

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

DATE: December 21, 2011
TIME: 7:30 p.m.
PLACE: Urbana City Building
City Council Chambers
400 S. Vine Street
Urbana, IL 61801

APPROVED

MEMBERS PRESENT	Paul Armstrong, Charles Warmbrunn, Harvey Welch
MEMBERS EXCUSED	Stacy Harwood, Nancy Uchtmann
STAFF PRESENT	Robert Myers, Planning Manager
OTHERS PRESENT	Mike Martin

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

Chair Armstrong called the meeting to order at 7:30 p.m. Roll call was taken, and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes from the October 19, 2011 Zoning Board of Appeals regular meeting were presented for approval. Mr. Warmbrunn moved to approve the minutes as presented. Mr. Welch seconded the motion. The minutes were then approved by unanimous voice vote.

4. WRITTEN COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

Chair Armstrong swore in Mike Martin who indicated he may give testimony regarding the application.

6. NEW PUBLIC HEARINGS

Case No. ZBA-2011-MAJ-04: A request by Mike Martin on behalf of the Stone Creek Homeowners Association and the Atkins Group for a major variance to allow three subdivision signs (one 47 square feet in area) for the Stone Creek Subdivision along East Windsor Road near its intersection with Stone Creek Boulevard.

Robert Myers, Planning Manager, presented this case to the Zoning Board of Appeals. He began by explaining the purpose for the proposed variance request. The basis for the request is that Stone Creek Subdivision is 480 acres in area and has a perimeter of 4.0 miles but has limited points of access on major roadways, and thus limited opportunities for subdivision identification signage. Transportation access control standards allow no more than one street per quarter mile on Windsor Road and Route 130. The City's subdivision sign limits don't adequately take into account a subdivision of this size given the limited access points.

The proposed subdivision signs are part of a larger project to beautify the entrances to Stone Creek Subdivision with new landscaping and landscape features, street lights, accent lighting, and subdivision identification signs. Private improvements to be installed in public rights-of-way have been reviewed and approved by the City Council through a license agreement, but the three subdivision signs in question would be located on private property and outside the right-of-way meaning that they would be subject to the Urbana Zoning Ordinance. He spoke about how the proposed variance relates to the sign standards as outlined in Table IX-8 of the Urbana Zoning Ordinance. He reviewed the variance criteria from Section XI-3 of the Zoning Ordinance as they pertain to the proposed case. He presented City staff's recommendation.

Mr. Warmbrunn asked how large the letters for the two small signs would be. Mr. Myers replied that based on the drawings the lettering for two of the three signs would be about 15" or 16" tall. Mr. Warmbrunn asked if the Zoning Ordinance limits the size of lettering in addition to the size of signage. Mr. Myers responded that the Ordinance limits the size of signs but not lettering.

Mr. Warmbrunn asked that if the bike path hadn't taken up adjacent right-of-way space next to the western-most sign on Windsor Road, could the applicant have placed the subdivision sign in the right-of-way there? Mr. Myers responded that he supposed so.

Mr. Warmbrunn asked if the proposed variance is for both the size of the signs and for the number of signs. Mr. Myers responded yes, that technically these are two variances. The Zoning Board could make two separate recommendations to the City Council.

With no further questions for City staff from the Zoning Board of Appeals, Chair Armstrong opened the hearing to public input.

Mike Martin, of the Atkins Group, approached the Board to answer any questions they may have.

Chair Armstrong asked Mr. Martin to speak about the number of signs being requested. Mr. Martin replied that one of the signs would be placed at the western most perimeter and would serve as a landscape feature. The other two signs would be placed at the entrance off Windsor Road. They serve as part of a larger improvement to Stone Creek Subdivision.

With no further input from the audience, Chair Armstrong closed the hearing and opened it to Zoning Board of Appeals discussion and/or make motion(s).

Mr. Warmbrunn moved that the Zoning Board of Appeals forward a recommendation for approval of Case No. ZBA-2011-MAJ-04 (A) regarding the number of signs along with the conditions as recommended in the written staff report. Mr. Welch seconded the motion. Roll call was as follows:

Mr. Armstrong	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes			

The motion passed by unanimous vote.

Mr. Warmbrunn moved that the Zoning Board of Appeals forward a recommendation for approval of Case No. ZBA-2011-MAJ-04 (B) regarding the size of the larger sign along with the conditions as recommended in the written staff report. Mr. Welch seconded the motion. Roll call was as follows:

Mr. Armstrong	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes			

The motion passed by unanimous vote.

Mr. Myers noted that these two recommendations would be forwarded to the Urbana City Council at a special meeting on Monday, January 9, 2012.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Mr. Myers reported on the following:

The variance application concerning parking for the Krannert View project is being withdrawn by the petitioner. As suggested by the Zoning Board of Appeals, City staff brought forward a Zoning Ordinance amendment to bring residential parking requirements in the CCD, Campus Commercial District, in line with residential parking requirements in all other zoning districts. The City Council approved the text amendment. As a result, plans for the Krannert View project now meet all parking requirements on-site and without the need for a variance.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

Chair Armstrong adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Robert Myers, AICP, Secretary
Urbana Zoning Board of Appeals