
DATE: Wednesday, September 18, 2019
TIME: 7:00 P.M.
PLACE: Urbana City Council Chambers, 400 S Vine St, Urbana, IL 61801

A G E N D A

Reminder for Commission 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 & Declaration of Quorum**
2. **Changes to the Agenda**
3. **Approval of Minutes of Previous Meeting**
Minutes from the August 21, 2019 Regular Meeting
4. **Communications**
5. **Continued Public Hearings**

ZBA-2019-C-03 – A request by Daniel Gordon for a Conditional Use Permit to allow a second principal structure containing a second dwelling unit at 308 West California Avenue in the R-2, Single-Family Residential Zoning District.

ZBA-2019-MAJ-05 – A request by Daniel Gordon for a Major Variance to increase the maximum Floor Area Ratio from 0.4 to 0.51 at 308 West California Avenue in the R-2, Single-Family Residential Zoning District.

ZBA-2019-MAJ-06 – A request by Daniel Gordon for a Major Variance to allow a principal building to encroach seven feet into the required ten-foot rear yard at 308 West California Avenue in the R-2, Single-Family Residential Zoning District.

ZBA-2019-MAJ-08 – A request by Daniel Gordon for a Major Variance to allow a principal building to encroach four feet into the required five-foot side yard at 308 West California Avenue in the R-2, Single-Family Residential Zoning District. *{Changed to Minor Variance request to encroach one foot into the required five-foot side yard.}*

ZBA-2019-MAJ-09 – A request by Daniel Gordon for a Major Variance to reduce the required parking for two dwelling units from four spaces to two at 308 West California Avenue in the R-2, Single-Family Residential Zoning District. *{Changed to Minor Variance request to reduce the required parking for two dwelling units from four spaces to three.}*

ZBA-2019-MAJ-10 – A request by Daniel Gordon for a Major Variance to reduce the required lot width for establishing a duplex on a lot from 60 feet to 58 feet at 308 West California Avenue in the R-2, Single-Family Residential Zoning District.

6. New Public Hearings

ZBA-2019-MAJ-11 – A request by Robert Freeman, on behalf of First United Methodist Church, for a Major Variance to construct an electronic display at 304 South Race Street in the B-4, Central Business District.

ZBA-2019-MIN-03 – A request by Ryan Millikan for a Minor Variance to allow a garage to encroach 2.375 feet into the required 10-foot rear yard at 304 East Kerr Avenue in the R-3, Single- and Two-Family Residential District.

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.