

**MINUTES OF A REGULAR MEETING**

**ZONING BOARD OF APPEALS**

**APPROVED**

**DATE:** April 27, 2000  
**TIME:** 7:30 p.m.  
**PLACE:** Urbana City Building  
400 Vine Street  
Urbana, IL 61801

---

**MEMBERS PRESENT:** Anna Merritt, Chairperson  
Charles Warmbrunn, Paul Armstrong,  
Jim Fitzsimmons, Harvey Welch

**MEMBERS ABSENT:** Herb Corten, Darwin Fields

**STAFF PRESENT:** Rob Kowalski, AICP, Senior Planner  
Tim Ross, Planner  
Mary Jo Montgomery, Recording Secretary

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

The meeting was called to order at 7:35 p.m.

**2. APPROVAL OF MINUTES**

Minor corrections were made to the February 17<sup>th</sup> minutes. Ms. Merritt called for a voice vote to accept the minutes. There was a unanimous voice vote to accept the minutes as they stand as corrected.

Chairperson Merritt swore in the public body testifying before the board.

**3. OLD BUSINESS**

There was none.

#### **4. NEW BUSINESS**

##### **Case ZBA-00-C-2**

Rob Kowalski began the staff presentation by stating that this is a request for a conditional use permit to establish an auto/furniture upholstery repair and sign painting business in a B-1 zone in an existing structure located at 2406 East University Avenue. The site currently contains a structure with four commercial suites. Two of the suites are occupied with general offices and the third contains a health and fitness center.

The site is located near Beringer Commons. There are thirty-three parking spaces on a newly paved lot, which is more than adequate parking for the four suites in the building. The site has access from U.S. 150. Mr. Kowalski explained that the petitioner produces signs that are generated from a computer and plotted out on vinyl. There is no use of spray paint or any other substances that would create noxious odors. Furniture upholstery may be added to the business in the near future. Mr. Kowalski added that if the conditional use were granted, the petitioner would need to obtain a Certificate of Occupancy at which time the City of Urbana Building Safety Team would inspect the use and be sure the structure is suitable for the use.

Staff recommends that the Zoning Board of Appeals grant the proposed conditional use in ZBA case ZBA 00-C-2 on the basis that the request meets the requirements as outlined in the staff report.

Mr. Warmbrunn asked if the adjacent property to the west was in the city or county. Mr. Kowalski stated that it is in the city but that much of the property surrounding the site is in the county. Mr. Warmbrunn asked how the four particular lots in this area got designated to be B-1 zoned lots. Mr. Kowalski stated that perhaps the original intent for the designation was to have an area with predominately residential development with a small portion of low intensity commercial uses to serve residents. Mr. Warmbrunn asked if the proposed business would fill the vacant suite at the property and if all suites would then be fully occupied by businesses. Mr. Kowalski stated that the four suites would now be fully leased. Mr. Kowalski also added that the site is well maintained.

Mr. Gene Eastin, owner of the shop, spoke in favor of the conditional use permit. He wanted to state that the business would be not hazardous to the environment. Mr. Welch asked if the business would be doing custom signs from orders. Mr. Eastin said that all orders would be custom and that no signs would be mass-produced.

Mr. Warmbrunn moved to approve Case ZBA-00-C-2 as presented by staff. Mr. Armstrong seconded.

Roll call vote:

<i>Ms. Merritt</i>	<i>aye</i>	<i>Mr. Fitzsimmons</i>	<i>aye</i>	<i>Mr. Welch</i>	<i>aye</i>
<i>Mr. Armstrong</i>	<i>aye</i>	<i>Mr. Warmbrunn</i>	<i>aye</i>		

Motion passed unanimously.

## **V. ADJOURNMENT**

The meeting was adjourned at 7:55 p.m.

Respectfully submitted:

Mary Jo Montgomery  
Recording Secretary

C:\My Documents\Word\ZBA\Minutes\6-3-99.doc