

MINUTES OF A REGULAR MEETING

URBANA ZONING BOARD OF APPEALS

APPROVED

DATE: February 21, 2024

TIME: 7:00 P.M.

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

MEMBERS ATTENDING: Joanne Chester, Ashlee McLaughlin, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch

MEMBERS ABSENT: Matt Cho, Adam Rusch

STAFF PRESENT: Kimberly Smith, Director of Community Development Services; Kevin Garcia, Principal Planner; Marcus Ricci, Planner II; Teri Andel, Planning Administrative Assistant II

OTHERS PRESENT: Geoff Bant, Dan Gilbert, Darlene Kloeppel

A. CALL TO ORDER and ROLL CALL

Chair Welch called the meeting to order at 7:01 p.m. Roll call was taken, and he declared a quorum present.

B. CHANGES TO THE AGENDA

There were none.

C. APPROVAL OF PREVIOUS MINUTES

Minutes of the January 17, 2024 Regular Meeting

Ms. Uchtmann moved that the Zoning Board of Appeals approve the minutes of the January 17, 2024 regular meeting as written. Mr. Warmbrunn seconded the motion. The motion was approved by unanimous voice vote.

D. WRITTEN COMMUNICATIONS

There were none.

E. CONTINUED PUBLIC HEARINGS

There were none.

NOTE: Chair Welch reviewed the procedure for a public hearing and swore in members of the audience who wished to speak on a case.

F. NEW PUBLIC HEARINGS

ZBA-2024-MIN-01 – A request by Daniel Gilbert and Amanda Ciafone for a Minor Variance to reduce the required front yard from 25 feet to 22 feet at 309 West Michigan Avenue in the R-1 (Single Family Residential) Zoning District.

Chair Welch opened Case No. ZBA-2024-MIN-01. Marcus Ricci, Planner II, presented the case to the Zoning Board of Appeals by stating facts from the written staff report. He gave a brief history of the proposed site. He noted the land uses and zoning of the subject property and of the surrounding properties. He showed the site plan and photos of the proposed site. He talked about the development regulations, specifically with regards to the front yard setbacks along Michigan Avenue and along Carle Avenue. He discussed the notification process for this case. He summarized staff findings and reviewed the options of the Board members. He presented staff's recommendation for approval of Case No. ZBA-2024-MIN-01 with the following condition:

1. Construction must be in general conformance with the site plan shown in Exhibit D.

He stated that the applicant is available to answer questions.

Chair Welch asked if any members of the Zoning Board of Appeals had questions for City staff. With there being no questions for City staff, Chair Welch opened the public hearing for public input. He invited the applicant to speak.

Dan Gilbert, applicant, approached the Zoning Board of Appeals to speak. He thanked the Zoning Board for considering his request, and he thanked Mr. Ricci for his help preparing this case. He talked about issues his family has encountered with renovating and expanding the existing house. He noted the reasons for locating the garage in the proposed area of the property.

Darlene Kloeppel approached the Zoning Board of Appeals to speak in favor of the proposed case. She stated that she is also representing the neighbor, Marilyn Rinehart, that lives directly south of the subject property. She said that they have been following the construction closely and are happy with the design of the house. They have no objection to the proposed variance.

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

Ms. McLaughlin moved that the Zoning Board of Appeals approve Case No. ZBA-2024-MIN-01 based on the findings outlined in the written staff memo with the following condition:

1. Construction must be in general conformance with the site plan, marked as Exhibit D.

Ms. Uchtmann seconded the motion. She asked if the Zoning Board members needed to add any additional reasoning as to why they are voting to approve the proposed variance. Mr. Garcia replied no. He said the motion was sufficient.

Roll call on the motion was as follows:

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

The motion was approved by unanimous vote of 5-0.

G. OLD BUSINESS

There was none.

H. NEW BUSINESS

There was none.

I. AUDIENCE PARTICIPATION

There was none.

J. STAFF REPORT

There was none.

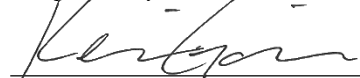
K. STUDY SESSION

There was none.

L. ADJOURNMENT

The meeting was adjourned at 7:26 p.m.

Respectfully submitted,



Kevin Garcia, Secretary
Zoning Board of Appeals