

SPECIAL MEETING MINUTES

DISSOLVED URBANA MOR DEVELOPMENT REVIEW BOARD

DATE: March 1, 2018

APPROVED

TIME: 5:30 p.m.

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

MEMBERS PRESENT: Matt Cho, Scott Kunkel, Adam Rusch, Jonah Weisskopf

MEMBERS EXCUSED Nancy Ouedraogo, Kim Smith

STAFF PRESENT: Kevin Garcia, Planner II

OTHERS PRESENT: Father James Ellison, Dan Wakefield

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

In the absence of a Chair, Scott Kunkel served as Acting Chairperson. He called the meeting to order at 5:42 p.m. Roll call was taken and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF THE MINUTES

The minutes from the January 25, 2018 meeting were presented for approval. Mr. Cho moved to approve the minutes as written. Mr. Rusch seconded the motion. The minutes were then approved by unanimous voice vote.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Case No. DRB-2018-01 – A request by St. Nicholas Orthodox Church for site plan approval of a building addition in the MOR Zoning District at 312 West Elm Street.

Acting Chair Kunkel opened the public hearing for this item on the agenda. Kevin Garcia, Planner II, presented this case to the MOR Development Review Board. He reviewed how the proposed site plan relates to the criteria stated in the Urbana Zoning Ordinance for compatibility with the surrounding neighborhood, parking and access, screening and landscaping, and site details. In addition, the proposed site plan must be in general conformance with the MOR Design Guidelines for Façade Zone, Building Orientation and Patterns, Massing and Scale, Openings, Outdoor Living Space, Materials, Parking Areas and Landscaping. He stated that a public informational meeting was held and one person attended the meeting. He read the options of the MOR Development Review Board and presented City staff's recommendation for approval with the following conditions:

1. That construction be in general conformance with the submitted Site Plan and elevations, except for any modifications that may be required by the Zoning Board of Appeals and/or City Council.
2. That structural designs and building construction minimize potential damage to tree roots to the greatest extent possible.
3. That the applicant pays a fee, as determined by the City Arborist consistent with Section VIII of the Arboricultural Specifications Manual of the City of Urbana and Section 25-18 of the Urbana City Code, to offset any potential damage to the roots of the City's parkway tree.

Acting Chair Kunkel asked if the Board members had any questions for Planning staff. There were none, so he invited the petitioner up to speak about their proposal.

Father James Ellison approached the Board to speak in favor of the proposed site plan. He stated that they hoped to improve the beauty and the accessibility of the building and to make it more useable and increase the pastoral space inside.

With no further comments from the audience, Acting Chair Kunkel closed the public input portion of the hearing and opened it for the Board's additional questions for City staff, discussion and/or motion(s).

Mr. Rusch asked if City staff had received any communications regarding this case. Mr. Garcia said no.

Mr. Cho moved that the MOR Development Review Board approve Case No. DRB-2018-01 as presented by City staff with no conditions. Mr. Rusch seconded the motion.

Roll call on the motion was as follows:

Mr. Cho	-	Yes	Mr. Kunkel	-	Yes
Mr. Rusch	-	Yes	Mr. Weisskopf	-	Yes

The motion was passed by unanimous vote.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATIONS

There was none.

10. STAFF REPORT

There was none.

11. STUDY SESSION

There was none.

12. ADJOURNMENT

The meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Lorrie Pearson, Secretary
MOR Development Review Board