

## NOTICE OF REGULAR MEETING

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### ZONING BOARD OF APPEALS



**DATE:** Wednesday, June 20, 2007  
**TIME:** 7:30 P.M.  
**PLACE:** City Council Chambers  
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**  
May 16, 2007
4. **Written Communications**
5. **Continued Public Hearings**
6. **New Public Hearings**

**ZBA 2007-MAJ-06:** Request filed by Trammell Crow Higher Education Development, Inc. to allow a mixed retail/apartment building with an interior parking garage to have five-foot side-yard setbacks rather than increasing the side yard setbacks to approximately 17 feet at 1008, 1010 and 1012 West University Avenue in the B-3, General Business Zoning District.

**ZBA Case 2007-C-02:** A request by SM Properties Urbana, LLC for a site plan amendment to a Conditional Use Permit allowing the establishment of two principal uses on a single parcel of land at 104 North Vine Street in the B-4E, Central-Business-Expansion Zoning District.

**ZBA Case 2007-C-03:** A request by SM Properties Urbana, LLC for a site plan amendment to a Conditional Use Permit allowing the establishment of a "Gasoline Station" at 104 North Vine Street in the B-4E, Central Business-Expansion Zoning District.

**ZBA 2007-MIN-02:** Request filed by Betsy Hendricks to allow a legally non-conforming shortage of parking spaces to increase in non-conformity from 14% to 18% less than required at the Hendricks House dormitory located at 904 West Green Street in the B-3U, General Business-University Zoning District.

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