

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

DATE: May 17, 2006

APPROVED

TIME: 7:30 p.m.

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

MEMBERS PRESENT: Herb Corten, Charles Warmbrunn, Harvey Welch

MEMBERS ABSENT Paul Armstrong, Anna Merritt, Joe Schoonover, Nancy Uchtmann

STAFF PRESENT: Robert Myers, Planning Manager; Teri Andel, Planning Secretary

OTHERS PRESENT: Kate Hunter

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

Mr. Corten nominated Charles Warmbrunn to serve as Acting Chair in the absence of Chair Merritt. Mr. Welch seconded the motion. The motion was passed by unanimous vote.

Acting Chair Warmbrunn called the meeting to order at 7:47 p.m. Roll call was taken, and a quorum was not present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the April 19, 2006 Zoning Board of Appeals meeting could not be approved without a quorum.

4. WRITTEN COMMUNICATIONS

- 2006 Zoning Ordinance – Updated and Republished.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

ZBA-06-MAJ-02: A Major Variance to allow a 100% encroachment into the 18-inch minimum required distance from the side lot line at 510 West Oregon Street in the R-2, Single-Family Residential Zoning District.

Robert Myers, Planning Manager, stated that since there was not a quorum of the Zoning Board of Appeals present to vote on this case, he suggested that the Zoning Board of Appeals continue this case to a date certain at which time there would be a quorum, testimony taken, and the Zoning Board would be able to make a decision. Although the Board's bylaws allow testimony to be taken even when a quorum is not present, he advised that, unless an applicant or witness had traveled a long distance to be at this meeting, it would be best to wait until there was a quorum so that all members voting on the case would be provided exactly the same evidence.

Acting Chair Warmbrunn suggested that the Zoning Board follow City staff's recommendation to continue this case to a date certain. Wednesday, May 24, 2006 at 7:30 p.m. in the City Council Chambers was chosen. Mr. Myers pointed out that staff would have to check on the availability of the room, and it is conceivable that since the proposed date is not a regular meeting date members may not be available. So, it is possible there might not be a quorum on the proposed date as well. In this case City staff would reschedule the meeting and inform everyone.

Mr. Corten moved that the Zoning Board of Appeals continue this case to May 24, 2006. Mr. Welch seconded the motion. Roll call was as follows:

Mr. Corten	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes			

The motion was passed by unanimous vote.

ZBA-06-MAJ-03: A request to allow a 96% increase in the size of a gas station canopy sign at 2007 North Lincoln Avenue in the B-3, General Business Zoning District.

Mr. Myers stated that the petitioner had asked that the ZBA postpone consideration of this application which is requesting a variance for a gas station canopy sign at 2007 North Lincoln Avenue.

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 7:53 p.m. by unanimous vote.

Respectfully submitted,

Robert Myers, Secretary
Urbana Zoning Board of Appeals