

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

DATE: May 17, 2017

APPROVED

TIME: 7:30 p.m.

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

MEMBERS PRESENT Matt Cho, Ashlee McLaughlin, Charles Warmbrunn, Harvey Welch

MEMBERS ABSENT Joanne Chester, Nancy Uchtmann, Jonah Weisskopf

STAFF PRESENT Lorrie Pearson, Planning Manager; Marcus Ricci, Planner II; Teri Andel, Administrative Assistant II

OTHERS PRESENT Brigitte Pieke, Clifford Singer

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

Chair Welch called the meeting to order at 7:34 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 March 15, 2017 regular meeting were presented for approval. Ms. McLaughlin moved to approve the minutes as written. Mr. Warmbrunn seconded the motion. The minutes were approved by unanimous voice vote as written.

4. COMMUNICATIONS

There were none.

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-03 – A request by Clifford Singer and Brigitte Pieke for a Major Variance to construct an addition which would encroach four (4) feet into the required five-foot west side yard setback at 613 West Washington Street in the R-2, Single-Family Residential Zoning District.

Chair Welch opened this item on the agenda. Marcus Ricci, Planner II, presented the written staff report to the Zoning Board of Appeals. He began by stating the purpose for the proposed major variance request. He noted the location, zoning, existing land use and future land use of the subject property and for the surrounding adjacent properties. He discussed the proposed expansion and pointed out that there is a 30" storm sewer line that runs north-south through the subject property. Public Works staff plans to visit the site and locating the pipe to determine what construction can be done. He reviewed the variance criteria from Section XI-3 of the Urbana Zoning Ordinance that pertained to this case. He read the options of the Urbana Zoning Board of Appeals and presented City staff's recommendation for approval along with the following condition:

1. The site is developed in general compliance with the revised Site Plan and Elevations, allowing any changes necessary to accommodate the storm sewer near the western property line but do not expand the encroachment further west.

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.

Clifford Singer, applicant, approached the Zoning Board of Appeals to speak. He stated that he would answer any questions that the Board members may have.

With there being no questions for the applicant and no further input from the audience, Chair Welch closed the public input portion of the hearing and opened it 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-03 to the City Council with a recommendation for approval along with the condition as recommended by City staff. Ms. McLaughlin seconded the motion. Roll call on the motion was as follows:

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

The motion was approved by unanimous vote. Mr. Ricci noted that the case would be forwarded to City Council on June 5, 2017.

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 7:54 p.m.

Respectfully submitted,

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