

NOTICE OF REGULAR MEETING

ZONING BOARD OF APPEALS



DATE: Wednesday, February 21, 2018

TIME: 7:00 P.M.

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

AGENDA

Reminder for Board Members: Please be sure to turn on your microphones prior to speaking to allow the audience and home viewers to be able to hear your questions and discussions.

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

2. CHANGES TO THE AGENDA

3. APPROVAL OF MINUTES

Minutes of the January 17, 2018 Zoning Board of Appeals regular meeting

4. WRITTEN COMMUNICATIONS

5. CONTINUED PUBLIC HEARINGS

6. NEW PUBLIC HEARINGS

ZBA-2018-C-01 – A request by the Champaign County Board for a Conditional Use Permit to allow a Skilled Care Facility Nursing Home located at 500 Art Bartell, Road in a proposed R-4, Medium Density Multiple Family Residential Zoning District.

All of the following cases regarding 312 West Elm Street are continued to the March 21, 2018 meeting:

ZBA-2018-MAJ-01 – A request by St. Nicholas Orthodox Church for a Major Variance to increase the maximum Building Height from 35 feet to 38 feet, 6.5 inches to allow a building addition at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

ZBA-2018-MAJ-02 – A request by St. Nicholas Orthodox Church for a Major Variance to increase the maximum Floor Area Ratio from 0.7 to 0.85 to allow a building addition at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

ZBA-2018-MAJ-03 – A request by St. Nicholas Orthodox Church for a Major Variance to decrease the minimum Open Space Ratio from 0.3 to 0.075 to allow a building addition at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

ZBA-2018-MAJ-04 – A request by St. Nicholas Orthodox Church for a Major Variance to allow a building addition to encroach up to 11 feet into a required 15 foot Front Yard at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

ZBA-2018-MIN-01 – A request by St. Nicholas Orthodox Church for a Minor Variance to allow a building addition to encroach up to 3 feet into a required 15 foot Front Yard at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

ZBA-2018-MIN-02 – A request by St. Nicholas Orthodox Church for a Minor Variance to allow a building addition to encroach up to 1.5 feet into a required 14.125 Rear Yard at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

All of the preceding cases regarding 312 West Elm Street are continued to the March 21, 2018, meeting.

7. **OLD BUSINESS**
8. **NEW BUSINESS**
9. **AUDIENCE PARTICIPATION**
10. **STAFF REPORT**
11. **STUDY SESSION**
12. **ADJOURNMENT**

NOTE: Please note that the details of a request or application related to an agenda item may change during the public review process. For example, a Major Variance case may be revised to require only a Minor Variance, which may be approved by the ZBA.