

MINUTES OF A REGULAR MEETING

URBANA ZONING BOARD OF APPEALS

APPROVED

DATE: July 19, 2023

TIME: 7:00 P.M.

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

MEMBERS ATTENDING: Joanne Chester, Matt Cho, Ashlee McLaughlin, Adam Rusch, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch

STAFF PRESENT: Marcus Ricci, Planner II; Kimberly Smith, Community Development Services Director; Stepheny McMahon, Economic Development Supervisor; Darius White, Economic Development Coordinator; UPTV Camera Operator

PUBLIC PRESENT: Tim Chao, Eric Ehmann

1. CALL TO ORDER and ROLL CALL

Chair Welch called the meeting to order at 7:04 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 MINUTES of PREVIOUS MEETING

Chair Welch announced that Matt Cho arrived at 7:05 p.m.

The minutes of the May 17, 2023 regular meeting were presented for approval. Mr. Rusch moved that the Zoning Board of Appeals approve the minutes as written. Mr. Warmbrunn seconded the motion. The minutes were approved by unanimous voice vote.

4. CONTINUED PUBLIC HEARINGS

There were none.

NOTE: Chair Welch swore in members of the audience who wished to speak during a public hearing.

5. NEW PUBLIC HEARINGS

ZBA-2023-MAJ-02: A request by Tim Chao, dba BakeLab LLC, on behalf of GSA Group, to reduce a portion of the minimum front yard along North Lincoln Avenue to seven feet, eight

inches (49% of the required yard), at 410 North Lincoln Avenue, in the B-3, General Business Zoning District.

Chair Welch opened the public hearing for Case No. ZBA-2023-MAJ-02. Marcus Ricci, Planner II, reviewed the written staff report. He reviewed the options of the Zoning Board of Appeals and presented staff's recommendation for approval.

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

Mr. Warmbrunn asked if the planters and pergola would be up all year round. Mr. Ricci said yes. His understanding is that the solar shade would be removed during the winter months.

Mr. Cho asked for clarification on what would be allowed to encroach into a front yard. Mr. Ricci replied that landscape features, outdoor living areas (such as a raised deck), and building ornamentation pieces (such as cornices and eaves) are permitted to encroach into required front yards.

Mr. Cho asked if the future zoning plan would alleviate the need for this type of request. Mr. Ricci explained that the Future Land Use designation was taken from the 2005 Comprehensive Plan. It is possible that the future update of the Comprehensive Plan might direct City staff to make changes to the Zoning Ordinance to allow pergolas in required front yards.

Ms. Uchtmann asked if pergolas have covers. Mr. Ricci said that pergolas typically have a series of vertical slats that act as cover as the sun moves across. Riggs Brewery have solar panels that act as covers. The request is to allow the encroachment of a structure into the required front yard.

With there being no further questions for City staff, Chair Welch reviewed the procedures for a public hearing and then opened the hearing for input from the audience. He invited the applicant to approach the Board to speak on behalf of his request.

Tim Chao, applicant, approached the Zoning Board of Appeals to speak. He stated that this is about having an outdoor café in the Lincoln Avenue corridor that is for everyone to see and enjoy.

Eric Ehmann approached the Zoning Board of Appeals to speak in favor of the proposed request. He stated that the outdoor seating area gives a neighborhood feel to the area. It would be nice to have a cover blocking the sun.

Mr. Welch asked how long Mr. Ehmann has lived in the area. Mr. Ehmann replied seven years.

With there being no additional input from the audience, Chair Welch closed the public input portion of the hearing and opened it for discussion and/or motion(s) of the Board.

Mr. Ricci noted that staff did not add a condition to tie the submitted site plan to the approval; however, the Board could add such a condition. Chair Welch stated that is a good idea.

Mr. Rusch moved that Case No. ZBA-2023-MAJ-02 be forwarded to City Council with a recommendation of approval with the condition that the structures generally conform to the site plan attached in the written staff memo. Ms. Uchtmann seconded the motion.

Roll call on the motion was as follows:

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

The motion was passed by unanimous vote. Mr. Ricci announced that this case would be forwarded to Committee of the Whole on Monday, August 21, 2023, and to City Council on Monday, August 28, 2023.

6. UNFINISHED BUSINESS

There was none.

7. NEW BUSINESS

There was none.

8. PUBLIC INPUT

There was none.

9. STAFF REPORT

There was none.

10. STUDY SESSION

There was none.

Ms. Uchtmann inquired about the residential development close to the City Building. She asked if the City staff encouraged parking on the inside of the development rather than it being on the outside close to the street. It is difficult to live next to the City Building with sirens coming from the Police and Fire Departments. Mr. Ricci replied that good urban planning practice is to encourage parking in the rear of the property or along adjacent streets rather than between the street and the building. He said that an additional five or six feet of space would not reduce the noise impact much. Ms. Chester added that having an access onto Vine Street would cause traffic to back up.

11. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Kevin Garcia, Secretary
Zoning Board of Appeals