

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

DATE: December 21, 2005
TIME: 7:30 p.m.
PLACE: Urbana City Building
City Council Chambers
400 S. Vine Street
Urbana, IL 61801

APPROVED

MEMBERS PRESENT: Herb Corten, Anna Merritt, Nancy Uchtmann, Charles Warmbrunn
MEMBERS ABSENT Paul Armstrong, Joe Schoonover, Harvey Welch
STAFF PRESENT: Robert Myers, Planning Manager; Matt Wempe, Planner I; Tony Weck, Secretary
OTHERS PRESENT: Jeffery Edwards

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

The meeting was called to order at 8:00 p.m. The roll call was taken with the members noted above being present. Ms. Merritt declared a quorum present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Warmbrunn moved that the Zoning Board of Appeals approve the minutes from the November 16, 2005 meeting as presented. Ms. Uchtmann seconded the motion. The Zoning Board of Appeals approved the minutes as presented by unanimous vote.

NOTE: Ms. Merritt swore in members of the audience who planned to testify during the public hearing.

4. WRITTEN COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

ZBA-05-MIN-03: A request to allow a 14.6% increase in the size of a highway-oriented freestanding sign at 1003 Kenyon Road in the B-3, General Business Zoning District.

Matt Wempe, Planner I, presented the case to the Zoning Board of Appeals. He gave a brief description and background of the proposal and site. Mr. Wempe reviewed the variance criteria from Section XI-3 of the Urbana Zoning Ordinance that pertained to minor variance requests. Holiday Inn Express is a highway-oriented business but which has poor visibility from Interstate 74. Limited visibility is specific to this property because of the unusually wide interstate right-of-way at this location due to a regional detention basin being located there. Exhibits were presented showing that the interstate right-of-way at other I-74 interchanges in Urbana is a much narrower width, meaning that adjoining highway-oriented business signs in those locations are readily visible from either the interstate or off ramps. The applicants had first requested a larger sign but agreed to reduce the size so as to be the minimum variance necessary. City staff recommended that the Zoning Board of Appeals grant a minor variance for Case No. ZBA 05-MIN-03 with the following conditions:

1. *That the sign shall only be located on the Holiday Inn Express property, as illustrated in Exhibit G of the written staff report. The sign may only be placed on the adjacent Illinois Department of Transportation right-of-way with written approval from IDOT officials, or upon the purchase of said right-of-way.*
2. *That the sign shall be constructed in substantial conformity with the submitted site plan illustrating the design and location.*

Ms. Merritt opened the public hearing. Jeffrey Edwards, General Manager of Holiday Inn Express, approached the Zoning Board of Appeals to answer questions. With no further public comment, Ms. Merritt closed the public hearing. Following closing the public hearing, Mr. Warmbrunn moved that the Zoning Board of Appeals approve the request for a minor variance in Case No. ZBA 05-MIN-03 with the conditions recommended in the staff report. Mr. Corten seconded the motion. A roll call vote resulted as follows:

Mr. Corten	-	Yes	Ms. Merritt	-	Yes
Ms. Uchtmann	-	Yes	Mr. Warmbrunn	-	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

There was none.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:23 p.m. by unanimous vote.

Respectfully submitted,

Robert Myers, Secretary
Urbana Zoning Board of Appeals