



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members
FROM: John A. Schneider, MPA, Director, Community Development Services Department
Lorrie Pearson, AICP, Deputy Community Development Director /Planning Manager
Lily Wilcock, Planner I
DATE: August 1, 2019
SUBJECT: An Ordinance to Approve Major Variances (802 North Goodwin Avenue/ZBA-2019-MAJ-03 and ZBA-2019-MAJ-04)

Introduction

Mr. Bautista requests two Major Variances at 802 North Goodwin Avenue to enable the reuse of an existing building for a contractor shop. The first variance would allow parking to be reduced from four required spaces to three. The second variance would allow parking in the required front yard to utilize the existing paved area.

At its July 29, 2019, meeting, the Zoning Board of Appeals (ZBA) unanimously recommended approval of both variances to the City Council.

Background

Mr. Bautista is an electrician and bought this property to move and expand his home-based business. Mr. Bautista wants to use the building at 802 North Goodwin Avenue for office space and equipment storage. A "Contractor Shop with a Showroom" is the use in the Zoning Ordinance that most closely matches the desired use, and requires a Conditional Use Permit in the B-1 district. The property was initially a gas station, then a licensing office, and was vacant for many years. It was recently remodeled to building code compliance and was briefly used as a property management office before being sold to Mr. Bautista. Mr. Bautista felt that its location would be conducive to meet the needs of his growing his electrical business and is located close to his home.

Description of Site and Area

The lot at 802 North Goodwin Avenue is approximately 7,800 square feet. It is located on the northeast corner of Goodwin Avenue and Hill Street. The property contains a 1,600 square-foot building and a concrete pad between the building and sidewalk on the western side of the property.

The following is a summary of zoning and land uses for the subject site and surrounding area:

Table with 4 columns: Location, Zoning, Existing Land Use, Future Land Use. Row 1: Site, B-1, Neighborhood Business, Commercial, Residential

1 Table V-1 of the Urbana Zoning Ordinance.

| | | | |
|-------|--------------------------------|--------------------|---------------|
| North | R-2, Single-Family Residential | School Parking Lot | Institutional |
| South | R-2, Single-Family Residential | Duplex | Institutional |
| East | R-2, Single-Family Residential | Single-Family Home | Residential |
| West | R-2, Single-Family Residential | Single-Family Home | Residential |

Zoning Board of Appeals

The public hearing at the July 17, 2019, ZBA meeting heard the input from two community members and correspondence for and against the Conditional Use Permit. Mr. Bautista had collected twenty-one letters of support from the neighborhood (Exhibit G). Mr. Mosley testified he believed that the proposed business would increase crime in the neighborhood. Mr. Mosley submitted a petition from neighbors that are against Mr. Bautista’s cases (Exhibit H). Mr. Bautista testified that Mr. Mosley had approached him about selling BBQ on Mr. Bautista’s property on the weekends. Mr. Bautista had declined to allow Mr. Mosley to use his property citing concerns of liability. Ms. Carter testified she was neither for nor against the case, but wanted to describe an issue with the public use of the parking lot on this property. Ms. Carter stated the neighborhood was used to using the parking lot on the property when the building was vacant for many years, and Mr. Bautista bought the property and told the drivers parking in his parking lot they can no longer use the lot for parking their vehicles. The ZBA voted to approve the Conditional Use Permit and recommended approval of both Major Variances to City Council by a vote of six ayes to zero nays.

Discussion

Major Variances

The two major variances would allow the existing concrete pad to be used for the required parking for the business. The three proposed parallel parking spaces would be placed along the west lot. Four spaces are required for the proposed use, but the existing paved area can only accommodate three parking spaces, and as Mr. Bautista meets customers at the worksite, does not have a need for additional parking. The second variance would allow car parking in the front yard setback. While the Zoning Ordinance allows parking to encroach in the front yard in most other business districts, that exemption does not apply in the B-1 zoning district. Due to the nature of the lot and the existing pavement, Mr. Bautista requests a variance to park vehicles along the western lot line, in the required front yard (see Exhibit D.)

As Mr. Bautista will not have regular customer visits, it is reasonable to allow a parking reduction for the proposed use. Furthermore, any reuse of the existing building would likely require the same variances due to the size of the lot and the location of the building.

Variance Criteria

Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals to make findings based on variance criteria. The following is a review of the variance criteria as they pertain to these cases:

1. Are there special circumstances or special practical difficulties with reference to the parcel concerned, in carrying out the strict application of the ordinance?

The Zoning Ordinance requires a 15 foot front yard for the B-1 zoning district, and no parking may be built within the front yard. By definition, a corner lot has two required front yards. Yard lines are shown by dashed lines on the proposed site plan in Exhibit D. To provide parking and an access aisle that conforms to the zoning regulations would consume the entire buildable area of the lot. This would require the demolition of the existing building, the southern access drive, and the former parking area, which

seems like an excessive undertaking when Mr. Bautista could instead be allowed to reuse the existing building and parking areas.

2. The proposed variance will not serve as a special privilege because the variance requested is necessary due to special circumstances relating to the land or structure involved or to be used for occupancy thereof, which is not generally applicable to other lands or structures in the same district.

The proposed parking-related variances will not be a special privilege to the applicant. The variances would not eliminate parking requirements, but would acknowledge that parking space is very limited and the site cannot readily hold four parking spaces. The property can hold three parallel spaces and an access aisle, with the current configuration of parking in the front yard along Goodwin Avenue. As the applicant has indicated, the Contractor Shop will not have regular customers. Four parking spaces are not necessary to meet parking demand.

3. The variance request is not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.

The variance request is due to the existing conditions of the lot. The required yards take up a sizeable portion of the lot. Meanwhile, there are no exceptions to allow parking in required yards in the B-1 zoning district, though exceptions are allowed in every other business district. The applicant would like to use the existing 1,600 square-foot building. When the property was first developed in 1936 as a gas station, the use and location of parking in the front yard was not regulated. In 1978, the owner of the gas station, then a legally nonconforming use, received permission from the city to remodel the nonconforming business, as the use was found to be beneficial to the neighborhood. Now, the lot is difficult to develop due to its small size and the requirements for most business uses, including parking and yard setbacks.

4. The variance will not alter the essential character of the neighborhood.

If granted, the variances would not alter the essential character of the neighborhood. Parking is allowed in the front yard for other lots in the neighborhood. The proposed parking area has existed since at least 1978, and the request will maintain what has existed for decades.

5. The variance will not cause a nuisance to the adjacent property.

The variances should not cause a nuisance, as the proposed business use will be filling a vacant property, and the property owner plans to make improvements to the property. If the variances are not granted, the building would likely remain vacant as parking and yard requirements make reuse of the building difficult. While demolition and reconstruction is possible to meet the B-1 parking requirements and yard setbacks, it is unlikely due to the size of the lot and the limitations of the B-1 district. The parking requirements for B-1 are the same requirements for B-2 and B-3 properties, which are zones intended to have much higher levels of car traffic. Providing less parking for a property in a residential neighborhood may reduce potential impact, as it could discourage car traffic to the site and require less of the lot to be paved.

6. The variance generally represents the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request.

The proposed variances are a minimum deviation, as the request is to maintain what already exists and fit as much parking on the site as possible. The applicant will keep the existing parking area, but will ensure that the parking spaces provided conform with the Zoning Ordinance. The applicant will meet all other requirements for the property.

Summary of Staff Findings

1. Gustavo Bautista was granted a Conditional Use Permit by the ZBA to allow a Contractor Shop with a Showroom at 802 North Goodwin Avenue, in the R-3, Single- and Two-Family Residential zoning district;
2. Mr. Bautista has also requested a Major Variance to reduce the amount of parking required from four to three spaces and a Major Variance to allow car parking in the required front yard;
3. The variances will allow the existing building and existing concrete pad to be used;
4. The variance requests would not serve as a special privilege to the property owner if granted, as there are special circumstances relating to the land such as location of the existing building and parking lot, and the size of the lot;
5. The property owner did not deliberately create this situation as the building has been in this location for decades and the owner just recently purchased the property;
6. The variances will not alter the essential character of the neighborhood as vehicles have routinely parked on the existing pavement;
7. The variances will not create a nuisance as this use will be a much lower-intensity use than the previous gas station and will renovate and reuse a building rather than encourage it to fall into disrepair if it remains vacant; and
8. The variances represent a minimum deviation from the zoning ordinance as only three parking spaces are needed for the business and are replicating historic parking patterns on the site.

Options

The City Council has the following options regarding an Ordinance to Approve Major Variances:

1. Approve the ordinance.
2. Approve the ordinance with certain terms and conditions, and if so, articulate all terms, conditions, and findings.
3. Deny the ordinance.

Recommendation

At its July 17, 2019, meeting, the ZBA voted six ayes and zero nays to forward the Major Variances to City Council with a recommendation to **APPROVE** the requests. City staff likewise recommends approval.

Attachments: A: Location and Land Use Map
B: Zoning Map
C: Future Land Use Map
D: Site Plan
E: Major Variance Application
F: Draft Zoning Board of Appeals Minutes from July 17, 2019, meeting
G: Letters of Support
H: Petition Submitted by Mr. Mosely

ORDINANCE NO. 2019-08-039

AN ORDINANCE APPROVING MAJOR VARIANCES

(802 North Goodwin Avenue / ZBA-2019-MAJ-03 and ZBA-2019-MAJ-04)

WHEREAS, the Urbana Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the Corporate Authorities to consider applications for major variances where there is a special circumstance or condition with a parcel of land or a structure; and

WHEREAS, Gustavo Bautista has submitted a petition for major variances to allow a reduction in the number of parking spaces required for a Contractor Shop and to allow parking within the required front yards at 802 North Goodwin Avenue in the B-1, Neighborhood Business zoning district.

WHEREAS, the Zoning Board of Appeals held a public hearing on such petitions at 7:00 p.m. on July 17, 2019, in ZBA Case Nos. 2019-MAJ-03 and 2019-MAJ-04; and

WHEREAS, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

WHEREAS, the Zoning Board of Appeals voted six (6) ayes and zero (0) nays to forward both cases to the Urbana City Council with recommendations to approve the requested variances; and

WHEREAS, the City Council finds that the requested variances conform with the major variance procedures in Article XI, Section XI-3(C)(2)(d) of the Urbana Zoning Ordinance; and

WHEREAS, the City Council has considered the variance criteria established in the Urbana Zoning Ordinance and has made the following findings of fact:

1. Gustavo Bautista was granted a Conditional Use Permit by the Zoning Board of Appeals to allow a Contractor Shop at 802 North Goodwin Avenue in the B-1, Neighborhood Business zoning district.;
2. Mr. Bautista has also requested a major variance to reduce the number of parking spaces required for a Contractor Shop from four car parking spaces to three car parking spaces. The Zoning Board of Appeals unanimously recommended that City Council approve the major variance request;
3. The variance will allow the existing building and concrete pad to be used;
4. The variance requests would not serve as a special privilege to the property owner if granted, as there are special circumstances relating to the land such as location of the existing building and parking lot, and the size of the lot;
5. The property owner did not deliberately create this situation as the building has been in this location for decades and the owner just recently purchased the property;
6. The variances will not alter the essential character of the neighborhood as vehicles have routinely parked on the existing pavement;
7. The variances will not create a nuisance as this use will be a much lower-intensity use than the previous gas station and will renovate and reuse a building rather than encourage it to fall into disrepair if it remains vacant; and
8. The variances represent a minimum deviation from the zoning ordinance as only three parking spaces are needed for the business and are replicating historic parking patterns on the site.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1.

In ZBA Case Nos. 2019-MAJ-03 and 2019-MAJ-04, the major variances requested by Gustavo Bautista to allow for a reduction in the number of parking spaces required for a Contractor Shop and to allow parking within the required front yards in a B-1, Neighborhood Business zoning district are hereby approved in the manner proposed in the application.

The major variance described above shall only apply to the property more particularly described as follows:

Lot 21 in Sarah A. Sims Addition to the City of Urbana, as per plat recorded February 4, 1997 as Document Number 57134, Plat Book "B", Page 284-285, situated in Champaign County, Illinois.

Commonly known as 802 North Goodwin Avenue, Urbana, Illinois
P.I.N.: 91-21-07-426-010

Section 2.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, _____.

AYES:

NAYS:

ABSTENTIONS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

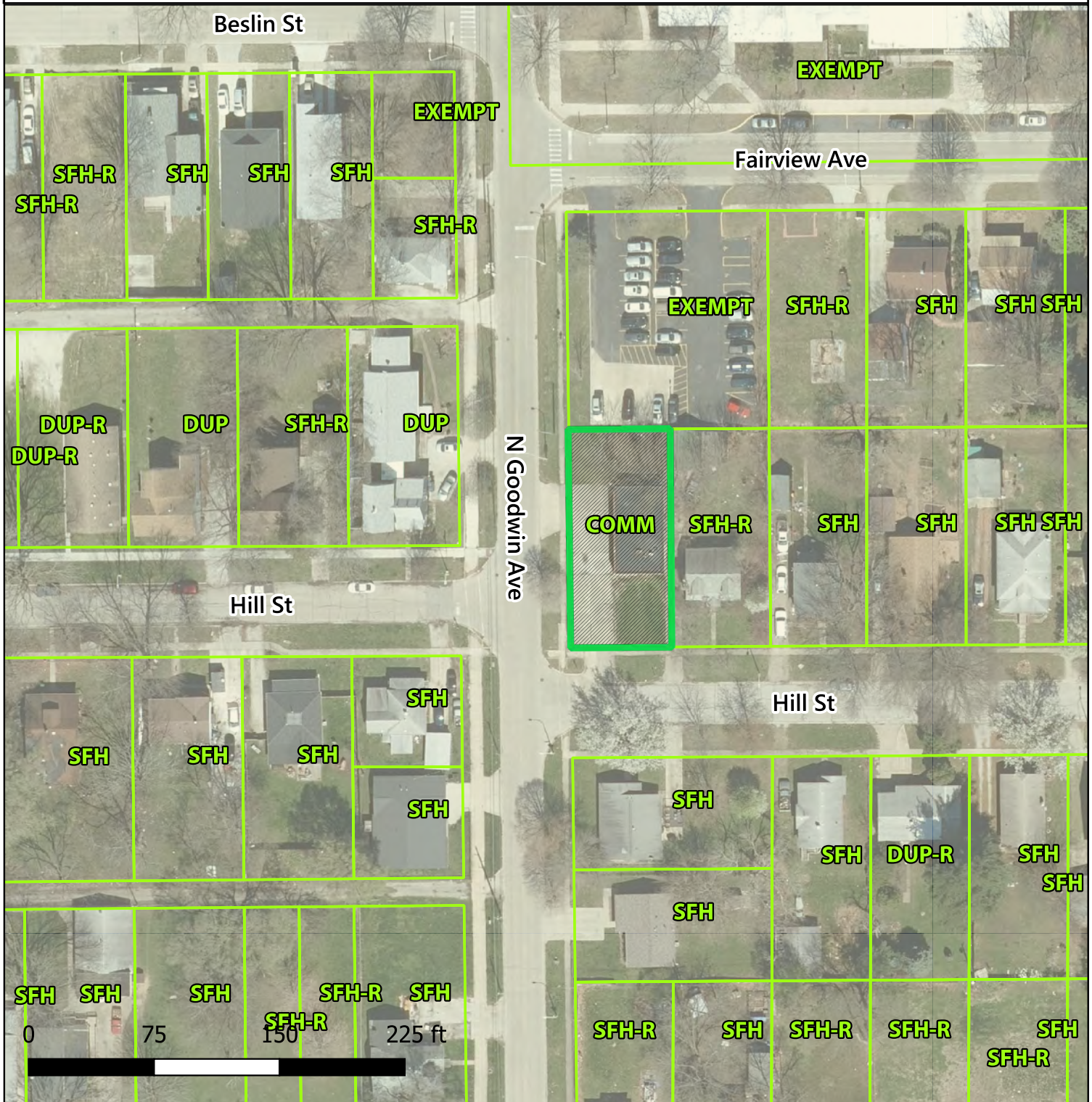
Diane Wolfe Marlin, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2019, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled “An Ordinance Approving Major Variances (802 North Goodwin Avenue / ZBA-2019-MAJ-03 and ZBA-2019-MAJ-04)” which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2019, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2019.

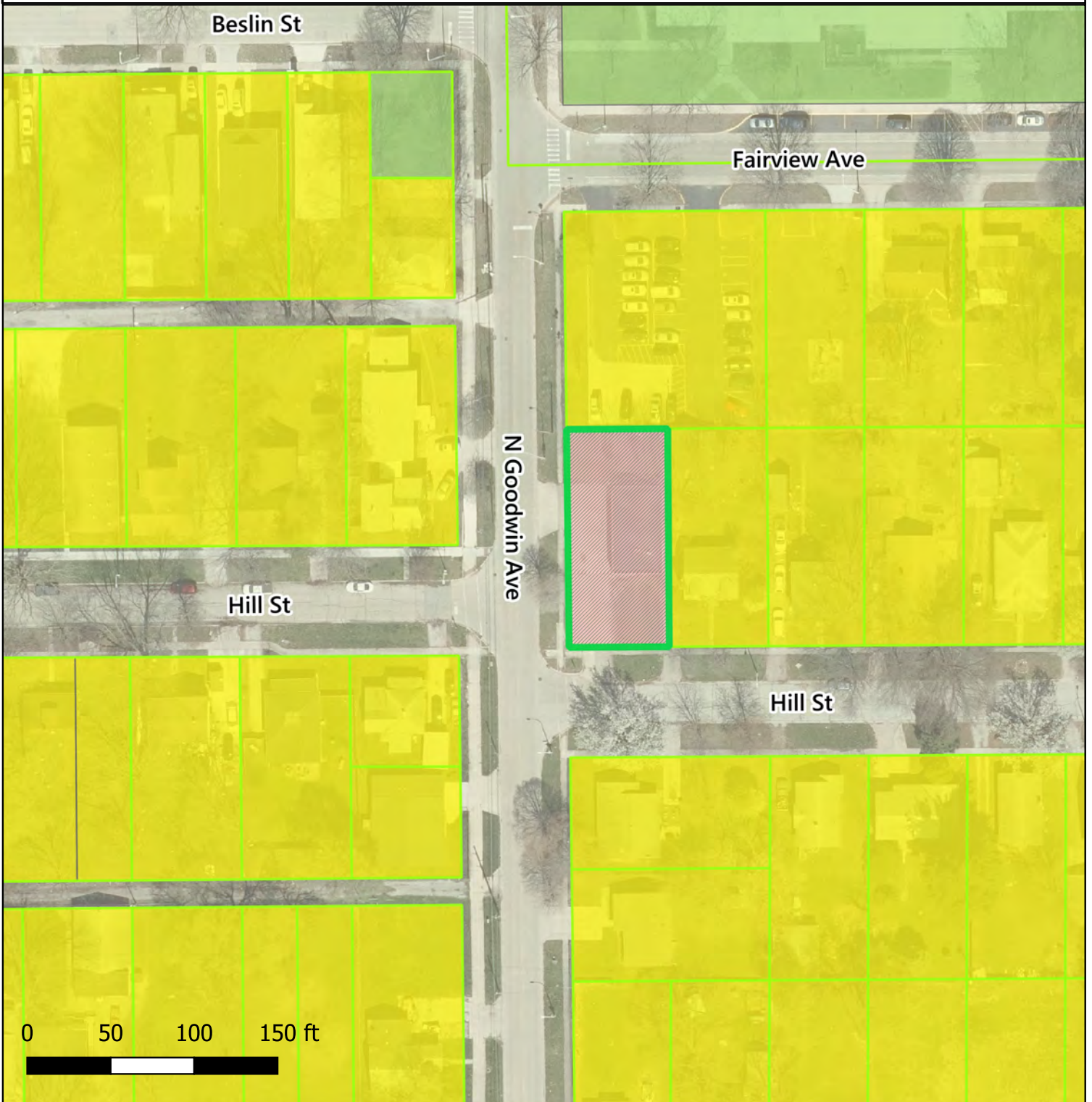
Exhibit A - Location & Existing Land Use Map



Case: ZBA-2019-C-02; ZBA-2019-MAJ-03; ZBA-2019-MAJ-04
 Subject: Bautista CUP
 Location: 802 N. Goodwin Ave.
 Petitioner: Gustavo Bautista



Exhibit B - Zoning Map

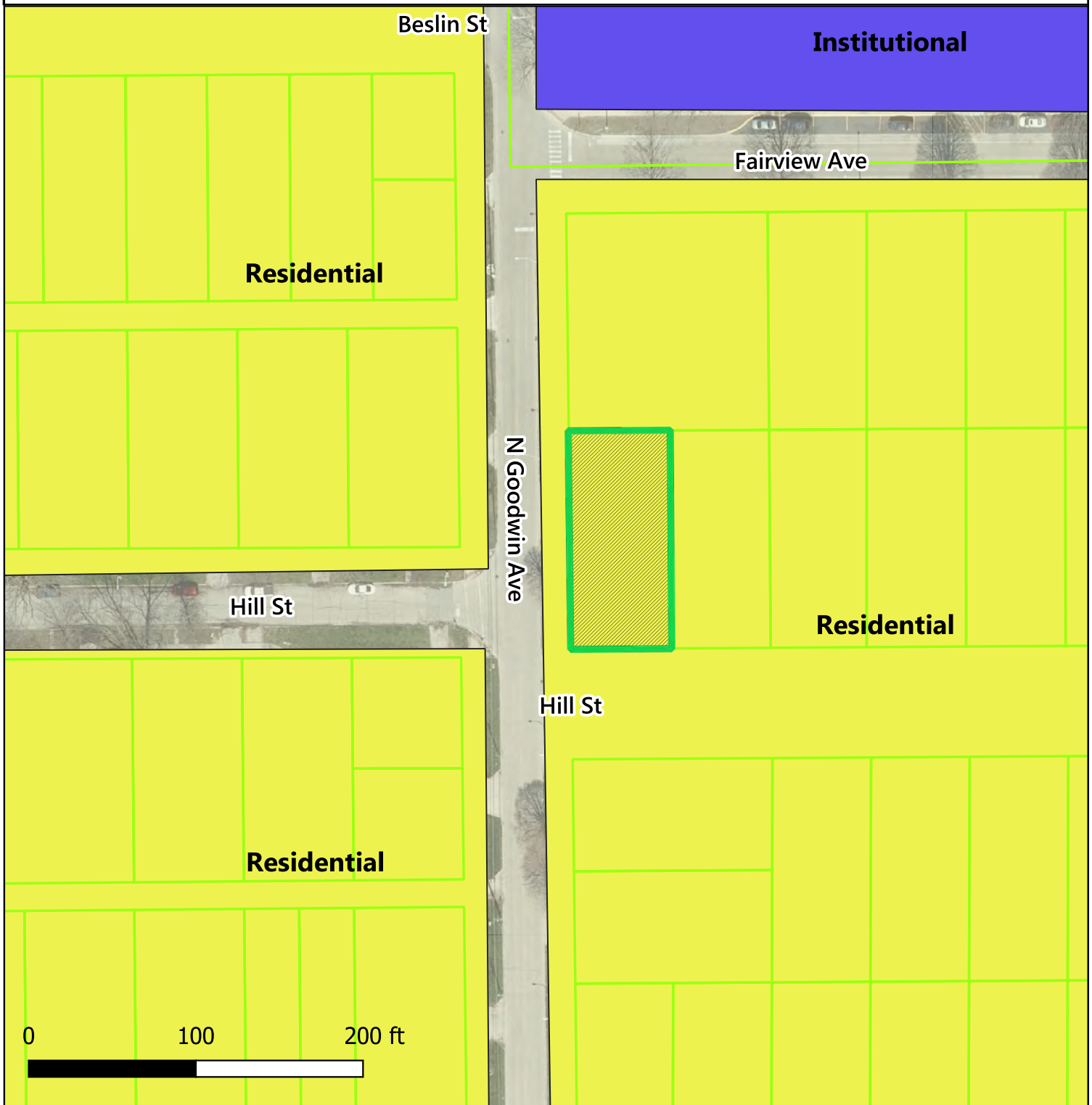


Case: ZBA-2019-C-02; ZBA-2019-MAJ-03; ZBA-2019-MAJ-04
Subject: Bautista CUP
Location: 802 N. Goodwin Ave.
Petitioner: Gustavo Bautista

- Current Zoning**
- B-1
 - CRE
 - R-2



Exhibit C - Future Land Use Map



Case: ZBA-2019-C-02; ZBA-2019-MAJ-03; ZBA-2019-MAJ-04
Subject: Bautista CUP
Location: 802 N. Goodwin Ave.
Petitioner: Gustavo Bautista




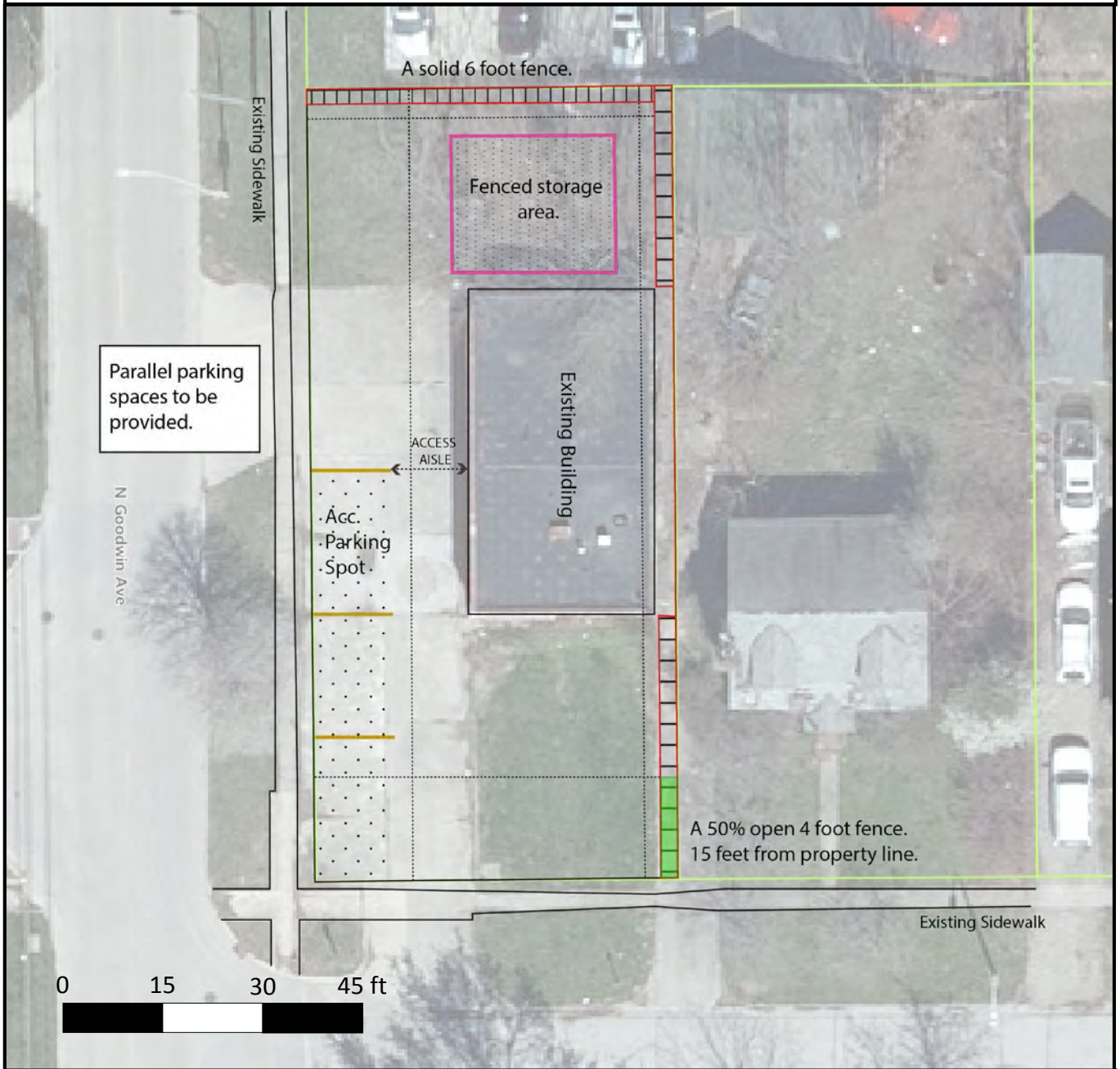
-  Subject Property
-  Institutional
-  Residential



Exhibit D – Proposed Site Plan



Case: ZBA-2019-C-02; ZBA-2019-MAJ-03; and ZBA-2019-MAJ-04
Subject: Bautista CUP
Location: 802 N Goodwin Ave.
Petitioner: Gustavo Bautista





Application for Variance

ZONING BOARD OF APPEALS

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ ZBA Case No. _____
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A VARIATION is requested in conformity with the powers vested in the Zoning Board of Appeals to permit the following variation (*Describe the extent of the Variation Requested*)
allow parking in the front yard setback and reduction of car parking space from five to three on the property described below, and in conformity with the plans described on this variance request.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Gustavo Bautista** Phone: **217-637-0659**
Address (street/city/state/zip code): **802 N Goodwin Ave.**
Email Address: **bautistaelectric@gmail.com**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **Gus Bautista** Phone: **217-637-0659**
Address (street/city/state/zip code): **802 N Goodwin Ave.**
Email Address: **bautistaelectric@gmail.com**

Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Location of Subject Site: **802 N Goodwin Ave**
PIN # of Location: **91-21-07-426-010**
Lot Size: **7,800**

DB

Current Zoning Designation: **B-1**

Current Land Use (*vacant, residence, grocery, factory, etc.*): **Hardware Store**

Proposed Land Use: **Contractor Shop with Showroom (not suggesting showroom)**

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

See attached.

4. CONSULTANT INFORMATION

Name of Architect(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Surveyor(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Professional Site Planner(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Attorney(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

5. REASONS FOR VARIATION

Identify and explain any special circumstances or practical difficulties in carrying out the strict application of the Zoning Ordinance with respect to the subject parcel.

As the property is on a corner there are two front yard setbacks. In B-1, no parking is allowed in the front yard. All existing parking is in the front yard.

DB

Explain how the variance is necessary due to special conditions relating to the land or structure involved which are not generally applicable to other property in the same district.

The property was formerly a gas station and then went vacant for many years. In the past five years the property has been periodically occupied by various owners. I would like to expand my business from the a location I have Home Occupation Permit, 1102 W Eads St.

Explain how the variance is not the result of a situation or condition that was knowingly or deliberately created by you (the Petitioner).

The gas station concrete parking area has been in the front yard of this B-1 property for decades and without a variance I will have to build parking on green spaces outside of the front yard. I would like to maintain the existing green space on the lot and make use of the current concrete lot.

Explain why the variance will not alter the essential character of the neighborhood.

As the business should not have visitors there will be no demand for visitor parking. The parking I need is for my own vehicles and the existing concrete parking is sufficient. This property has had the parking in the front yard for decades and because the lot is small, the front yard setbacks mean very little of the property is usable for the parking.

Explain why the variance will not cause a nuisance to adjacent property.

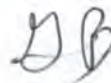
The side yard touching the adjacent residential property would have to live next to the new parking. The variance is to keep the parking as far away from the adjacent neighbor as possible.

Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.

I plan on having little to no visitors at my business location (like my Home Occupation). This deviation is to reduce the impact for my immediate neighbor and make the property better as used for a business.

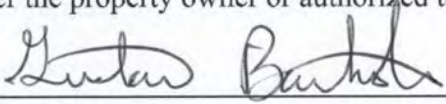
NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.



CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

6-19-19
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

DB

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

DATE: July 17, 2019

DRAFT

TIME: 7:00 p.m.

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

MEMBERS PRESENT Matt Cho, Ashlee McLaughlin, Adam Rusch, Nancy Uchtmann, Charles Warmbrunn, Harvey Welch

MEMBERS ABSENT Joanne Chester

STAFF PRESENT Lorrie Pearson, Deputy Director of Community Development/Zoning Administrator; Lily Wilcock, Planner I; Teri Andel, Planning Administrative Assistant II

OTHERS PRESENT Gustavo Bautista, JoAnn Carter, Ernest Mosley

COMMUNICATIONS

- Revised Staff Finding and Proposed Conditions for Case No. ZBA-2019-C-02
- Letters of Support for Case Nos. ZBA-2019-C-02, ZBA-2019-MAJ-03 and ZBA-2019-MAJ-04 from the following people:
 - Bryan McMullan
 - Christopher Palmer
 - Charles Sgeuski
 - Nancy Mendez
 - Bobby Johnson
 - Roberto Chapa, Jr.
 - Serlena Reed
 - James Pelmore
 - Samathie Young
 - Ora Pettigrew
 - Melvin Caston, Jr.
 - Kyan O'Bannon
 - Anthonella Issantu
 - George Edwards
 - Nicole Parker
 - Edward DeAtley
 - Aaron Moser
 - Dexter Stone
 - Cleomagdalene Harris

- Mary Huff
- Connie Hugger
- List of Signatures of Neighbors Opposing Case Nos. ZBA-2019-C-02, ZBA-2019-MAJ-03 and ZBA-2019-MAJ-04 submitted by Ernest Mosley

NOTE: Chair Welch swore in members of the audience who indicated that they might give testimony during a public hearing.

CONTINUED PUBLIC HEARINGS

ZBA-2019-C-02 – A request by Gustavo Bautista for a Conditional Use Permit to allow a Contractor Shop at 802 North Goodwin Avenue in the B-1, Neighborhood Business Zoning District.

Chair Welch reopened the public hearing for this case and opened the public hearing for related cases #ZBA-2019-MAJ-03 and ZBA-2019-MAJ-04, which are New Public Hearings. Lily Wilcock, Planner I, presented the staff report for the three cases. She began by explaining the purpose for each request and described the subject property.

Mr. Cho arrived at 7:05 p.m.

Ms. Wilcock continued with the staff presentation by reviewing the requirements in Section VII-2 of the Urbana Zoning Ordinance for a conditional use permit and noted that City staff revised their findings and suggested conditions for approval of the conditional use permit. These were handed out prior to the start of the meeting. She reviewed the criteria in Section XI-3 of the Urbana Zoning Ordinance for a major variance. She read the options of Zoning Board of Appeals for each case and presented the staff recommendation for approval of each case including the revised conditions for approval of the conditional use permit.

Lorrie Pearson, Deputy Director of the Community Development Services Department/Planning Manager, noted the handout of communications received in support of the three proposed requests.

Chair Welch asked if any members of the Zoning Board of Appeals had questions for City staff. There were none, so he opened the hearing for public input. He invited the applicant to speak on behalf of his requests.

Gustavo Bautista, applicant, approached the Zoning Board of Appeals. He mentioned that he lives in the community and has for 15 years. He believes in the community and has volunteered by electrically wiring about ten homes for Habitat for Humanity. His electrical business consists of clients calling him to go to their homes so he will not have any clients come by his office. His family and business have outgrown their home, so he needs an office space to do paperwork and store some materials. No materials would be stored outside. He has been making improvements to the property at 802 North Goodwin Avenue.

Ernest Mosley approached the Zoning Board of Appeals to speak in opposition. He stated that he did not want a business with a lot of vehicles being parked at the proposed location for safety

reasons. He mentioned that he talked with other neighbors in the area and submitted a list of names of residents who were also opposed to the proposed business use.

Ms. Uchtmann inquired if he believed there would be more than three vehicles parked on the subject property. Mr. Mosely replied yes because the owner had already parked several vehicles, a trailer and a dump truck on the site.

Ms. Uchtmann asked if it was possible that Mr. Bautista had all of those vehicles there for the remodeling of the building. Mr. Mosley said no. Mr. Bautista did not remodel the building because the previous owners had remodeled it.

Ms. Wilcock noted that City staff became aware of the dump truck and notified Mr. Bautista that it was not allowed. Mr. Bautista then removed the dump truck from the property within 12 – 24 hours. He is currently in good standing with the City regulations regarding the dump truck.

Mr. Rusch asked Mr. Bautista what the purpose was for the dump truck being there. Mr. Bautista replied that he had planned to haul in some gravel and landscape the property. When City staff notified him about the dump truck being illegal, he also found out about needing approval of the conditional use permit to operate his business and the major variance requests for parking. He had the dump truck removed immediately and it has not been there since. When there were several vehicles parked there, it was because they were moving the business into the building. He has two trucks and an enclosed trailer that he uses for performing jobs.

Ms. Uchtmann asked Mr. Mosley if the City controlled future violations, would that give him peace. Mr. Mosley commented that the City had not responded to prior complaints in the neighborhood. Ms. Pearson assured the Zoning Board and the public that if anyone called about a violation, then City staff would inspect the property. If City staff found any violations, then the applicant could lose his conditional use permit and the applicant would not be allowed to operate his business.

Mr. Welch asked Mr. Mosley if he was opposed to any business being located on the subject property or if he was only opposed to this business. Mr. Mosley replied that he was not opposed to business; however, he was opposed to a business that has many vehicles being parked on the property.

Mr. Bautista re-approached the Zoning Board of Appeals. He mentioned that Mr. Mosely had contacted him about selling barbeque sandwiches on the proposed site during the weekends. Mr. Bautista had told Mr. Mosley that he would not be permitted to do that anymore because he purchased the property and did not want to be held liable if someone fell and got hurt.

He understood Mr. Mosely's concern about vehicles parked on the property being broken into, but this could happen anywhere even in the best of neighborhoods. He is not concerned with this happening because the police patrol the area on a regular basis. He has spoken with many of the residents in the neighborhood, and they are excited to see his business move in at this location.

JoAnn Carter approached the Zoning Board of Appeals to speak. She stated that she was not opposed or in favor of the proposed requests. She was opposed to having big trucks in the neighborhood especially down the street from the school. She asked if the property owner would be required to post signs saying the name of the business and "No Parking or No Trespassing or

Private Property”. She mentioned that there is a construction business located one corner down the street, and there have been no problems with that business.

Mr. Rusch wondered if the big trucks were work trucks for the business or if they might have been companies making improvements to the property. Ms. Carter replied that they were work trucks, but they come and go and are not parked at the site anymore.

Ms. Uchtmann asked if Ms. Carter would be comfortable with the business if the Zoning Board of Appeals required the owner to post some signs. Ms. Carter said that she would be comfortable with that but she was more concerned with large trucks being parked on the property.

Mr. Bautista re-approached to speak. He noted that he parked his van with the company logo on it at the proposed site so that people in the neighborhood would know that the property was no longer vacant. One Sunday, he decided to go to the office and do some work. He noticed a lot of vehicles parked on his property, so he asked them to stop parking there. He has limited parking at the site and if other people park their vehicles there, then where will he park his van and trailer on his property?

Mr. Welch asked when Mr. Bautista purchased the property. Mr. Bautista said it was about four weeks ago. Some renovations had been made by the previous owner; however, he had put in a new floor and drywall, painted, hung new blinds and put in some planters outside. There were some trucks that visited the site to help with the renovations that will no longer be visiting the site.

With no further comments or questions from public audience, Chair Welch closed the public input portion of the hearing and opened the hearing for discussion and/or motions by the Zoning Board of Appeals.

Ms. Uchtmann assumed that there was a lot of traffic when the proposed site was used as a gas station. Ms. Wilcock stated that was correct, and there are no complaints on file when it was used as a gas station. There was further discussion about the property being used as a gas station.

Ms. McLaughlin wondered if it was within the purview of the Zoning Board of Appeals to determine what types of vehicles use any property. Ms. Pearson said that they could have discussion and place conditions on the size of the vehicles because it is a conditional use permit for a contractor’s shop.

Mr. Rusch asked if the applicant would be in violation of the conditional use permit if there were more than three vehicles parked at the proposed site. Ms. Pearson replied that any additional vehicles over three would probably be blocking the legal parking spaces, in a drive aisle or an area that a firetruck might need to get to, so they would be limited to three spaces.

Mr. Cho questioned if there is a parking requirement in the B-1 Zoning District. Ms. Wilcock answered yes. The parking requirements are the same for the B-1, B-2 and B-3 Zoning Districts.

Mr. Rusch moved that the Zoning Board of Appeals approve Case No. ZBA-2019-C-02 including the following conditions:

1. The proposed parking, fences and storage area must be constructed to conform to the attached site plan and specifications of the Zoning Ordinance.
2. The applicant is granted variances or otherwise meets the zoning requirements for parking.

Mr. Cho seconded the motion. Roll call was as follows:

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

The motion was approved by unanimous vote.

Ms. McLaughlin moved that the Zoning Board of Appeals forward Case No. ZBA-2019-MAJ-03 to the City Council with a recommendation for approval as requested based on the findings outlined in the written staff memorandum. Ms. Uchtmann seconded the motion. Roll call on the motion was as follows:

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

The motion was approved by unanimous vote.

Ms. McLaughlin moved that the Zoning Board of Appeals forward Case No. ZBA-2019-MAJ-04 to the City Council with a recommendation for approval as requested based on staff’s findings in the written memorandum. Mr. Rusch seconded the motion.

Ms. Uchtmann wondered if it would be possible to add a condition to require the property owner to post a sign stating “No Trespassing or No Parking”. Ms. Pearson stated that the Zoning Board of Appeals can place conditions on a major variance. Since the conditional use permit had already been approved, she did not know how the Board could place the condition on it now. Mr. Welch commented that the petitioner had stated that he would do what was necessary to have harmonious relations within the neighborhood. While it would be in his best interest, he trusted the applicant to post such sign without requiring him to do so.

Roll call on the motion was as follows:

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

The motion was approved by unanimous vote.

Ms. Wilcock noted that Case No. ZBA-2019-MAJ-03 and Case No. ZBA-2019-MAJ-04 would be forwarded to City Council on Monday, August 5, 2019.

NEW PUBLIC HEARINGS

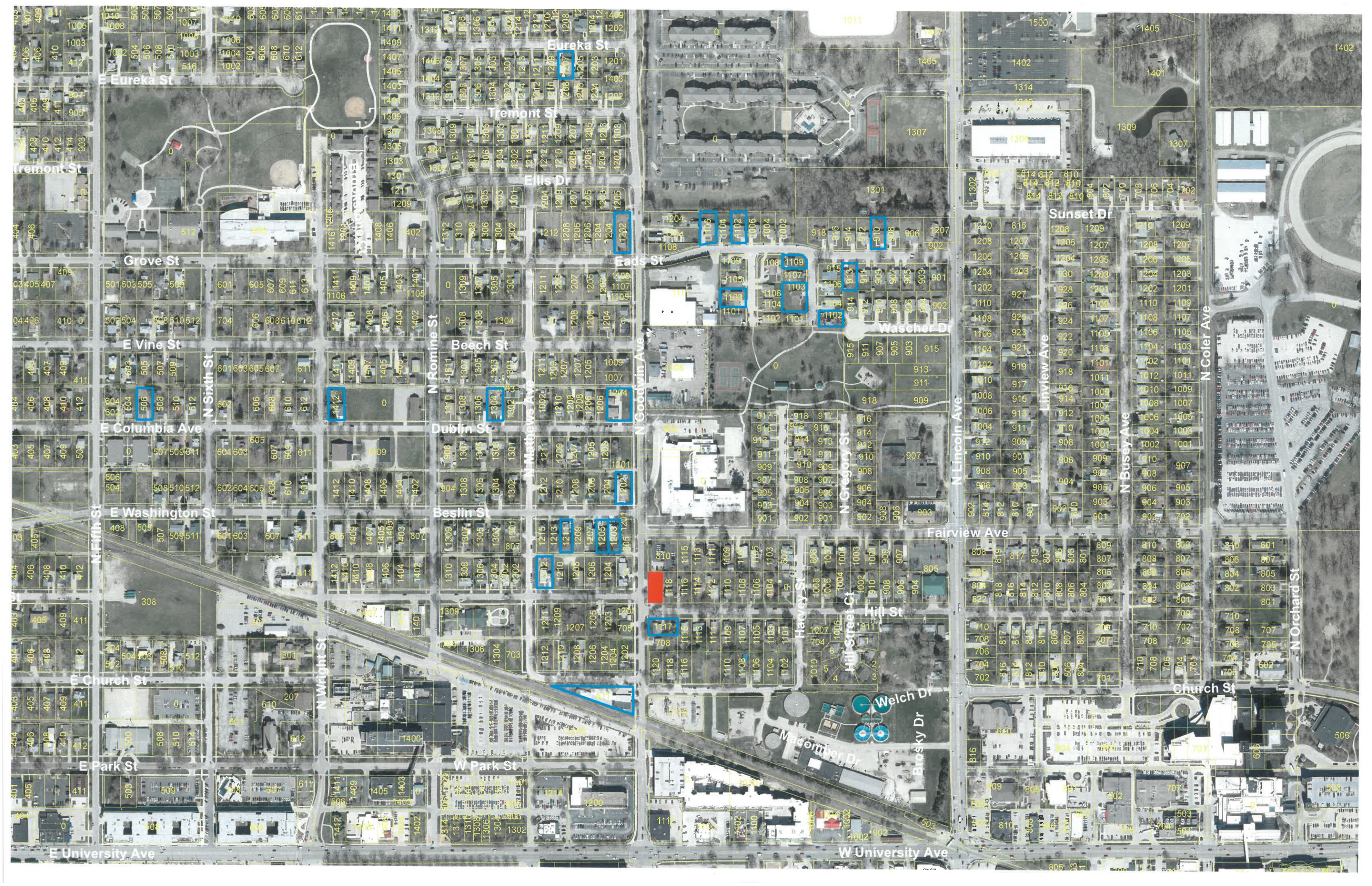
ZBA-2019-MAJ-03 – A request by Gustavo Bautista for a Major Variance to allow a reduction in the number of parking spaces required for a Contractor Shop at 802 North Goodwin Avenue in the B-1, Neighborhood Business zoning district.

ZBA-2019-MAJ-04 – A request by Gustavo Bautista for a Major Variance to allow parking in the required front yard at 802 North Goodwin Avenue in the B-1, Neighborhood Business zoning district.

Chair Welch opened the public hearing for these cases with ZBA-2019-C-02 under Continued Public Hearings. Please see that section for minutes.

Exhibit G: Letters of Support

| NAME | | ADDRESS | | | | |
|-------------|---------------|---------|-----------|-------------|-------------|-----------|
| LAST NAME | FIRST NAME | HOUSE # | DIRECTION | STREET NAME | STREET TYPE | CITY |
| McMullan | Bryan | 1207 | | Eureka | Street | Urbana |
| Palmer | Christopher | 910 | West | Eads | Street | Urbana |
| Sgeuski | Charles | 913 | West | Eads | Street | Urbana |
| Mendez | Nancy | 1102 | West | Eads | Street | Urbana |
| Johnson | Bobby | 1106 | West | Eads | Street | Urbana |
| Chapa, Jr. | Roberto | 1202 | West | Eads | Street | Urbana |
| Reed | Serlena | 506 | East | Columbia | Avenue | Champaign |
| Pelmore | James | 1204 | West | Dublin | Street | Urbana |
| Young | Samathie | 1304 | West | Dublin | Street | Urbana |
| Pettigrew | Ora | 1412 | West | Dublin | Street | Urbana |
| Caston, Jr. | Melvin | 1202 | West | Beslin | Street | Urbana |
| O'Bannon | Kyan | 1203 | West | Beslin | Street | Urbana |
| Issantu | Anthonella | 1205 | West | Beslin | Street | Urbana |
| | | 1211 | West | Beslin | Street | Urbana |
| Edwards | George | 1117 | West | Hill | Street | Urbana |
| Parker | Nicole | 1212 | West | Hill | Street | Urbana |
| DeAtley | Edward | 611 | North | Goodwin | Avenue | Urbana |
| Moser | Aaron | 1005 | North | Goodwin | Avenue | Urbana |
| Stone | Dexter | 1103 | North | Harvey | Street | Urbana |
| Harris | Cleomagdalene | 1102 | North | Gregory | Street | Urbana |
| Huff | Mary | 1103 | North | Gregory | Street | Urbana |
| Hugger | Connie | 1109 | North | Gregory | Street | Urbana |



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.

Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801



To Whom This May Concern,

My name is Bryan McMullen Phone: 214-552-1274



Address: 1207 SUREKA ST Email: King Sir Bryan@taheer.com

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.



Bautista Electric Enterprises has bought the building located at 802 N. Goodwin Ave. Urbana Il 61801 which was vacant for many years. They have remodeled the inside and outside. The complete rehabilitation of this building has dramatically improved the appearance of that corner.

I do not believe that his business will negatively affect the neighborhood and look forward to having an electrical contractor in the area that can service our community.

Please do not hesitate to contact me if you should require any additional comment.

Sincerely,



STATE OF ILLINOIS
CMS

7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is Christopher Palmer Phone: (217) 390-0638

Address: 910w. Eads St Email: _____

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.

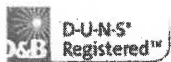
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Please do not hesitate to contact me if you should require any additional comment.

Sincerely,

Christopher Palmer



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.

Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is Charles Dyzewski Phone: 219 531-7426

Address: 913 EADS URBANA Email: _____

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.

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I do not believe that his business will negatively affect the neighborhood and look forward to having an electrical contractor in the area that can service our community.

Please do not hesitate to contact me if you should require any additional comment.

Sincerely,

* *Charles Dyzewski*



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is Nancy Mendez Phone: _____

Address: 1102 W. EADS Email: _____

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.

Bautista Electric Enterprises has bought the building located at 802 N. Goodwin Ave. Urbana Il 61801 which was vacant for many years. They have remodeled the inside and outside. The complete rehabilitation of this building has dramatically improved the appearance of that corner.

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Please do not hesitate to contact me if you should require any additional comment.

Sincerely,

Nancy Mendez



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.

Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801



To Whom This May Concern,

My name is Bobby Johnson Phone: 217 417-2419



Address: 1106 W Exels Email: _____

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.



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I do not believe that his business will negatively affect the neighborhood and look forward to having an electrical contractor in the area that can service our community.

Please do not hesitate to contact me if you should require any additional comment.

Sincerely, 



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802.
N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is ROBERTO CHAPA JR Phone: (219) 940 8241

Address: 1202 W Eads Urbana Il 61801 Email: _____

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support
Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N.
Goodwin Ave. Urbana Il 61801.

Bautista Electric Enterprises has bought the building located at 802 N. Goodwin Ave. Urbana
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The complete rehabilitation of this building has dramatically improved the appearance of
that corner.

I do not believe that his business will negatively affect the neighborhood and look forward
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Please do not hesitate to contact me if you should require any additional comment.

Sincerely, 



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.

Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is Sarlena Reed Phone: 217 637-0047

Address: 506 E. Columbia Email: _____

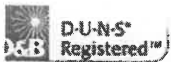
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Please do not hesitate to contact me if you should require any additional comment:

Sincerely,



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is James L. Selmon Phone: 217 751 2413

Address: 1204 W. DuPlain Email: _____

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.

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Please do not hesitate to contact me if you should require any additional comment.

Sincerely,



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.

Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801



To Whom This May Concern,

My name is Samathie Young Phone: 217-390-5353



Address: 1304 W. Dublin Urbana Email: Peachaz78@gmail.com

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.



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Please do not hesitate to contact me if you should require any additional comment.

Sincerely,



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801



To Whom This May Concern,

My name is ORA Pettigrew Phone: 217) 714-3304



Address: 1412 w Dublin st Email: Oranes1957@gmail.com

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.



Bautista Electric Enterprises has bought the building located at 802 N. Goodwin Ave. Urbana Il 61801 which was vacant for many years. They have remodeled the inside and outside. The complete rehabilitation of this building has dramatically improved the appearance of that corner.

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Please do not hesitate to contact me if you should require any additional comment.

Sincerely,



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is MELVIN L. CASTON CR Phone: (217) 607-6598

Address: 1202 W. BESUN ST Email: SGREEN-CASTON@gmail.com

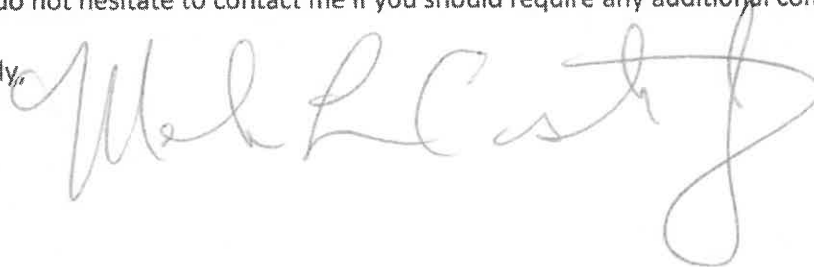
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Please do not hesitate to contact me if you should require any additional comment.

Sincerely,



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.

Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is KYAN O'BANNON Phone: 217 621-7143

Address: 203 W Goodwin Email: Kyan.Obannon@gmail.com

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.

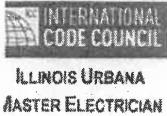
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Please do not hesitate to contact me if you should require any additional comment.

Sincerely,

Kyan Obannon



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is ANTHONELLA ISSAUTI Phone: 217 819 4829

Address: 1205 W BIRLIN Email: usantua@gmail.com

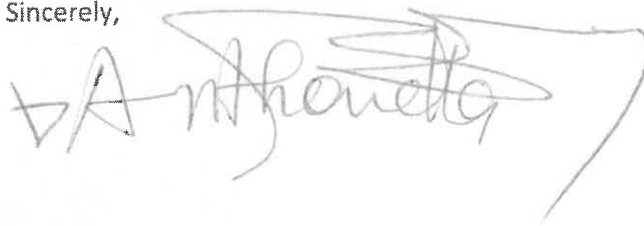
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Sincerely,



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801



To Whom This May Concern,

My name is [Signature] Phone: 217-552-1274



Address: 1211 W Berlin Email: TRASSIB@G@Yahoo.com

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.



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Sincerely,



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.

Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is George Edwards Phone: 217-324-3975

Address: 1117 W. H.O. Urbana Email: _____

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.

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Please do not hesitate to contact me if you should require any additional comment.

Sincerely, George Edwards



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

**Letter of support for Bautista Electric Enterprises to open contracting office at 802.
N. Goodwin Ave Urbana Il 61801**

To Whom This May Concern,

My name is Nicole Parker Phone: 217-390-9817

Address: 1212 W. Hill Email: sidshesen3@yahoo.com

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support
Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N.
Goodwin Ave. Urbana Il 61801.

Bautista Electric Enterprises has bought the building located at 802 N. Goodwin Ave. Urbana
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Please do not hesitate to contact me if you should require any additional comment.

Sincerely,

Nicole Parker



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.

Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is Edward DeAtley Phone: 217-367-5350

Address: 611 N. Goodwin Ave. Email: baiberdestley@dol.com

own property
I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.

Bautista Electric Enterprises has bought the building located at 802 N. Goodwin Ave. Urbana Il 61801 which was vacant for many years. They have remodeled the inside and outside. The complete rehabilitation of this building has dramatically improved the appearance of that corner.

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Sincerely,



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801.

To Whom This May Concern,

My name is Aaron Moser Phone: 217-202-3545

Address: 1005 N Goodwin Email: Aaron.moser@thebauer.com

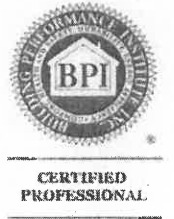
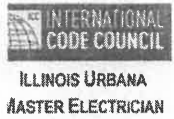
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Sincerely,



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is DEXTER STONE Phone: 384-1866



Dexter L Stone
1103 N Harvey St
Urbana IL 61801-1581

Address.

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.

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Sincerely,



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.
Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802 N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is Geomagdalene Harris Phone: (217) 419-7602

Address: 1102 N. Gregory St Email: ldc17@yahoo.com

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.

Bautista Electric Enterprises has bought the building located at 802 N. Goodwin Ave. Urbana Il 61801 which was vacant for many years. They have remodeled the inside and outside. The complete rehabilitation of this building has dramatically improved the appearance of that corner.

I do not believe that his business will negatively affect the neighborhood and look forward to having an electrical contractor in the area that can service our community.

Please do not hesitate to contact me if you should require any additional comment.

Sincerely,
Geomagdalene Harris



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.

Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802 N. Goodwin Ave Urbana Il 61801

To Whom This May Concern,

My name is M. Huff Phone: 773-470-8856

Address: 1123 N Goodwin Email: MARYHUFF22@GMAIL.COM

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.

Bautista Electric Enterprises has bought the building located at 802 N. Goodwin Ave. Urbana Il 61801 which was vacant for many years. They have remodeled the inside and outside. The complete rehabilitation of this building has dramatically improved the appearance of that corner.

I do not believe that his business will negatively affect the neighborhood and look forward to having an electrical contractor in the area that can service our community.

Please do not hesitate to contact me if you should require any additional comment.

Sincerely,

M Huff



7/15/2019

BAUTISTA ELECTRIC ENTERPRISES, INC.

Residential * Commercial * Industrial * Agricultural

Letter of support for Bautista Electric Enterprises to open contracting office at 802. N. Goodwin Ave Urbana Il 61801



To Whom This May Concern,

My name is Connie Huggen Phone: 217-367-9374



Address: 1109 N Gregory St Email: CHuggen525@icq.com

I reside in the neighborhood surrounding 802 n. Goodwin Ave. Urbana Il 61801. I support Bautista Electric Enterprises Inc. in establishing an electrical contracting office at 802 N. Goodwin Ave. Urbana Il 61801.



Bautista Electric Enterprises has bought the building located at 802 N. Goodwin Ave. Urbana Il 61801 which was vacant for many years. They have remodeled the inside and outside. The complete rehabilitation of this building has dramatically improved the appearance of that corner.

I do not believe that his business will negatively affect the neighborhood and look forward to having an electrical contractor in the area that can service our community.

Please do not hesitate to contact me if you should require any additional comment.

Sincerely,

Connie Huggen



STATE OF ILLINOIS
CMS



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
Planning Division
400 South Vine Street
Urbana, IL 61801
(217) 384-2440

August 1, 2019

Exhibit H: Petition Against Case ZBA-2019-C-02

Mr. Ernest Mosley submitted this petition against Mr. Bautista's proposed Contractor Shop.

As a note, the petition does not state whether the signatories are for or against the case. The intent of the petition was stated by Mr. Mosley at the meeting.

Joann Carter, has signed this petition. Ms. Carter testified the night of the case, July 17, 2019, that she was neither for nor against Mr. Bautista's cases.

Lily Wilcock
Planner I

Exhibit H

Name

Date 6-19-19

Address

- 1) Ernest Masley 1118 W Church St
- 2) Gloria J. Masley 1118 W Church St (Urb)
- 3) Leon P. Masley Jr 1202 W Church
- 4) Louisa Brownlee 708 N. Goodwin Ave
- 5) J. Ann Carter 705 N. Goodwin Ave
- 6) Rosa Crabb " "
- 7) Pressa Basley 1109 W Hill
- 8) Wilfred P. Basley 1112 W Hill
- 9) Sylvester Palmore Jr 906 W. Hill
- 10) Stephanie Smith-Jones 704 N. Harvey
- 11) Narda Smith 704 N. Harvey
- 12) Joe A Smith 1007 W. Hill