

MINUTES OF A REGULAR MEETING

URBANA ZONING BOARD OF APPEALS

DATE: June 29, 2000

TIME: 7:30 p.m.

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

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

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

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

OTHERS PRESENT: Tom Davis

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

The meeting was called to order at 7:33 p.m. Roll Call was taken and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of April 27, 2000 were presented for approval. Ms. Merritt suggested several minor changes. The minutes, as corrected, were approved by unanimous voice vote.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

There were none.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

There was none.

11. NEW PUBLIC HEARINGS

ZBA-00-C-6, request for a Conditional Use Permit filed by Tom Davis. The petitioner is proposing to establish two primary structures on one lot in the IN, Industrial zone at 1212 E. University Avenue.

Chairperson Merritt swore in members of the public body planning to testify before the board.

Mr. Kowalski presented an overview of the case concluding with a staff recommendation that the Zoning Board of Appeals grant the proposed request on the basis that it meets the requirements for granting a Conditional Use Permit as outlined in the staff report.

Mr. Corten asked if the number of parking spaces available might suggest a retail business use. Mr. Kowalski answered that the use of the parking lot would remain virtually the same, which is primarily for office and warehouse space.

Mr. Corten asked about the arrival and departure of large trucks to the site. Mr. Tom Davis, the petitioner, answered that FedEx and UPS trucks stop every day as does the truck that delivers the large shipping containers filled with the telephones Scitec Inc. sells. Mr. Davis went on to explain that all unloading of trucks is done from the back of the building and that parking is sufficient.

Mr. Fitzsimmons moved that case No. ZBA-00-C-6, a request for a Conditional Use Permit, be granted based on the summary of findings as items 1-5 listed in the staff report. Mr. Armstrong seconded the motion.

Ms. Merritt called for a roll call. The vote follows:

Merritt, aye. Fitzsimmons, aye. Corten, aye. Armstrong, aye.

Warmbrunn, aye.

The motion passed 5 – 0.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7: 48 p.m.

Respectfully submitted,

Pat Tarte
Recording Secretary