

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

DATE: September 21, 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, Adam Rusch, Charles Warmbrunn, Harvey Welch

MEMBERS EXCUSED: Ashlee McLaughlin, Nancy Uchtmann

STAFF PRESENT: Kat Trotter, Planner II; Lily Wilcock, Planner II; UPTV Camera Operator

OTHERS PRESENT: Julio Crispin, Connor Dunaway, Shelly Dunaway, Reverend Robert Freeman, Debra Griest, Gregg Henigman, Jens Klingenberg, Daryl Pearson, Charles Peters, Earleen Peters, Matthew Ricketts, Matthew Usher, Deborah Woodward, Randy Woodward

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

Chair Welch called the meeting to order at approximately 7:03 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 August 10, 2022 Special Meeting were presented for approval. Mr. Warmbrunn moved that the Zoning Board of Appeals approve the minutes as written. Mr. Rusch seconded the motion. Roll call on the motion was as follows:

Ms. Chester	-	Yes	Mr. Rusch	-	Yes
Mr. Warmbrunn	-	Yes	Mr. Welch	-	Yes

The minutes were approved as written by unanimous vote.

4. COMMUNICATIONS

There were none.

NOTE: Chair Welch swore in members of the audience who wished to speak during a public hearing for ZBA-2022-MAJ-05 and/or ZBA-2022-MAJ-06.

5. CONTINUED PUBLIC HEARINGS

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Chair Welch announced that this case was withdrawn by the applicant.

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 re-opened the public hearing for this case. Kat Trotter, Planner II, gave an update on the proposed case to the Zoning Board of Appeals. She spoke briefly about the size and orientation of the proposed garage, staff's suggestion to provide landscape screening rather than a fence (if screening is required), stormwater runoff, and building and City Code requirements. She showed a revised site plan and photo of the proposed building type. She noted that the applicants were available and wanted to make a statement. She presented staff's recommendation for approval with the condition that the garage generally conform to the submitted (revised) site plan, as shown in Exhibit F of the written staff report dated September 16, 2022.

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

Ms. Chester asked if the City Code addressed how big a garage could be built in relation to the size of the home. Ms. Trotter replied that the Zoning Ordinance regulates this. She mentioned the City Code during staff's presentation to address previous concerns of noise violations of engines revving, etc.

Ms. Chester stated that the proposed garage would have 4,000 square feet of surface area. How large is the existing house? Ms. Trotter replied that the house is approximately 2,300 square feet. The potential size of the proposed garage would be calculated on Floor Area Ratio (FAR) and Open Space Ratio (OSR). Because the subject property is so large, the existing structures and the proposed garage does not come near the maximum FAR. The variance is to allow the proposed garage to be constructed larger in size than what the Zoning Ordinance would allow (750 square feet). Staff believes that the proposed garage would meet the requirements for a variance request.

NOTE: Matt Cho arrived at 7:10 p.m.

With no further questions for City staff, Chair Welch opened the hearing for public input. He invited the applicants to speak.

Deborah Woodward, applicant, approached the Zoning Board of Appeals to speak on behalf of her request. She addressed some of the concerns expressed during the previous meeting.

1. Setback from Eastern Property Line – Ms. Woodward stated that they adjusted the setback from 5 feet to 10 feet as desired at the previous meeting (Shown in the revised Site Plan).
2. Image of Proposed Building – Ms. Woodward stated that an image of what the proposed garage might look like was submitted and shown by City staff during staff's presentation; however, a photo of a garage without the concrete pad was not available. She stated that they would not have the concrete pad on the outside of the building.
3. Steel or Wood Material – Ms. Woodward stated that they are currently looking at what material (whether it be steel or wood) would be most cost effective and aesthetically pleasing.
4. Photos Indicating the Storage of Cars were handed out.
5. Orientation of the Proposed Garage – Ms. Woodward explained that the orientation of the proposed garage was designed to enhance maximum presentation of the property while maintaining the existing trees. Because of the high value of the vehicles that would be stored in the proposed garage, they wanted to have line of sight from the house to the proposed structure and to their back lot.
6. Neighboring Two Subdivisions – Ms. Woodward pointed out that the subject property existed prior to the two neighboring subdivisions being developed.

Mr. Warmbrunn asked how many doors would be on the proposed garage. Ms. Woodward replied that there would be three doors for cars to enter/exit and a side door leading to the existing shed. There would be a concrete pad in front of the access doors; however, there would not be a concrete pad on the side facing the adjacent neighborhood.

Mr. Warmbrunn asked about drainage to the southern portion of the lot. She explained that their contractor was working on a drainage design to allow water to drain under the ground and then pop up on the southern portion of their property.

Mr. Warmbrunn asked if they had considered removing the existing horse stable. Ms. Woodward explained that they want to keep that structure to store lawn mowers and other yard equipment.

Mr. Warmbrunn asked about the orientation of the proposed garage. Had the applicants considered having the long side of the building run north-south instead of east-west? Ms. Woodward stated that to do so would increase the cost of running utilities to the proposed garage. She added that they are also trying to preserve some of the southern portion of their property because neighbors were concerned about losing their view.

Ms. Chester asked about the condition of the existing horse stable. Ms. Woodward said that the structure is intact; however, it will need some work such as insulation.

Ms. Chester asked how big the horse stable is. Ms. Woodward stated that it is 20 feet by 30 feet.

Ms. Chester acknowledged that the applicants changed the size of the proposed garage from 40 feet by 100 feet to 50 feet by 80 feet. She also acknowledged that the applicants moved the proposed garage to be 10 feet from the eastern property line rather than 5 feet. She stated that she would like to see the proposed garage centered on the lot to be even further away from the eastern property line. Ms. Woodward said that by right they would only have to be five feet from the property line. She stated that they did not choose to put the proposed garage on the southern portion of the lot because it would be out of sight from the house due to some trees.

Mr. Warmbrunn reminded the applicant that they could attach the garage to the house by right without a variance. Ms. Woodward replied that if they attached the garage to the house, then they would have to disrupt about six trees. Doing so would not look as aesthetically pleasing.

Steven Woodward, applicant, approached the Zoning Board of Appeals to talk about the drainage. He explained that they would be French drains where the water would run down a gutter into a drainage tile pipe that would run along the building and then trench towards a pop up in the southern portion of their lot. As the water drains, the pop up will pop out and drain the water in that portion of the lot.

Mr. Warmbrunn asked what the height of the proposed garage would be. Would it be 15 feet or less? Ms. Trotter stated that the allowed 15 feet would be measured to the midpoint of the pitched roof, so the roof itself could be 18-20 feet depending on the pitch of the roof. Mr. Woodward added that they have not finalized details such as roof height because they are waiting to see if they get approval of the proposed variance or if they will need to attach the garage to the house.

Greg Henigman approached the Zoning Board of Appeals to speak in opposition of the proposed variance. He stated that he lives adjacent to the eastern property line of the subject property, and he believed he would be affected by the proposed garage the most. He stated that he did not believe that a giant rectangular structure would fit into the character of the neighborhood. It would not fit into any other neighborhood in town. While some may consider this to be the outskirts of town, he feels that his neighborhood is in town.

Mr. Henigman questioned whether the environmental study was performed. Ms. Trotter replied that no formal review had been performed by the City's Civil Engineer. This review would come after the variance being approved, if it is approved. Mr. Henigman explained that the subject property is higher than the lots neighboring to the east, and there have been times where he has watched the stormwater drain off onto his property.

Mr. Henigman showed an illustration of his current view and what the view would be if the proposed structure is allowed. He asked the Zoning Board of Appeals members to consider how they would feel having an overly large building as their view from their properties. If the proposed garage is approved, he stated that he would prefer fast growing landscape screening to be required by the applicant to help hide the building.

Mr. Rusch asked if Mr. Henigman's subdivision had a homeowner's association. Mr. Henigman said no.

Ms. Chester stated that she would like to know how many of the neighbors' views would the proposed structure block. Ms. Trotter stated that the Revised Site Plan, Exhibit F, shows where the proposed garage would be located on the subject property. She estimated that Mr. Henigman would see about 35 feet and his neighbor to the north would see the other 15 feet of the proposed structure.

Ms. Chester asked how wide Mr. Henigman's yard is. Ms. Trotter estimated it to be 65-70 feet wide.

Charles and Earleen Peters approached the Zoning Board of Appeals to speak in opposition. Mr. Peters expressed confusion about how tall the roof of the proposed building would be. Does anyone have any idea what the pitch of the roof is going to be? Ms. Trotter estimated the tallest peak of the roof to be 18-20 feet high, but it depends on the pitch of the roof. The walls would not be 15 feet tall unless the applicants have a flat roof on the proposed structure.

Ms. Peters stated that most of the homes on the eastern side of the subject property are 20 feet in height. This means that the proposed structure would loom over their homes. What would this do to the property values in the adjacent neighborhood?

Ms. Peters said that the application states that the applicants do not want to ruin their view but what about how the proposed structure is going to ruin the view of the neighbors. If the applicants built the garage attached to their home, then it would be more centered on the lot and not right up against the neighboring properties.

She went on to say that the proposed large structure would alter the character of their neighborhood. It is a residential neighborhood; not industrial or farm area. It is not the fault of the adjacent neighbors that the applicants did not do due diligence to find out what they could do with their land before purchasing it. She stated that she believes a person should be able to do what they want with their property as long as it does not negatively affect the adjacent neighbors.

Mr. Peters stated that he believes that the proposed garage would be large enough to fit two homes. Using Google Maps, he measured and found where the applicants would only need to remove one tree if they attached the proposed garage to their house orienting it north-south. He measured his car and found that the proposed garage would hold about 30 of his vehicle type, but the applicants claim to only plan to store 10 cars. He wondered if the applicants wanted a taller building because they plan to put a lift in.

Mr. and Mrs. Peters had suggestions to make the proposed garage more acceptable. As being proposed, they encouraged the Zoning Board of Appeals to deny the request.

Mr. Welch asked for clarification on whether their objection was due to the size or location of the proposed building. Mr. and Mrs. Peters said it was both.

Ms. Chester asked if the proposed garage was constructed in the middle of the subject property, would that be more acceptable to Mr. and Mrs. Peters. Mr. and Mrs. Peters replied yes. The revised plans do not affect them as much as the original plans did; however, they are concerned about the effect on Mr. Henigman.

Ms. Woodward and Debra Griest approached the Zoning Board of Appeals to address some of the neighbors' questions and concerns. Ms. Woodward explained that they are working with a contractor to start working on some preliminary plans. They spoke with the contractor about having a 2.12 pitch on the roof. She said that the contractor thought this would be possible and would still meet the City's requirement of 15 feet maximum for the midline.

Ms. Woodward stated that she understands that change is difficult for some people to accept. However, change does occur. If not them, then someone else who would have purchased the property would have wanted to make some changes.

Ms. Woodward stated that one of the reasons why they do not want to attach the proposed garage to the house is because they are considering expanding the house in the back at some point in the future. The expansion would allow for a first floor bedroom to accommodate her elderly mother when she comes to visit and would provide easier access when they, themselves get older.

Ms. Woodward stated that they looked for the least intrusive way to orientate the building. While most people do not own many vehicles, it is a hobby of theirs to collect cars.

Ms. Griest stated that she was Chair of the Champaign County Zoning Board of Appeals for ten years and served an additional five years as a Zoning Board member. So, she understands the role of the Urbana Zoning Board of Appeals members and how difficult emotions can be whenever these types of changes are proposed.

Ms. Griest stated that the subject property is over a two-acre lot. She noted that Mr. Henigman's lot is .21 acres according to the Champaign County records, which is small as he already pointed out. She stated that his subdivision was built out after the subdivision was divided out from the farm land that surrounded the applicant's property. She disputed that Mr. Henigman's house was "in town" because it is located 4 houses away from Champaign County AG-2 zoned property. Airport Road, located north of his subdivision, is owned by Champaign County.

Ms. Griest explained that there is a drainage swale on the back of each property that was put in by the developer of the subdivision to the east. The drainage swale was put in to collect and divert runoff, so it is not uncommon for there to be rainwater in this area.

Ms. Griest stated that the subject property was not developed as part of the subdivisions surrounding the property. It is not subject to homeowner's association of either subdivision adjacent to the east and west.

Ms. Griest pointed out that relocating the proposed garage further south on the subject property would affect Mr. and Mrs. Peter's property to the east. In addition, if the applicants re-oriented the proposed garage to be north-south, the doors of the garage would face the adjacent neighbors to the east and would further impact them.

Ms. Griest talked about the orientation of the French drain. Until the Zoning Board of Appeals makes a decision about what the applicants are allowed to do, details cannot be determined about the drainage because it depends on the size and orientation of the proposed structure.

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

Ms. Trotter noted that Mr. Cho ran the numbers for the total height of the proposed garage, and he calculated that it would be 20 feet tall to the peak of the roof. She also recommended that the Zoning Board of Appeals add a condition requiring an Engineering review as part of the building permit plan review process.

Mr. Cho stated that there should be some give and take. If the applicants want approval for the proposed garage, then the existing horse stable should be removed. This would allow the proposed garage to be centered on the property. Otherwise, they can attach the proposed garage to their house without a variance. Ms. Chester agreed.

Mr. Warmbrunn said that according to his calculations, if the applicants removed the horse stable and centered the proposed garage, there would be 42-1/2 feet setback on each side of the building to the east and west property lines. It seems like this would be the best solution.

Mr. Rusch agreed with Mr. Cho's comment. He felt the applicants presented a good case for the proposed new garage. He agrees that the size of the proposed garage is appropriate given the size of the lot. However, it would make sense to have one accessory structure and have it centered on the lot.

Chair Welch asked the applicant to approach to discuss whether they would be willing to compromise. Ms. Woodward re-approached the Zoning Board of Appeals.

Ms. Woodward explained that the existing horse stable/shed is permitted by right. The purpose of the proposed variance is for additional detached square footage for an accessory structure so they could store their collection of vehicles. She stated that they could make the proposed garage a little smaller, but not too much because then it would defeat the whole purpose.

Ms. Woodward pointed out that if they attach the proposed garage to the house, they would be allowed by right to construct an addition that went all the way back to the southern portion of the lot. A larger structure would also need to be taller, maybe even as tall as their house. Therefore, they feel the proposed garage is their compromise, and it would be less disruptive for the entire community.

Ms. Woodward stated that they currently have vehicles stored in two buildings. The purpose of constructing a large garage would allow them to store all of their vehicles in one building.

Mr. Warmbrunn asked for clarification if the applicant objected to removing the existing stable/shed. Ms. Woodward stated that they felt they have compromised quite a bit with re-orienting the structure and moving it closer to the existing shed to allow 10 feet, rather than 5 feet, of setback to the east property line.

Mr. Warmbrunn asked if the applicants would be willing to move the proposed garage further south behind the existing stable and to center it on their lot. Ms. Woodward replied that it would cost more to run the utilities further south on the property. They would have to tear down the fence and bushes that runs east-west midway on the property in order to move the proposed

garage further south. She said that she could agree to moving the proposed garage further south behind the existing horse stable/shed and centering it east-west on the lot.

Mr. Cho stated that he could call the applicants bluff of constructing a much larger garage attached to their house. He was in favor of rejecting the variance. He continued by saying that if there is no compromise on double accessory structures, then there is no point to approve a variance since the alternative is to build as big as they want by right if it is attached to the house. It is no longer a consideration of the Zoning Board of Appeals, but rather that of the Building Safety Division.

Mr. Rusch moved that the Zoning Board of Appeals forward Case No. ZBA-2022-MAJ-05 to the Urbana City Council with a recommendation for approval with the following conditions:

1. The garage will generally conform to the Design Plan, as shown in Exhibit G, in the written staff memo dated September 16, 2022;
2. Engineering review will be part of the Building Plan Review process;
3. The potential Morton Building design be centered on the lot between the back of the house and the southern property line.

Mr. Rusch stated that Condition #1 is meant to conform to the shape and number of doors shown in Exhibit G. The applicants are requesting an additional accessory building up to 4,000 square feet. His motion allows for the applicants to have what they are requesting; however, they have to center it side-to-side on the lot. The applicants can either move the proposed garage further south behind the existing horse stable/shed or demolish the existing horse stable/shed if they want to keep the proposed garage in the proposed location. He stated that he felt this is a compromise that allows for the fact that this property is not part of either adjacent subdivision and the lot is large enough to allow a variance for a garage this big and yet still places the structure far enough away from any neighboring properties to not be as much of a nuisance.

Mr. Warmbrunn seconded the motion. Chair Welch explained that for the motion to pass, it needed a super majority vote in favor of the motion, which would be 4 votes.

Roll call on the motion was as follows:

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

The motion passed by a vote of 4 yeses to 1 no. Ms. Trotter stated that this case would be forwarded to Committee of the Whole on Monday, October 3, 2022 and potentially to City Council on Monday, October 10, 2022.

7. NEW PUBLIC HEARINGS

ZBA-2022-MAJ-06 – A request by Matthew Usher, on behalf of Crispin Auto, for a major variance to allow a 10-foot tall, 4-foot by 8-foot freestanding sign, four feet from the front property line at 1010 Cunningham Avenue in the B-3, General Business Zoning District.

Chair Welch opened the public hearing for Case No. ZBA-2022-MAJ-06. Kat Trotter, Planner II, presented the staff report to the Zoning Board of Appeals. She began by stating the purpose for the proposed major variance. She said based on the information that City staff has and what was provided in the application, staff determined that there was insufficient evidence to determine whether the proposed variance is necessary to increase the visibility of the site. As a result, staff recommends denial of the proposed major variance.

Ms. Trotter showed a location map of the subject property and gave a brief history of the site with regards to use and the existing sign. She noted the zoning and current land use of the proposed property and of the adjacent properties. She showed photos indicating the visibility of traffic from the north and from the south of the site. Included was an aerial showing some approximate visibility measurements of where setbacks of proposed signs would be visible from along Cunningham Avenue. This was done using oblique software, so it is only an estimate.

Ms. Trotter reviewed how the proposed major variance application relates to the criteria from Section XI-3 of the Urbana Zoning Ordinance. She noted that the application meets Criterion #3, #4 and #5 in favor of the application. Criterion #6 weighs in opposition to granting the variance request. She summarized staff findings and read the options of the Zoning Board of Appeals. She presented staff's recommendation for denial. She noted that the applicant was available to answer questions.

Chair Welch asked if any members of the audience would like to speak in favor or in opposition of the proposed appeals case.

Ms. Chester asked where the sign is measured from. Ms. Trotter replied that it is measured to the closest part of the sign. In this case, it would be measured to the sign frame from the property line.

Mr. Rusch asked for clarification if staff was basing their recommendation solely on Criterion #6 in that there is no deviation is necessary from the requirements of the Zoning Ordinance. Ms. Trotter said that staff's recommendation was not based solely on this; however, it is probably the most substantial reason. A shorter sign of the same size as being proposed would be permitted 8 feet from the property line by right. Also, because there is no freestanding sign on the property now, there is no evidence to point to and say that a shorter sign with an 8-foot setback would not be visible from Cunningham Avenue.

Chair Welch suggested that the Zoning Board of Appeals take a 5-minute break. With approval of the other members, the meeting was recessed at 8:36 p.m. Chair Welch reconvened the meeting at 8:41 p.m.

With there being no further questions for staff, Chair Welch opened the hearing for public input. He invited the applicant to approach the Board to speak.

Julio Crispin, owner of Crispin Auto LLC and applicant, approached the Zoning Board of Appeals to speak in favor of his request. He stated that they started their business at this location in 2015 and have relied mainly on online marketing for promoting their business. Unfortunately,

they have hit a wall for growth. Because the lot is small, they have to capitalize on every square inch of it. They plan to keep their business in the City of Urbana. As a business their mission is to be successful. They have another location in Rantoul; however, it is used to streamline their business in Urbana to sales.

Mr. Crispin showed a picture of the proposed site in 2007 when it was used as a gas station/car lot. He showed a picture of the site in 2012 as a vacant lot. He showed a video of driving 40 mph heading north on Cunningham Avenue and indicated where visibility would be for a sign that would be allowed by right. He talked about safety issues of seeing a sign and being able to safely slow down to turn into the lot and about the different traffic concerns for this area. He read a letter that an adjacent company, PDR Automotive, wrote in favor of his request.

Mr. Warmbrunn asked if the sign would be metal. Mr. Crispin responded that the sign would probably be a metal/aluminum sign with a vinyl face and would be internally lit. It would be similar to the sign at their location in Rantoul, which he showed a picture of.

Mr. Crispin addressed staff's concern about the variance not being needed. He stated that Ms. Trotter's aerial indicating where visibility would be along Cunningham Avenue did not show the full view of obstructions (such as the street light pole, the roof line of the neighboring business, etc.) blocking the business and permitted sign locations. They need a sign so customers know where they are located. Two to three times a day, people stop in at PDR Automotive to check out a vehicle that he has marketed online because people do not know that his business is located next door. This is significant for the owner and staff of PDR Automotive to deal with.

Jens Klingenberg approached the Zoning Board of Appeals to speak in favor of the proposed variance. He stated that he purchases vehicles from Crispin Auto LLC for his own business uses. It is a safety concern trying to find the subject property when also trying to focus on driving down Cunningham Avenue. A sign would not only help his business but improve safety conditions for traffic.

Matthew Usher, Business Manager for Crispin Auto LLC, approached the Zoning Board of Appeals to speak in favor of the proposed variance. He stated that he works at the proposed location and still misses the turn into the lot. He described the high traffic and difficulty of navigating bus traffic in this area. Visibility is an issue. He talked about the proposed sign and what the Zoning Ordinance would allow by right. They feel a lower sign would block the visibility of customers pulling out of their lot, so they would like the bottom of the sign to be 6 feet from the ground for most drivers to be able to see under. A sign set further back from the property line would either be blocked by PDR's sign to the south or block the Manor Motel sign to the north.

Matthew Ricketts, of Reynolds Towing, approached the Zoning Board of Appeals to speak in favor of the proposed variance. He stated that Reynolds Towing has had a good relationship with Crispin Auto LLC for the last 4 to 5 years as they do a lot of transport of vehicles to and from the proposed location. When they use their flatbed for transports, it is difficult to turn it around so they try to enter the lot on the first attempt. Many customers' vehicles of PDR have been delivered to Crispin Auto by mistake. It then costs PDR to have those vehicles towed to their lot next door. Transports bringing cars to Crispin Auto have been delivered to neighboring

lots, which Crispin Auto then has to have them moved to the proposed lot. This all costs unnecessary extra money (\$45.00 per car to be moved). He stated that he believed a lower sign that would be allowed by right would cause more visibility problems.

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

Chair Welch asked staff if the applicant’s presentation changed anything from staff’s perspective. Ms. Trotter replied that the video footage shown by the applicant speaks stronger than what staff could show on an aerial photo, and the 3 criteria that are in favor of supporting the variance request were met prior to the applicant’s presentation. However, she would not feel comfortable with changing the staff’s recommendation without further discussion with fellow staff.

Mr. Cho believed the applicant’s video and the 3 criteria that favor the proposed variance was enough to approve the request.

Mr. Warmbrunn moved that the Zoning Board of Appeals forward Case No. ZBA-2022-MAJ-06 to the City Council with a recommendation for approval. Ms. Trotter suggested adding a condition that the sign be in general conformance with the Site Plan submitted as part of the application. Mr. Warmbrunn agreed to the condition. Ms. Chester seconded the motion.

Roll call on the motion was as follows:

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

The motion was passed by unanimous vote.

Ms. Trotter stated that Case No. ZBA-2022-MAJ-06 would be forwarded to City Council on Monday, October 10, 2022.

8. OLD BUSINESS

There was none.

9. NEW BUSINESS

There was none.

10. AUDIENCE PARTICIPATION

There was none.

11. STAFF REPORT

There was none.

12. STUDY SESSION

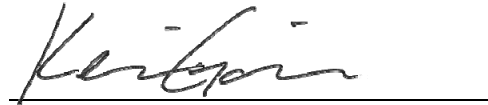
There was none.

Mr. Cho inquired about accessory dwelling units (ADUs). Lily Wilcock, Planner II, suggested that Mr. Cho submit an email to Planning@urbanaininois.us. ADUs are something that could possibly align with the Mayor and City Council goals that have been set and/or future conversations in updating the Comprehensive Plan. Further discussion about past ADUs ensued.

13. ADJOURNMENT OF MEETING

Chair Welch adjourned the meeting at approximately 9:18 p.m.

Respectfully submitted,

A handwritten signature in cursive script, 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