most of the parishioners walked or drove to services. Mr. James Merz, representative for the church, stated that most of the members drive to services. He also noted that there are some trees already in the planting boxes. There was a discussion concerning the City requirement for trees in some parking lots. Ms. Tyler explained that those provisions of the Ordinance were written after the creation of this particular parking lot; therefore, the lot is not required to have trees.

Mr. Howell asked about the location of the spaces that are to be striped over and also asked if there were any handicapped spaces. Mr. Shaw pointed out the location of the existing handicapped spaces and said that with the completion of this project there will be one additional handicapped space available. There was a question from Mr. Alix concerning feedback from the surrounding neighbors. Ms. Tyler stated that there had been none.

Mr. Robert Watson, a backyard neighbor to the church, stated that the church is a very good neighbor as they have demonstrated in the past, and that he and his neighbors wish the Church well.

Ms. Stake moved that Plan Case No. 1742-SU-00, be forwarded to the City Council with a recommendation for approval including the condition identified in the memorandum. Mrs. Moreland seconded the motion.

Mr. Howell called for a roll call. The vote follows:

Upah-Bant, yes	Moreland, yes	Stake, yes	Knaap, yes
Howell, yes	Alix, yes		

The motion passed 6-0.

The Plan Commission forwarded Plan Case 1742-SU-00 to the May 15, 2000 meeting of the City Council with a Plan Commission recommendation for approval.

NEW BUSINES

There was none.

AUDIENCE PARTICIPATION

There was none.

STAFF REPORT

Ms. Tyler reported that Plan Case 1741-T-00, various changes to the Table of Uses, passed Council with one minor change. The change was that a Special Use Permit would be required to allow video stores in the Office Park Zone.

Ms. Tyler noted that there was also a request from Council for a definition for the “Athletic Training Facilities” for inclusion in the Zoning Ordinance. She stated that this additional amendment would come back before the Plan Commission shortly.

Ms. Tyler stated that the date for the joint Urbana, Champaign, and Savoy Plan Commissions has once again been changed and that the meeting is now set for June 28, 2000 at Biagghi’s Restaurant at 5:30 p.m. [Please note that this joint meeting has now been delayed to some time in September so as not to interfere with summer vacations.]

Ms. Tyler told the Commissioners that there was at least one CCZBA case scheduled for the May 18, 2000 Plan Commission meeting. She also said that the Public Works Department could be present at the next Plan Commission meeting on May 18, therefore, she has scheduled the subdivision standards portion of the Subdivision Process study for that evening.

11. STUDY SESSION

There was none

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:14 p.m.

Respectfully submitted,

May 4, 2000

April D. Getchius, Secretary
Urbana Plan Commission