

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

DATE: September 20, 2017

APPROVED

TIME: 7:30 p.m.

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

MEMBERS PRESENT Ashlee McLaughlin, Charles Warmbrunn, Jonah Weisskopf, Harvey Welch

MEMBERS ABSENT Matt Cho, Joanne Chester, Nancy Uchtmann

STAFF PRESENT Lorrie Pearson, Planning Manager; Christopher Marx, Planner I; Teri Anel, Administrative Assistant II

OTHERS PRESENT Jon Reichard, William Walter

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

Chair Welch called the meeting to order at 7:30 p.m. Roll call was taken, and he declared a quorum of the members were present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF THE MINUTES

The minutes from the August 16, 2017 regular meeting were presented for approval. Mr. Warmbrunn moved to approve the minutes as drafted. Ms. McLaughlin seconded the motion. The minutes were approved by unanimous voice vote as written.

4. COMMUNICATIONS

- Exhibit D: Site Plan (Revised 9-19-17)

5. CONTINUED PUBLIC HEARINGS

There were none.

NOTE: Chair Welch swore in members of the audience who indicated that they may give testimony during the public hearing.

6. NEW PUBLIC HEARINGS

ZBA-2017-MAJ-04 – A request by A&R Mechanical Contractors for a Major Variance to allow a reduction in the required rear yard setback from 10 feet to 5.7 feet at 711 East Kettering Park Drive in the IN-1, Light Industrial/Office Zoning District.

Chair Welch opened this item on the agenda. Christopher Marx, Planner I, presented the staff report to the Zoning Board of Appeals. He noted that an updated Exhibit D – Site Plan dated September 19, 2017 was handed out prior to the start of the meeting. He explained the purpose for the proposed major variance, which is to allow the expansion of their existing facility. He showed pictures and gave background information of the proposed site. According to Exhibit F – Letter from Building Safety Division dated April 14, 1975, the City did not oppose the construction of an all metal unprotected non-combustible building to be built within the required 25-foot setback because it would be adjacent to the cemetery on the parcel to the east. The likelihood of a neighboring building being constructed is zero. He noted the zoning, existing land uses and future land use designations of the subject property and of the surrounding adjacent properties. He reviewed the variance criteria from Section XI-3 of the Urbana Zoning Ordinance. He read the options of the Urbana Zoning Board of Appeals and presented City staff's recommendation for approval. He noted a correction to the first condition to reflect the date (September 19, 2017) on which the revised Site Plan was submitted.

Chair Welch asked if the members of the Board had questions for City staff. There were none, so Chair Welch opened the hearing for public input. He invited the applicant to speak first.

Bill Walter, Vice-President of A&R Mechanical, and Jon Reichard, President of A&R Mechanical, approached the Board to speak.

Mr. Walter thanked the Board for reviewing and considering their request for a major variance. He presented the history of A&R Mechanical and expressed pride in being home grown in Urbana. The intended expansion would allow A&R Mechanical to move to the next level of service and to stay in the community that helped them achieve success in the past. They hoped it would be approved.

Mr. Reichard confirmed that his grandfather started the business in 1925. They have moved the business a couple of times and expanded. It has been a great partnership with the City of Urbana, the University of Illinois, Carle Hospital and Provena. The proposed expansion would allow them to take on pre-fabricated projects along IL-80, the Chicago area, the western part of the State of Illinois and even into the State of Indiana. Mr. Walter added that not only would the expansion allow expansion of their business process, it would also provide more jobs for the union tradesmen in the Urbana area.

With no further audience testimony, Mr. Welch closed the public input portion of the hearing. He opened it up for Zoning Board of Appeals discussion and/or motion(s).

Mr. Warmbrunn moved that the Zoning Board of Appeals forward Case No. ZBA-2017-MAJ-04 to the Urbana City Council with a recommendation for approval including the following conditions:

1. The building addition generally conforms to the site plan submitted on September 19, 2017.
2. The northwest portion of the property, labeled for outdoor storage of materials shall not be used for vehicular traffic or parking unless paved with a hard surface in compliance with Article VIII of the Zoning Ordinance.

Ms. McLaughlin seconded the motion. Roll call on the motion was as follows:

Ms. McLaughlin	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Weisskopf	-	Yes	Mr. Welch	-	Yes

The motion was approved by unanimous vote. Mr. Marx announced that the case would be forwarded to City Council on Monday, October 2, 2017.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

Mr. Warmbrunn requested that City staff explore the possibility of changing the meeting start time of future Zoning Board of Appeals meeting to 7:00 p.m. He asked that this topic be added to the agenda for their next meeting. Mr. Marx replied that City staff would comply.

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 7:57 p.m.

Respectfully submitted,

Lorrie Pearson, AICP
Planning Manager
Secretary, Urbana Zoning Board of Appeals