

## ZONING BOARD OF APPEALS



**DATE:** Wednesday, April 28, 2004

**TIME:** 7:30 P.M.

**PLACE:** EXECUTIVE CONFERENCE ROOMS A & B  
SECOND FLOOR  
URBANA CITY BUILDING  
400 SOUTH VINE STREET  
URBANA, ILLINOIS 61801

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### AGENDA

**1. Call to Order, Roll Call, and Declaration of Quorum**

**2. Changes to Agenda**

**3. Approval of Minutes**

February 18, 2004

**4. Written Communications**

**5. Continued Public Hearings**

**6. New Public Hearings**

ZBA 04-MAJ-01: Request to reduce the rear yard setback from 10' to 5' at 1701 South Philo Road, in Urbana's B-3, General Business Zoning District.

ZBA 04-MAJ-02: Request to reduce the side yard setback from 10' to 5' at 1701 South Philo Road, in Urbana's B-3, General Business Zoning District.

ZBA 04-MAJ-3: Request to reduce the side yard setback from 5' to 2' 8" at 705 East Park Street, in Urbana's R-3, Single and Two Family Residential Zoning District.

ZBA 04-C-2: Request for a conditional use permit filed by The Atkins Group for a conditional use permit to establish a daycare center at 2501 South Myra Ridge Drive, in Urbana's B-3, General Business Zoning District.

ZBA 04-C-3: A request filed by Kwan Soo Lim for a Conditional Use Permit to establish a karaoke lounge at 507 West Springfield Avenue, in Urbana's B-2, Neighborhood Business - Arterial Zoning District.

*(This case has been withdrawn.)*

- 7. Old Business**
- 8. New Business**
- 9. Audience Participation**
- 10. Staff Report**
- 11. Study Session**
- 12. Adjournment**