

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

DATE: May 18, 2005
TIME: 7:30 p.m.
PLACE: Urbana City Building
Executive Conference Rooms A & B,
Second Floor
400 S. Vine Street
Urbana, IL 61801

APPROVED

MEMBERS PRESENT: Herb Corten, Anna Merritt, Joe Schoonover, Charles Warmbrunn, Harvey Welch
MEMBERS ABSENT Paul Armstrong, Nancy Uchtmann
STAFF PRESENT: Paul Lindahl, Planner I; Teri Andel, Secretary
OTHERS PRESENT: Dan Allen, Paul Hilton

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

The meeting was called to order at 7:30 p.m. The roll call was taken, and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Corten moved to approve the minutes from the February 16, 2005 meeting as presented. Mr. Warmbrunn seconded the motion. The minutes were approved as presented by unanimous voice vote.

4. WRITTEN COMMUNICATIONS

■ Site Plan for ZBA Case No. 05-MAJ-03

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

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

ZBA-05-MAJ-03: A request for a major variance to allow a parking lot expansion to be constructed with a 100% encroachment into the required 25-foot front-yard setback in Urbana's IN, Industrial Zoning District.

Paul Lindahl, Planner I, presented this case to the Zoning Board of Appeals. He gave a brief history of the existing building and parking lot on the proposed site that is being occupied by Aramark Uniform Services. He described the proposed site and noted the land uses of the surrounding properties. He explained the reason for the major variance was so the petitioner could expand the existing parking lot into an unused portion of their property. He reviewed the variance criteria from Section XI-3 of the Urbana Zoning Ordinance that pertained to this case. He read the options of the Zoning Board of Appeals and presented staff's recommendation, which was as follows:

Based on the findings outlined in the written staff report, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommended that the Urbana Zoning Board of Appeals forward the proposed case to the Urbana City Council with a recommendation of approval with the following conditions:

- 1. The development on the site must generally conform to the site plan submitted with the application.*
- 2. No part of parked trucks or cars may encroach or overhang into the North Shore Drive public right-of-way.*

Mr. Welch inquired if the Champaign County Zoning Ordinance was the same as before or if the County had made changes to get their Zoning Ordinance into conformance with the City of Urbana's Zoning Ordinance. Mr. Lindahl responded by saying that he would need to check into this. Many times, the City of Urbana tries to work with Champaign County on trying to have a more systematic approach, so that the County has the same regulations as the City of Urbana and the City of Champaign do for both zoning and subdivisions.

Mr. Corten wondered what could be put or built over a septic system. Mr. Lindahl understood that septic systems were supposed to be left open, so that the rainwater would percolate down through them.

Mr. Warmbrunn questioned whether the City of Urbana had any plans to add the proposed site to the sanitary sewer system in the future. Mr. Lindahl replied that the sanitary sewer mains were located at the north end of North Shore Drive. The City of Urbana currently did not have any plans to extend it down to the proposed property. Mr. Warmbrunn asked if then none of the businesses along North Shore Drive were hooked up to the sanitary sewer system at this time and were instead using septic tanks. Mr. Lindahl said that was correct.

Mr. Warmbrunn suggested that the Zoning Board of Appeals might want to add a condition stating that trucks would not be allowed to abut over the north property line. Mr. Lindahl noted that although it was hard to see on the aerial photo, there was a fence along the north side that would prevent this from happening.

Mr. Warmbrunn asked if it would be alright with the City of Urbana for truck drivers to park or stack the trucks along the south property line as well. Mr. Lindahl replied that the City would not have a problem with that.

Dan Allen, of Allen Engineering Corporation, and Paul Hilton, Assistant General Manager for Aramark, approached the Zoning Board of Appeals to answer any questions they may have.

Mr. Allen explained that over the years, Aramark's operations had expanded. The proposed lot is very small, and as Aramark added more trucks, they became more cramped for space to park the trucks without parking on the street or going off-site for parking. It seemed like the natural thing to do would be to expand the parking lot to the north. As a result, they needed a major variance.

Mr. Hilton stated that the trucks used to be 16 feet in length versus now they are up to 22 feet in length. Regarding vehicles parking on the south side of the property, for safety reasons Aramark does not allow parking in this area. He explained that there was a dock on the south side of the building which houses a 53-foot semi-trailer. The semi transports merchandise back-and-forth from the Springfield facility. In order for the driver of the semi to make the turn back into the dock, the entire area on the south side needed to be clear.

Mr. Warmbrunn wondered if parking was a problem mostly at night. Mr. Hilton said that was correct. He went on to say that years ago Aramark had a service agreement with the Grider Corporation to perform maintenance on Aramark's vehicles and allow Aramark to store their vehicles on Grider's property. The agreement no longer exists, so therefore, Aramark has to house their vehicles on their own property, which created the existing parking problem.

Mr. Corten inquired if the variance would take care of the parking problem for the next 20 years or for the next two years. Mr. Hilton stated that Aramark did not expect to see any massive amounts of growth in business. The expanded parking lot would allow them enough room to park all of their existing vehicles in addition to one or two more.

Ms. Merritt commented that she was surprised to see a big business such as Aramark operate out of such a small lot. Mr. Hilton explained that Aramark does all of their processing out of Springfield, Illinois. They have two shuttles that run back-and-forth each night delivering clean merchandise and picking up the soiled merchandise. The proposed site was strictly a depot.

Mr. Corten moved that the Zoning Board of Appeals forward this case to the City Council with a recommendation for approval along with the conditions recommended by staff. Mr. Schoonover seconded the motion. Roll call was as follows:

Mr. Corten	-	Yes	Ms. Merritt	-	Yes
------------	---	-----	-------------	---	-----

Mr. Schoonover	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	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. Lindahl reported on the following:

- **2005 Comprehensive Plan** has been adopted by City Council. Staff is in the process of getting it printed up, and copies should be available for sale by the end of the week or middle of next week.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

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