

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

DATE: December 17, 2014

APPROVED

TIME: 7:30 p.m.

PLACE: City Council Chambers, 400 South Vine Street, Urbana, IL 61801

MEMBERS PRESENT Paul Armstrong, Joanne Chester, Ashlee McLaughlin, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch

MEMBERS EXCUSED There were none.

STAFF PRESENT Jeff Engstrom, Interim Planning Manager; Christopher Marx, Planner I; Teri Andel, Planning Secretary

OTHERS PRESENT Drew Bargmann, Kevin and Tina Modglin

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

Chair Armstrong called the meeting to order at 7:31 p.m. Roll call was taken, and he declared that there was a quorum present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF THE MINUTES

The minutes from the November 19, 2014 regular meeting were presented for approval. Ms. Uchtmann moved to approve the minutes as written. Ms. McLaughlin seconded the motion. The minutes were approved by unanimous voice vote as moved.

4. COMMUNICATIONS

- ZBA Brochure with 2015 Schedule of Meetings

5. CONTINUED PUBLIC HEARINGS

There were none.

NOTE: Chair Armstrong swore in the one member of the audience who indicated that he may give testimony during the public hearing. He asked that anyone who wished to speak to sign in and state their name prior to speaking.

NOTE: Ms. Chester arrived at 7:34 p.m. All members of the Zoning Board of Appeals are now present.

6. NEW PUBLIC HEARINGS

Case No. ZBA-2014-C-06: A request by Kevin Modglin on the behalf of the Champaign Urbana Mass Transit District (CU-MTD) for a Conditional Use Permit to allow a temporary second principal use of motor bus station on a single lot at 1207 East University Avenue in the IN-1, Light Industrial/Office Zoning District.

Chair Armstrong opened the public hearing. Christopher Marx, Planner I, presented the case to the Zoning Board of Appeals. He began by talking about the subject property and the purpose for the proposed conditional use permit. He noted the current zoning and land use of the proposed site as well as for each of the surrounding properties. He talked more in detail about the proposed use as a motor bus station explaining the number of vehicles in the fleet and the hours of operation. He pointed out that the subject property is currently used for parking vehicles and storing trailers as well. He presented City staff's recommendation for approval. He stated that he would answer any questions and pointed out that there was a representative for the petitioner in the audience.

Chair Armstrong asked if there were any questions for City staff. There were none, so Chair Armstrong opened the hearing up for public input.

Kevin Modglin, one of the owners of the subject property, approached the Zoning Board of Appeals to speak. He mentioned that CU-MTD asked them if CU-MTD could use their property as a temporary motor bus station while their facility is being renovated. He believed it would be convenient for CU-MTD and does not feel that it would be a problem sharing the property.

There were no further comments or questions from the audience, so Chair Armstrong closed the public input portion of the hearing. He, then, opened the hearing up for discussion and/or motion(s) by the Zoning Board of Appeals.

Ms. Uchtmann wondered about the neighbor to the south who had expressed concerns to City staff. What were the concerns of that neighbor? Mr. Marx replied that there was one neighbor to the south of the subject property who called with concerns of noise and light pollution from adding the proposed use to the site. The neighbor stated that he would attend this meeting. City staff mailed him a copy of the written staff report. He was not present at the meeting.

Ms. Uchtmann asked if fencing would be required. Jeff Engstrom, Interim Planning Manager, said that the property already contains the required screening.

Ms. McLaughlin moved that the Zoning Board of Appeals approve Case No. ZBA-2014-C-06 subject to the four conditions recommended in the written staff report. Mr. Warmbrunn seconded the motion. Roll call was as follows:

Ms. Chester	-	Yes	Ms. McLaughlin	-	Yes
Ms. Uchtmann	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes	Mr. Armstrong	-	Yes

The motion was approved by unanimous vote.

7. OLD BUSINESS

Update on the Zoning Board of Appeal’s Official Bylaws

Chair Armstrong re-opened this item for review. Jeff Engstrom, Interim Planning Manager, presented the proposed bylaw amendments to the Zoning Board of Appeals.

Chair Armstrong asked if there was any discussion by the Zoning Board of Appeals members. There was none. He clarified that the major change was in the underlined section on Page 4. Mr. Engstrom said that was correct.

Mr. Warmbrunn moved that the Zoning Board of Appeals adopt the Rules of Procedure as proposed on 11/19/2014. Mr. Welch seconded the motion. Roll call was as follows:

Ms. McLaughlin	-	Yes	Ms. Uchtmann	-	Yes
Mr. Warmbrunn	-	Yes	Mr. Welch	-	Yes
Mr. Armstrong	-	Yes	Ms. Chester	-	Yes

The motion was approved by unanimous vote.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Mr. Engstrom reported on the following:

- Case No. ZBA-2014-MAJ-06 – City Council approved this case. Per Council’s direction, City staff is working with Carle Hospital to find a better overall wayfinding for their campus.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

Chair Armstrong adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Jeff Engstrom, AICP
Interim Planning Manager
Secretary, Urbana Zoning Board of Appeals