

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

DATE: June 15, 2016

APPROVED

TIME: 7:30 p.m.

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

MEMBERS PRESENT Joanne Chester, Matt Cho, Ashlee McLaughlin, Charles Warmbrunn, Jonah Weisskopf

MEMBERS EXCUSED Nancy Uchtmann, Harvey Welch

STAFF PRESENT Lorrie Pearson, Planning Manager; Kevin Garcia, Planner II; Teri Andel, Administrative Assistant II

OTHERS PRESENT Jennifer Hansen, Susan Taylor

NOTE: Ms. Chester moved that Charles Warmbrunn serve as Acting Chairperson in the absence of Mr. Welch. Ms. McLaughlin seconded the motion. The motion was approved by unanimous voice vote.

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

Acting Chairperson Warmbrunn called the meeting to order at 7:35 p.m. Roll call was taken, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF THE MINUTES

The minutes from the April 20, 2016 regular meeting were presented for approval. Mr. Cho moved to approve the minutes as written. Mr. Weisskopf 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: Acting Chair Warmbrunn swore in members of the audience who indicated that they may give testimony during the public hearing.

6. NEW PUBLIC HEARINGS

ZBA-2016-MIN-01 – A request by Brendan Harley and Katherine Clancy for a Minor Variance to construct a garage extension that encroaches no more than one foot, three inches into the required five foot side-yard at 1009 South Douglas Avenue in the R-2, Single-Family Residential Zoning District.

Acting Chair Warmbrunn opened the public hearing for this case.

Kevin Garcia, Planner II, presented this case to the Zoning Board of Appeals. He began by stating the purpose for the proposed variance. He gave a brief description of the proposed site and of the surrounding properties. He reviewed the variance criteria from Section XI-3 of the Urbana Zoning Ordinance that pertained to the proposed variance. He read the options of the Zoning Board of Appeals and presented City staff’s recommendation for approval. He noted that although the petitioner is out-of-town, their contractor was available to answer questions.

Acting Chair Warmbrunn asked if the Zoning Board of Appeals members had any questions for City staff. With there being none, he opened the hearing for public input.

Susan Taylor approached the Zoning Board of Appeals to speak. She stated that the proposed variance makes sense and does not appear that the extension of the garage would disturb anyone or anything. She expressed concern about the two houses to the south being for sale. She wondered what was happening in the neighborhood. Acting Chair Warmbrunn stated that he did not know that the Zoning Board of Appeals could address her concern.

With no further comments or questions, Acting Chair Warmbrunn closed the public input portion of the hearing. He, then, opened it for discussion and/or motion(s) by the Board members.

Mr. Cho moved that the Zoning Board of Appeals approve Case No. ZBA-2016-MIN-01 as recommended by City staff. Ms. McLaughlin seconded the motion. Roll call was as follows on the motion:

| | | | | | |
|---------------|---|-----|----------------|---|-----|
| Mr. Cho | - | Yes | Ms. McLaughlin | - | Yes |
| Mr. Warmbrunn | - | Yes | Mr. Weisskopf | - | Yes |
| Ms. Chester | - | Yes | | | |

The motion passed by a vote of 5-0.

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.

NOTE: Mr. Cho commented on the Citizen Planner's Workshop that he attended. He recommended that it be required of all commissioners and appointed officials. It explained the role of the commissioners/board members.

12. ADJOURNMENT OF MEETING

Acting Chair Warmbrunn adjourned the meeting at 7:51 p.m.

Respectfully submitted,

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