

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

**DATE:** March 20, 2019

**APPROVED**

**TIME:** 7:00 p.m.

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

---

**MEMBERS PRESENT** Joanne Chester, Matt Cho, Ashlee McLaughlin, Adam Rusch, Nancy Uchtmann, Harvey Welch

**MEMBERS ABSENT** Charles Warmbrunn

**STAFF PRESENT** Lorrie Pearson, Planning Manager; Kevin Garcia, Planner II; Marcus Ricci, Planner II

**OTHERS PRESENT** Nick Crompton, Tom Johnson, Nic Mueth

---

**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 December 19, 2018, regular meeting were presented for approval. Ms. Uchtmann moved to approve the minutes as written. Mr. Cho seconded the motion. The minutes were approved by unanimous voice vote as written.

**4. COMMUNICATIONS**

There were none.

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

**5. CONTINUED PUBLIC HEARINGS**

There were none.

**6. NEW PUBLIC HEARINGS**

**ZBA-2019-MIN-01 – A request by Nic Mueth, on behalf of the Liautaud Development Group, LLC – Five Points Series, for a Minor Variance to reduce the required setback for an existing sign from 15 feet to 12.5 feet at 102 East University Avenue in the B-3, General Business District.**

Chair Welch opened the public hearing for this case. Kevin Garcia, Planner II, presented the staff report to the Zoning Board of Appeals. He began by stating the purpose for the proposed minor variance request and giving brief background information of the subject property. He noted the location of the subject property and where the existing sign is located on the property. He stated that the variance criteria in Section XI-3 of the Urbana Zoning Ordinance are met by the application. He presented City staff’s recommendation for approval and pointed out that since it is an application for a minor variance, the Zoning Board of Appeals would have the final decision on approval.

Chair Welch asked if any members of the Zoning Board of Appeals had questions for City staff. There were none. Chair Welch opened the hearing for public input. There was none, so he closed the public input portion of the hearing and opened the hearing for discussion and/or motion(s) by the Zoning Board of Appeals.

Mr. Cho moved that the Zoning Board of Appeals approve Case No. ZBA-2019-MIN-01 as requested based on the findings outlined in the written staff memo. Mr. Rusch seconded the motion. Roll call on the motion was as follows:

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

The motion passed by unanimous vote.

**ZBA-2019-MIN-02 – A request by Nick Crompton, on behalf of Carle Foundation Hospital (“Carle”), for a Minor Variance to permit accessory off-street parking more than 600 feet from the principal use of the Carle complex in the MIC, Medical Institutional Campus Zoning District.**

Chair Welch opened the public hearing for this case. Marcus Ricci, Planner II, presented the staff report to the Zoning Board of Appeals. He began by stating the purpose for the proposed minor variance and giving the history of Carle’s expansion and increase needs for parking. Referring to Exhibit A: Carle and Parking Lot Map, he showed where the existing parking is located. He stated that Exhibit B: Location & Land Use Map shows the Carle medical complex and the land uses around the subject property. He noted the zoning of Carle medical complex as

well as for the adjacent properties. He discussed the parking space requirements and stated that Carle provides 3,422 parking spaces, which is 320 spaces more than they are required. He pointed out that the variance criteria in Section XI-3 of the Urbana Zoning Ordinance are met by the application and reviewed Criteria #5 and #6 in detail. He summarized staff findings and read the options of the Zoning Board of Appeals. He presented City staff's recommendation for approval and noted that Nick Crompton was present to speak on behalf of Carle Foundation.

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

Mr. Rusch stated that his wife is an employee of Carle Foundation Hospital. She does not work in management and will not be affected by any decision regarding the proposed minor variance as she walks to work since they live close to the complex. The City Attorney did not feel that there was a need for him to recuse himself from the case.

Ms. Chester wondered if St. Patrick Catholic Church's parking lot, shown in Exhibit E: Carle Campus Map, was included in the calculation for the number of parking spaces Carle provides. Mr. Ricci said yes, 156 parking spaces are provided in this parking lot for Carle to use.

With no further questions for City staff, Chair Welch opened the hearing for public input.

Nick Crompton, Executive Director of Facility Planning and Construction for Carle, approached the Zoning Board of Appeals to speak. He felt Mr. Ricci did a great job presenting the case and he did not have anything to add. He thanked staff for working with Carle in memorializing a long standing arrangement they have with the various entities for Carle's parking needs.

With no additional public testimony, 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.

Mr. Cho moved that the Zoning Board of Appeals approve Case No. ZBA-2019-MIN-02 – a request by Nick Crompton, on behalf of Carle Foundation Hospital for a minor variance to permit off-street parking more than 600 feet from the principal use of the Carle complex in the MIC, Medical Institutional Campus Zoning District. Ms. Uchtmann seconded the motion.

Lorrie Pearson, Planning Manager, asked for clarification on the motion. The recommendation was to set a maximum feet away by permitting accessory off-street parking up to 2,600 feet from the principal use of the Carle complex rather than waiving the maximum.

Mr. Cho revised his motion to permit accessory off-street parking up to 2,600 feet from the principal use of the Carle complex. Ms. Uchtmann seconded the amendment. Roll call on the motion was as follows:

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

The motion passed by unanimous vote.

**7. OLD BUSINESS**

There was none.

**8. NEW BUSINESS**

There was none.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

There was none.

Ms. Uchtmann noticed a correction to the Minutes of the December 19, 2018 meeting. At the top of Page 1, it has MEMBERS PRESENT twice. One of them should say MEMBERS ABSENT. Chair Welch stated it was a scrivener's error and did not need to take a new vote. Ms. Pearson noted an additional scrivener's error in the same area under OTHERS PRESENT, there should be a space between Scot and Wachter. She noted that these corrections would be made before finalizing the minutes.

**11. STUDY SESSION**

There was none.

**12. ADJOURNMENT OF MEETING**

Chair Welch adjourned the meeting at 7:28 p.m.

Respectfully submitted,

---

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