

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

DATE: September 15, 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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|------------------------|---|
| MEMBERS PRESENT | Paul Armstrong, Stacy Harwood, Nancy Uchtmann, Charles Warmbrunn |
| MEMBERS EXCUSED | Harvey Welch |
| STAFF PRESENT | Robert Myers, Planning Manager; Jeff Engstrom, Planner II; Teri Andel, Planning Secretary |
| OTHERS PRESENT | Philip Kennedy, Victor Tousigant |

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 August 18, 2010 Zoning Board of Appeals regular meeting were presented for approval. Mr. Warmbrunn noted a typographical error on page 3, second paragraph, second line. It should read: “*parking lot ~~is~~ is under construction.*” He then moved to approve the minutes as corrected. Ms. Uchtmann seconded the motion. The minutes were approved as amended 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-04: A major variance request by Philip Kennedy for a major variance to allow for a 14-foot, 7-inch encroachment into the required 15-foot yard for 902 East Illinois Street in the City’s R-3, Single and Two-Family Residential Zoning District.

Jeff Engstrom, Planner II, presented this case to the Zoning Board of Appeals. He began with a brief background of the proposed site and noted the purpose for the proposed major variance. He stated the land uses, zoning designations and Comprehensive Plan designations of the subject property and of the adjacent properties. He reviewed each variance criteria specified in Section XI-3 of the Urbana Zoning Ordinance as they pertain to this case. He summarized staff findings, read the options of the Zoning Board of Appeals and presented staff’s recommendation, which is to forward this case to the City Council with a recommendation for approval.

With no questions for City staff from the Zoning Board of Appeals, Chair Armstrong asked if the applicant wished to provide any information to the Board. He indicated he did not.

Mr. Armstrong then opened the hearing for public comment. There was none. Chair Armstrong closed the public input portion of the hearing and opened it to Zoning Board of Appeals discussion and/or motion(s).

Mr. Warmbrunn moved that the Zoning Board of Appeals forward Case No. ZBA-2010-MAJ-04 to the Urbana City Council with a recommendation for approval. Ms. Uchtmann seconded the motion. Roll call was as follows:

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|---------------|---|-----|---------------|---|-----|
| Ms. Harwood | - | Yes | Ms. Uchtmann | - | Yes |
| Mr. Warmbrunn | - | Yes | Mr. Armstrong | - | Yes |

The motion was passed by unanimous vote. Mr. Myers noted that this case would go before the City Council on Monday, September 20, 2010.

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

Chair Armstrong adjourned the meeting at 7:42 p.m.

Respectfully submitted,

Robert Myers, AICP, Secretary
Urbana Zoning Board of Appeals