

MINUTES OF A SPECIAL MEETING

URBANA ZONING BOARD OF APPEALS

DATE: August 10, 2022

APPROVED

TIME: 7:00 p.m.

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

MEMBERS ATTENDING: Joanne Chester, Matt Cho, Ashlee McLaughlin, Adam Rusch, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch

STAFF PRESENT: Marcus Ricci, Planner II; Kat Trotter, Planner II; UPTV Camera Operator

OTHERS PRESENT: Roy Dunaway, Shelly Dunaway, Andrew Fell, Gregg Henigman, Richard Levite, Natalie Levite, Andrea Lile, Michael Okler, Pamela Okler, Daryl Pearson, David Perryn, Chuck Peters, Earleen Peters, Myra Sully, Randy Woodward

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

Chair Welch called the meeting to order at 7:01 p.m. Roll call was taken, and he declared a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF THE MINUTES

The minutes from the June 15, 2022 regular meeting were presented for approval. Mr. Cho moved that the Zoning Board of Appeals approve the minutes as written. Ms. Uchtmann seconded the motion. The minutes were approved as written by unanimous voice vote.

NOTE: Mr. Rusch arrived at 7:02 p.m.

4. COMMUNICATIONS

The following communication was received after the packet was distributed:

- Letter from Marcus Ricci regarding a phone call conversation between himself and Judy Checker regarding ZBA-2022-MAJ-04
- Letter from Carol A. Mohr in opposition to ZBA-2022-MAJ-05

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

Note: Chair Welch swore in members of the audience who wished to speak during the public hearings for ZBA-2022-A-01, ZBA-2022-MAJ-04 and ZBA-2022-MAJ-05.

ZBA-2022-A-01 – A request by Octapharma Plasma, Inc. for an appeal of an interpretation of the Urbana Zoning Ordinance made by the Zoning Administrator.

Chair Welch opened the public hearing for Case No. ZBA-2022-A-01. Kat Trotter, Planner I, stated that the Urbana Zoning Ordinance requires the City to open a public hearing within 30 days after an appeal application has been submitted. The applicant, Octapharma Plasma, Inc. has requested that Case No. ZBA-2022-A-01 be continued to the Zoning Board of Appeals’ regular meeting on October 19, 2022 to allow them time to negotiate the terms of the lease. So, City staff asks that this case be continued to that date as requested.

Note: Joanne Chester arrived at 7:15 p.m.

Chair Welch asked if any members of the audience would like to speak in favor or in opposition of the proposed appeals case. There was none.

Mr. Warmbrunn moved that the Zoning Board of Appeals continue Case No. ZBA-2022-A-01 to the October 19, 2022 regular meeting. Ms. Uchtmann seconded the motion. Roll call on the motion was as follows:

Mr. Cho	-	Yes	Ms. McLaughlin	-	Yes
Mr. Rusch	-	Yes	Ms. Uchtmann	-	Yes
Mr. Warmbrunn	-	Yes	Mr. Welch	-	Yes
Ms. Chester	-	Yes			

The motion passed by unanimous vote.

ZBA-2022-MAJ-04 – A request by Andrew Fell, on behalf of FLC 1009 W Stoughton, LLC, for a major variance to reduce the minimum parking requirement by 60% to allow for construction of a multi-family residential apartment building at 1009 Stoughton Avenue in the B-3U, General Business-University Zoning District.

Chair Welch opened the public hearing for Case No. ZBA-2022-MAJ-04. Marcus Ricci, Planner II, introduced the case by stating the purpose for the proposed request and by giving a brief background on the history of the property and number of parking spaces that were provided. He stated that the original building and parking areas were demolished in late July of 2022 to build a new apartment building. He noted the location, zoning and existing land use of the subject property and of the surrounding adjacent properties. He talked about the proposed 3-story, 18-

unit apartment building, parking requirements for the proposed new building and the proposed number of parking spaces that the applicant intends to provide. He showed photos and a building footprint of the previous building, noting the location of the parking spaces. Then, he showed the preliminary footprint for the proposed new apartment building, indicating where parking spaces would be located. He showed a table for other existing apartment properties that the applicant owns stating the number of bedrooms and parking spaces available for each; as well as, the percent of the parking spaces being rented by residents and the percent rented out to non-residents. He summarized City staff findings, read the options of the Zoning Board of Appeals and presented staff's recommendation for approval. Mr. Ricci pointed out that Andrew Fell, architect for the new building, was available to speak on behalf of the applicant.

Chair Welch asked if any members of the Zoning Board of Appeals had questions for City staff.

Ms. Uchtmann asked for clarification with the number of apartment units being proposed and number of tenants. Mr. Ricci explained that there would be 18 efficiency apartments, and the occupancy is regulated by the building code. The parking calculation is based on .7 times the number of individual one bedroom or efficiency apartments.

Ms. Uchtmann mentioned that at 5:00 p.m. on August 9, 2022, every parking space along Stoughton Avenue had a car parked in it. She stated that students would rather park for free than to pay to park. She added that the parking spaces along Springfield Avenue are often empty because they have two-hour meters. Students cannot park there and go to class and lunch because they will have a ticket.

Ms. Chester stated that she used to live in the neighborhood and between 1971 and 1995, it was always packed with vehicles. Parking spaces along Harvey and Stoughton are metered now.

She mentioned that all of the buildings on Main Street from Gregory to Lincoln Avenue are vacant. She believes that someone will build something in their place. She asked if they would ask for a parking reduction as well. Mr. Ricci said that it would be possible.

Ms. Chester stated that all of the parking spaces on Main Street from Harvey to Lincoln Avenue are full. Clark Street parking is always full. When the students are in town, there is no parking.

Mr. Cho asked if the space up front that the applicant would be giving up was counted in the calculation. Mr. Ricci explained that the applicant would be closing the existing access drive that currently has a parking space along the north side of the building. He said that the Planning staff presumed that Public Works would require the curb cut to be closed, which would create a parking space there. Mr. Cho stated that even though the applicant is not getting credit for it, with the on-street space, they would be providing eight parking spaces in total for this development.

Mr. Cho continued by saying that the new development would not be solving the problem with parking along Stoughton and on campus. Mr. Ricci replied that he presented the data that the applicant provided showing that at least half of the parking spaces they do provide are not being used by the residents in the building that was demolished or by residents in their other buildings. City staff does not keep track of how many residents have cars. Ms. Uchtmann stated that she did not believe that the parking spaces were being used because the applicant charges \$750.00 a

year extra for renting one parking space. She believed the real concern to be how many tenants are going to have vehicles. Mr. Ricci responded that the Zoning Ordinance does not regulate this.

Chair Welch opened the hearing for public input. He invited the applicant to speak.

Andrew Fell, architect for the project, approached the Zoning Board of Appeals to answer any questions from the Board.

Ms. Uchtmann asked if the applicant was required to provide more parking spaces, would it decrease the total number of apartment units. Mr. Fell replied that it is difficult to answer because it is an algebra problem with many variables. They have to consider how parking is counted on a site, the geometry of that site, the number of bedrooms, the marketing dynamic of apartment units, etc. As currently designed, the proposed development will be going from 17 bedrooms (in the previous building) to 18 bedrooms (in the new building). They plan to construct an apartment building with 18 efficiency and one-bedroom apartment units, which require .7 parking spaces per bedroom, totaling 13 required parking spaces. However, they could construct an apartment building on the site with four-bedroom units that require .5 parking spaces per bedroom, totaling 9 required parking spaces with the same number of bedrooms. He pointed out that the rental market is for efficiency and one-bedroom apartments; not two and four bedroom apartments. It hurts a property owner to build an efficiency and one-bedroom apartment units. Because the parking count is so high, the property owner can build less building.

Mr. Fell stated that the Zoning Board of Appeals should not consider the type of building being proposed but whether there is justification for reducing the number of required parking. He believed that City staff presented enough evidence to show that the required number of parking spaces is not needed.

Chair Welch asked if anyone in the audience wanted to speak in favor of the case. There was none. Chair Welch asked if anyone in the audience wanted to speak in opposition.

David Perryn approached the Zoning Board of Appeals to speak. He asked when the photos from City staff's presentation were taken. Mr. Ricci answered by saying that some of the photos were taken from Eagleview in 2021, and some of the photos were taken from Google in 2020. They pictures that he took were taken a week ago. Mr. Perryn stated that the photos taken a week ago were during the summer. He expressed concern about parking on campus in general.

With there being no further input from the audience, Chair Welch closed the public input portion of the hearing and opened the hearing for discussion and/or motion(s) by the Zoning Board of Appeals.

Ms. Uchtmann said that the photos were taken during the COVID season when there was not very many students on campus. She noted the letter from Judy Checker that is in opposition to the proposed variance request.

Ms. Chester reiterated that when she lived in the neighborhood, there were never any parking spaces. She is sure that it still this way today.

Ms. McLaughlin stated that there have been steps taken by the University of Illinois in the last ten years to reduce the number of cars on campus and discouraging car ownership, especially for underclassman. She said that she felt if a couple of parking spaces are being added and the housing is being updated, then the City is coming out a little on top in terms of parking. She added that there is a bus route on Springfield Avenue. She stated that she did not see any reason to not approve the request.

Mr. Cho moved that the Zoning Board of Appeals forward Case No. ZBA-2022-MAJ-04 to the City Council with a recommendation for approval. Ms. Uchtmann seconded the motion. Roll call on the motion was as follows:

Mr. Rusch	-	Yes	Ms. Uchtmann	-	No
Mr. Warmbrunn	-	Yes	Mr. Welch	-	Yes
Ms. Chester	-	Yes	Mr. Cho	-	Yes
Ms. McLaughlin	-	Yes			

The motion passed by a vote of 6-1.

Mr. Ricci stated that the recommendation for Case No. ZBA-2022-MAJ-04 would be forwarded to City Council on September 12, 2022.

ZBA-2022-MAJ-05 – A request by Steven and Deborah Woodward for a major variance to allow a 40-foot by 100-foot accessory structure at 2003 Airport Road in the R-1, Single-Family Residential Zoning District.

Chair Welch opened the public hearing for Case No. ZBA-2022-MAJ-05. Kat Trotter, Planner II, presented this case to the Zoning Board of Appeals. She began by stating the purpose for the major variance request. She gave a brief background of the subject property. She noted the zoning of the subject property as well as that of the surrounding properties. She discussed the proposed accessory structure with regards to size, use, and Floor Area Ratio (FAR). She showed photos and a site plan. She summarized how the variance criteria from Section XI-3 of the Zoning Ordinance relates to the proposed major variance. She read the options of the Zoning Board of Appeals and presented staff's recommendation for approval with the condition that the garage generally conforms to the submitted site plan, as shown in Exhibit C of the written staff report. She stated that she would answer any questions from the Board and that the applicant was available via phone to answer any questions.

Chair Welch asked if any members of the Zoning Board of Appeals had questions for staff.

Mr. Welch asked if the existing house was built before the neighboring subdivisions were built. Ms. Trotter said yes. The house was constructed in the 1980s. The previous owner used the big back lot for horses.

Mr. Warmbrunn asked if the applicant planned to extend the driveway to the proposed shop/garage. Ms. Trotter said yes.

Mr. Warmbrunn asked what the rationale is for the applicant having the proposed building at a 45 degree angle. Ms. Trotter explained that City staff did not require any architectural drawings for the proposed structure. It will be a Morton-style building. The rationale for the 45-degree angle is to preserve the existing trees to the north and to fit the proposed building between the lot line and the existing shed. There will be a seven-foot setback between the eastern lot line and the proposed building.

Mr. Warmbrunn asked if City staff was requiring any screening. Ms. Trotter noted that there is some existing screening with a fence that separates the north part of the lot from the southern portion of the lot. There is also some screening along the western lot line from the neighboring single-family homes. There is an open area along the west side; however, the Zoning Board of Appeals could add a condition requiring the applicant to screen this area.

Mr. Warmbrunn asked if the Morton building would only have access on one side of the building. Ms. Trotter stated that would be a question for the applicant to answer.

Ms. Uchtmann asked how tall the proposed building would be. Ms. Trotter replied that it would be 15 feet in height.

Mr. Rusch asked if other than the size of the building, would the building meet all other development regulations? Ms. Trotter said yes. The Floor Area Ratio (FAR) and Open Space Ratio (OSR) are met by a wide margin. The required five-foot side yard setback would be met with a seven-foot setback. The front and rear yard would be met because of the massive space for each.

Ms. Chester stated that based on the size of the proposed building, she felt the required side yard setback should be greater than five feet. She felt ten feet would be more appropriate.

Mr. Warmbrunn asked how wide the subject lot is. Marcus Ricci, Planner II, stated that the property is 165 feet wide.

With there being no further questions for City staff, Chair Welch opened the public hearing for public input. He invited the applicants to address the Zoning Board of Appeals.

Deb Woodward, applicant, communicated with the Zoning Board of Appeals via phone. She stated that their intent when they purchased the property was to construct a storage building to store their antique cars. The other option was to construct a storage building attached to the house, but this would require them removing some of the trees. They do not want to remove any of the trees so they are proposing to construct a detached building on the property.

Chair Welch asked City staff if the applicant constructed the same size building attached to the house, then they would not need approval from the Zoning Board of Appeals or from the City Council. Ms. Trotter said that was correct. This case is a matter of location of the proposed building.

Mr. Warmbrunn asked what “working” on the cars mean. Ms. Woodward replied that “working” means polishing the cars and doing basic maintenance on them. It would not be an outside shop.

Mr. Warmbrunn asked if the proposed building would have only one access. Ms. Woodward stated that there would be two doors to allow ease of getting the cars out. Mr. Warmbrunn asked if a door would be at both ends to allow the ability to drive through. Ms. Woodward said no. The two doors would be on the one end facing the house.

Ms. Uchtmann asked how tall the proposed building would be. How tall is the existing shed on the lot? Ms. Woodward stated that the existing shed is 12 to 13 feet in height. The proposed building would be 15 feet in height.

Mr. Rusch asked if they planned to install a car lift. Ms. Woodward said yes. They would install one lift so they can change oil, etc.

Chair Welch asked if anyone in the audience wished to speak in favor of the proposed variance request. There was none.

Chair Welch invited members of the audience who wished to speak in opposition of the proposed variance request to approach the table.

Gregg Henigman approached the Zoning Board of Appeals to speak in opposition. He mentioned that he lives adjacent to the subject property, and he thinks he will be the person most affected by the proposed building. He stated that he currently has an open view to the west that would become blocked by a 100-foot by 15-foot tall wall of aluminum or steel. He stated that he did not feel that the proposed building would fit in with the architectural design of the subdivision. He understands about the applicants wanting a building to store their vehicles in; however, the proposed building will be a giant eyesore. He expressed concern about someday if the applicants decide to sell the property, then what might a future owner intend to use the proposed building for. He talked about other ideas the previous owner had about donating the property to the City to use as a public park. He felt that a 4,000 square foot building would be overkill.

Charles and Earleen Peters approached the Zoning Board of Appeals to speak in opposition. Ms. Peters stated that they live at 2701 North Skyline Drive. She and her husband moved into their house in 2007, and they were the second occupants on Skyline Drive. They were ensured that the lot behind them (the subject property) would remain as pasture or would be turned into a park. She pointed out that the proposed building will be constructed seven feet from their property line. It will be a commercial building and an eyesore. When Mr. Woodward works in his future garage, he will be 80 feet from their master bedroom. He will determine what time they get up in the morning, what time they go to bed at night and whether they can go outside and enjoy their back yard.

Ms. Peters stated that the previous owners always maintained the land; however, the new owners have not taken care of it at all. The stable has become in need of much maintenance. She asked that the Zoning Board of Appeals not allow the proposed variance.

Mr. Peters said that he believed the existing stable/shed to be 18 to 20 feet in height. He mentioned that they researched Morton buildings of the size being proposed, and they found that the average height is 28 or 29 feet tall at the peak.

He expressed concern about storm water drainage. He mentioned that if they get a lot of rain, they currently have drainage into their yard because of the low level between the Woodward property and their property. The proposed building will create flooding in their backyard.

Mr. Peters pointed out that the site plan shows the proposed building crossing over the fence line into the southern portion of the property; whereas, City staff said it would be constructed completely on the northern portion. He and his wife currently get to see sunsets. If the Woodwards construct the proposed garage, they will not be able to watch the sunset from their backyard.

Ms. Peters expressed concern about future use of the proposed building.

Mr. Welch asked if someone told them that the subject property would not be developed. Ms. Peters stated that the builder of their subdivision had made an agreement with the previous owners of the subject property.

Mr. and Ms. Peters expressed concern about the proposed building affecting their property value.

Mr. Rusch asked if City staff had researched the property to see if there are any conditions stating that something like the proposed building could not be done. Ms. Trotter explained that the subject property is not platted as part of either the Landis Farm or the Somerset Subdivisions, so it is not incorporated into the covenants of those platted subdivisions.

Ms. Uchtmann wondered how big of a building the applicants would be allowed to build if it would be attached to their home. Ms. Trotter replied that the size would need to meet the FAR and OSR requirements for the R-1, Single-Family Residential Zoning District. She added that given the lot size of the subject property, the applicants could build a rather large addition attached to their home, even a 4,000 square-foot addition. Accessory structures, such as what is proposed, are limited to 1,000 square feet. Ms. Chester asked if the applicants could build a 50-foot breezeway/walkway from the house to the proposed garage, and it would be considered attached to the house. Ms. Trotter said yes, that is correct.

Ms. Uchtmann asked what the height limit would be for a structure attached to the house. Ms. Trotter replied that the house could be up to 35 feet in height; whereas, an accessory structure could only be 15 feet in height maximum.

Richard and Natalie Levite approached the Zoning Board of Appeals to speak in opposition. Ms. Levite stated that she works from home all hours. She cannot imagine having something loud and distracting in her backyard. She expressed concern about visibility of watching the sunset and also about the possibility of painting and other fumes and noise coming from the antique cars. She also stated concern about the storm water drainage, and it flooding their backyard.

Mr. Levite expressed concern about the noise coming from the antique cars. Some antique cars are louder than others, such as performance cars.

Michael Okler approached the Zoning Board of Appeals to speak in opposition. He stated that he lives in Landis Farm Subdivision and walks his dogs between Landis Farms Subdivision and Somerset Subdivision. He expressed concern about the size of the proposed garage

overshadowing the residential homes in the neighborhoods and about how the proposed garage would impact his property value. He mentioned that there is a solar farm going to be developed across Airport Road, and he thinks solar farms are not attractive. Although he understood the applicants wanting to have their antique cars located on their property, he was convinced that the applicants would want to invite people over to show them off by revving up the engines or to get help working on the cars.

Roy Dunaway approached the Zoning Board of Appeals to speak in opposition. He stated that he lives at 2709 North Skyline Drive. He said that it is not the failure of the neighboring residents that the applicants failed to know what they can do with their property. He confirmed that the previous property owner wanted there to be a park in the pasture area of this lot. The fact that the applicants are willing to destroy the neighbors' view is not right. He encouraged the Zoning Board of Appeals to deny the proposed variance.

Myra Sulley approached the Zoning Board of Appeals to speak in opposition. She stated that she lives in the Landis Farm Subdivision. She said it is a nice neighborhood, and a garage such as the one being proposed will take away from the residential character of the neighborhood and make it appear more commercialized. Many residents of both Landis Farm and Somerset Subdivisions enjoy walking around, and to see such a large construction would be an eyesore. The applicants could have purchased a property further down on Airport Road that already has a storage building/8-car garage. For the applicants to build something that will affect the neighbors' views rather than attaching it to their home and affecting their own view is not something to consider.

David Perryn approached the Zoning Board of Appeals to speak in opposition. He stated that he lives in Landis Farm Subdivision. He stated that Morton buildings are really tall. He expressed concern that the proposed building will not be tasteful and will create flooding issues for the neighboring properties. He stated he was also concerned with the applicants not doing their homework to make sure what they want to do works with their own master plan and the affect the proposed building would have on the neighboring property values. He said that the neighbors should not have to bear the costs for the applicants not doing their research. He added that if this is approved and the applicants sell the property, they do not have control over the use of the building. He mentioned that he was also unhappy with the future solar farm across Airport Road.

With no further comments from the audience, Chair Welch closed the public input portion of the hearing. He then opened the hearing for Zoning Board of Appeals discussion and/or motion(s).

Ms. Trotter reiterated that the development and land use regulations in the Zoning Ordinance for the R-1 Zoning District and the Noise Ordinance would apply to the subject property. While the applicants plan to store many vehicles in the proposed garage, the entire property would be subject to following the Noise Ordinance. The property would continue to be zoned R-1, Single-Family Residential. City staff would not be consenting to any commercial use on the lot.

She confirmed that while the site plan is a bit confusing, the proposed garage would be constructed at a 45-degree angle, entirely on the northern portion of the property. The pasture area on the southern portion of the lot would remain as pasture.

Mr. Rusch asked if the applicants or any future owners of the subject property wanted to have a Home Occupation or industrial use, would they need to seek approval from the Zoning Board of Appeals. Ms. Trotter replied that industrial uses would not be permitting in the R-1 Zoning District. It would require a rezoning of the property that is considered by the Plan Commission and decided by the City Council. With both Landis Farms and Somerset Subdivisions being zoned R-2, Single Family Residential, she highly doubted that a rezoning would be approved. She explained that there are three different types of Home Occupation Permits. Type C would require a Conditional Use Permit. So, if the owners (present or future) wanted to use the property for anything other than low intensity residential, they would be required to get approval of a Conditional Use Permit, which approval would be decided by the Zoning Board of Appeals.

Mr. Ricci reiterated that Morton buildings may come with tall heights; however, the Zoning Ordinance caps the height of an accessory building at 15 feet at the mid-point of the roof line.

Ms. Uchtmann wondered how City staff would control painting and fumes. She said that restoring antique cars would require painting and sanding. Ms. Trotter referred the question to the applicant. Ms. Woodward explained that the plan is to make the proposed building to be pleasant looking. It would be insulated. She added that she and her husband purchased the property with intentions for it to be their forever home. They plan to make improvements to the house to increase their property values as well.

Mr. Cho asked if the applicants need 4,000 square feet or could the size of the proposed garage be scaled down. Would the applicants consider removing the existing stable? Would the applicants be opposed to fencing their property to provide screening and to hide any aesthetic differences that the neighbors may have? Ms. Woodward replied that they are still in the designing phase with an architect and a builder, so it may be doable to have a 40-foot by 80-foot building instead. They need to see how much storage space would be provided. The idea is to make the existing stable look like the proposed building.

Mr. Rusch moved that the Zoning Board of Appeals forward Case No. ZBA-2022-MAJ-05 to the City Council with a recommendation for approval with the condition that the garage generally conforms to the submitted site plan, as shown in Exhibit C of the written staff report, and not to exceed 4,000 square feet. Ms. Uchtmann seconded the motion.

Mr. Warmbrunn stated that he did not feel he could vote in favor of the motion because he did not feel the Board has all of the facts. Where would the storm water drainage go? Would the applicants be required to construct a pond for the runoff? Ms. Trotter stated that the Zoning Ordinance requires a Storm Water Management Plan when a development or total impervious surface is going to exceed 10,000 square feet. This typically does not come into play with single-family houses. Given the size of the existing house, stable, garage and driveway along with the size of the proposed garage, it may be required during the plan review process. If the Zoning Board of Appeals has concerns about this, they could place a condition that the City Engineer must look at storm water drainage for the proposed development. She noted that the significant open space is pervious surface to offset the impervious surfaces on the lot; however, this does not take into consideration drainage.

Mr. Warmbrunn stated that there also needs to be some sort of screening provided. As presented, he said he was against the proposed variance.

Mr. Cho agreed that there is not enough information provided. All they have is the sketch (Site Plan), labelled Exhibit C. He suggested continuing the case to the next regular meeting to allow the applicants to obtain additional detailed information and to address the concerns of the neighboring residents.

Mr. Rusch stated that this case sucks because there are going to be unhappy people no matter the decision. On one hand he is inclined to vote yes because it is the applicants land. They purchased it. It is not part of Landis Farm Subdivision, and it is not part of Somerset Subdivision. The previous owner could have turned it into a park if he wished; however, he did not donate it to the City of Urbana. He could have sold it to someone else, but he did not. However, he stated that he believed this could be handled more amicably. He agreed that the applicants could provide more detailed information for the Zoning Board of Appeals to consider.

Mr. Rusch withdrew his original motion. Ms. Uchtmann approved.

Mr. Rusch moved that the Zoning Board of Appeals table Case No. ZBA-2022-MAJ-05 to the next regular meeting and encourage the applicants to get more details on what they planned to develop.

Ms. Trotter asked for specific details that the Zoning Board of Appeals wants. The Board members agreed they wanted the following:

- Illustration or Photo of the proposed building
- More distance from property lines
- Detailed Site Plan
- Storm Water Drainage Plan

The motion was seconded by Ms. Uchtmann. Roll call on the motion was as follows:

Ms. Uchtmann	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes	Ms. Chester	-	Yes
Mr. Cho	-	Yes	Ms. McLaughlin	-	Yes
Mr. Rusch	-	Yes			

The motion was approved by unanimous vote.

Mr. Rusch moved that the Zoning Board of Appeals continue Case No. ZBA-2022-MAJ-05 to the September 21, 2022 regular meeting. Ms. Uchtmann seconded the motion.

Roll call on the motion was as follows:

Mr. Warmbrunn	-	Yes	Mr. Welch	-	Yes
Ms. Chester	-	Yes	Mr. Cho	-	Yes
Ms. McLaughlin	-	Yes	Mr. Rusch	-	Yes
Ms. Uchtmann	-	Yes			

The motion was approved by unanimous vote.

Chair Welch announced to the public audience that they would be given an opportunity to speak again at the meeting on September 21, 2022 regarding this case.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

There was none.

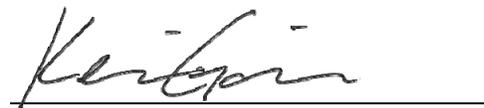
11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

Chair Welch adjourned the meeting at 8:48 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kevin Garcia", is written over a horizontal line.

Kevin Garcia, AICP
Principal Planner and Zoning Administrator
Secretary, Urbana Zoning Board of Appeals