

MINUTES OF A REGULAR MEETING

URBANA ZONING BOARD OF APPEALS

DATE: July 21, 2010

APPROVED

TIME: 7:30 p.m.

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

MEMBERS PRESENT Paul Armstrong, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch

STAFF PRESENT Robert Myers, Planning Manager; Jeff Engstrom, Planner I; Teri Andel, Planning Secretary

OTHERS PRESENT Patricia Justice

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 with all members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes from the April 21, 2010 Zoning Board of Appeals regular meeting were presented for approval. Ms. Uchtmann moved to approve the minutes as drafted. Mr. Warmbrunn 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.

6. NEW PUBLIC HEARINGS

Case No. ZBA-2010-MAJ-02: A request by St. Patrick Catholic Church for a Major Variance from Section IX-4.B of the Urbana Zoning Ordinance to allow an additional freestanding sign at 702-710 West Main Street.

Jeff Engstrom, Planner I, presented this case to the Zoning Board of Appeals. He began by giving a brief explanation for the proposed request. He pointed out that although the case started as a major variance request, after City staff calculated the final dimensions (height and square footage) of the proposed sign, they determined that this is in fact a minor variance.

He talked about the location of the proposed sign, noting the current land uses of the site and of the surrounding properties. He discussed how the Urbana Zoning Ordinance sign regulations relate to the proposed minor variance. He reviewed the variance criteria from Section XI-3 of the Urbana Zoning Ordinance that pertains to this case. He read the options of the Zoning Board of Appeals and presented staff's recommendation, which is 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-MAJ-02 subject to the following conditions:

1. That the sign area, height and monument size do not exceed the dimensions shown in the sign plan submitted with the application.
2. That the sign is set back at least eight feet from the property line.

With no questions from the Zoning Board of Appeals for City staff, Chair Armstrong opened the hearing for public input. He asked that if the one individual in the audience would like to speak to please stand and raise her right hand. He then swore her in.

Patricia Justice, of 3500 South Vine Street, represented the petitioner, Will Justice, who is her son. She read a letter from her son stating why he could not attend the meeting and his appreciation to City staff for helping him fill out the variance application.

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 for discussion and/or a motion.

Mr. Warmbrunn moved that the Zoning Board of Appeals approve Case No. ZBA-2010-MAJ-02 as a minor variance with the two conditions 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

Mr. Myers reported on the following:

- Vacancies on the Zoning Board of Appeals – City staff is still looking for Urbana citizens to serve on the Urbana Zoning Board of Appeals. If anyone is interested in serving, please contact the Mayor’s office.
- Institution Uses Located in Residential Neighborhoods – City staff would like to research this, especially in terms of signage, and create a text amendment that would address this issue.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

Chair Armstrong adjourned the meeting at 7:48 p.m.

Respectfully submitted,

Robert Myers, AICP, Secretary
Urbana Zoning Board of Appeals