

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

**DATE:** April 21, 2010  
**TIME:** 7:30 p.m.  
**PLACE:** Urbana City Building  
City Council Chambers  
400 S. Vine Street  
Urbana, IL 61801

**APPROVED**

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<b>MEMBERS PRESENT</b>	Paul Armstrong, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch
<b>STAFF PRESENT</b>	Robert Myers, Planning Manager; Rebecca Bird, Planner I; Teri Andel, Planning Secretary
<b>OTHERS PRESENT</b>	Brett Paul, David Seyler

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

Chair Armstrong called the meeting to order at 7:30 p.m. Roll call was taken, and a quorum was declared present.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

The minutes from the March 17, 2010 Zoning Board of Appeals regular meeting were presented for approval. Ms. Uchtmann moved to approve the minutes as drafted. Mr. Welch seconded the motion. The minutes were approved as presented by unanimous voice vote.

**4. WRITTEN COMMUNICATIONS**

There were none.

**5. CONTINUED PUBLIC HEARINGS**

There were none.

Chair Armstrong asked that anyone who might want to testify to please stand and raise their right hand. He then swore in those members of the audience.

## 6. NEW PUBLIC HEARINGS

**Case No. ZBA-2010-MIN-01 – A request by Martha Wagner Weinberg for a minor variance to build an addition encroaching up to 5 feet into a required 25-foot front yard at 1506 South Orchard Street in the R-1, Single-Family Residential Zoning District.**

Rebecca Bird, Planner I, presented this case to the Zoning Board of Appeals. She began by explaining the purpose for the proposed minor variance which is to allow a building addition to be wheelchair accessible. She briefly described the proposed site noting the zoning and current land uses as well as that for the adjacent surrounding properties. She discussed the setback requirements for front yards in the R-1 Zoning District. She reviewed the variance criteria according to Section XI-3 of the Urbana Zoning Ordinance that pertains to the proposed minor variance. She presented staff's recommendation, which was as follows:

Based on the analysis and findings presented in the written staff report, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommends that the Zoning Board of Appeals approve Case No. ZBA-2010-MIN-01 with the following conditions:

1. The addition shall be constructed in general conformance to the site plan layout submitted as part of the application and attached to the written staff report.

With no questions from the Zoning Board of Appeals for City staff, Chair Armstrong opened the hearing to public input.

Ms. Uchtmann asked what the roofline would be like on the addition. Dave Seyler, builder for the proposed project, stated that the roofline would tie in with the original roofline on the existing house so it would appear to have been built at the same time.

Ms. Uchtmann asked if the addition would attach to the garage. Mr. Seyler said no. There will be about four feet separation between the house addition and garage. As the plans are drawn the addition will mimic the existing porch. There are two dormers over the porch, and there will be dormers over the addition to match.

With no further questions or comments from the audience, and with no further comments from City staff, Chair Armstrong closed the public input portion of the hearing and opened the case to discussion and/or a motion.

Mr. Warmbrunn moved that the Zoning Board of Appeals approve Case No. ZBA-2010-MIN-01 with the condition as recommended by City staff in the written staff report. Mr. Welch seconded the motion.

Roll call was as follows:

Ms. Uchtmann	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes	Mr. Armstrong	-	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**

City staff reported on the following:

- Yockey Major Variance was approved by the City Council on April 19, 2010. The City Council modified two conditions. In addition to removing the kitchen, all the bathroom fixtures other than the sink must be removed from the existing house. They also placed a condition that the building cannot be expanded, reconstructed or rebuilt unless it conforms to the Urbana Zoning Ordinance.
- Bike to Work Day is scheduled for Tuesday, May 4, 2010. Everyone is encouraged to register to ride their bikes to work that day.

## **11. STUDY SESSION**

There was none.

## **12. ADJOURNMENT OF MEETING**

Chair Armstrong adjourned the meeting at 7:53 p.m.

Respectfully submitted,

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Robert Myers, AICP, Secretary  
Urbana Zoning Board of Appeals