

NOTICE OF REGULAR MEETING

ZONING BOARD OF APPEALS



DATE: Wednesday, June 17, 2015

TIME: 7:30 P.M.

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

AGENDA

1. **CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM**
2. **CHANGES TO THE AGENDA**
3. **APPROVAL OF MINUTES**

Minutes of the May 20, 2015 Zoning Board of Appeals Regular Meeting

4. **WRITTEN COMMUNICATIONS**
5. **CONTINUED PUBLIC HEARINGS**

ZBA-2015-C-02 – A request by H.G. Dwell, LLC for a Conditional Use Permit to allow the use of Banquet Facility/Event Space at 202 West Illinois Street in the MOR, Mixed-Office-Residential Zoning District. (*Case continued to the July 15, 2015 regular meeting.*)

6. **NEW PUBLIC HEARINGS**

ZBA-2015-C-01 – A request by Tod Satterthwaite for a Conditional Use Permit to allow a duplex at 703 West High Street in the R-2, Single-Family Zoning District.

ZBA-2015-MAJ-01 – A request by Tod Satterthwaite to grant a Major Variance to allow a duplex on a lot 50 feet wide and 4,737 square feet in area at 703 West High Street in the R-2, Single-Family Zoning District.

ZBA-2015-MAJ-07 – A request by Geoffrey Merritt for a Major Variance to decrease the required number of automobile parking spaces from twelve to four spaces in the B-1, Neighborhood Business District at 303 W. Griggs Street.

ZBA-2015-C-05 – A request by Ratio Architects, on behalf of Crisis Nursery, for an extension of an existing conditional use permit for a nursery to allow a facility expansion located at 1309 West Hill Street in the R-2, Single-Family Residential Zoning District.

ZBA-2015-C-06 – A request by Emma and Theodore Gray, of Urbana, for a Conditional Use Permit to operate a café in a building at 117 W. Washington Street in the B-1, Neighborhood Business zoning district.

- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. AUDIENCE PARTICIPATION**
- 10. STAFF REPORT**
- 11. STUDY SESSION**
- 12. ADJOURNMENT**