

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

DATE: February 20, 2002
TIME: 7:30 p.m.
PLACE: Urbana City Building
400 S. Vine Street
Urbana, IL 61801

APPROVED

MEMBERS PRESENT: Paul Armstrong, Anna Merritt, Joe Schoonover, Charles Warmbrunn, Harvey Welch

MEMBERS ABSENT Herb Corten, Darwin Fields

STAFF PRESENT: Tim Ross, Senior Planner; Rob Kowalski, Planning Manager; Libby Tyler, CD Director; Teri Hayn, Secretary

OTHERS PRESENT: Gary Burgett, Bob Deichman, Valorie Deichman, Tim Temple

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

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

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Warmbrunn moved to approve the minutes from the November 15, 2001 meeting as corrected. Mr. Armstrong seconded the motion. The motion carried by a unanimous vote.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

ZBA-02-MAJ-01; Request by the Unitarian Universalist Church for a major variance to allow an increase in the maximum Floor Area Ratio (FAR) from 0.70 to 0.78 in the MOR, Mixed Office Residential Zoning District.

Tim Ross, Senior Planner, presented the staff report. He began with a brief introduction. He discussed the background by describing the location of the Unitarian Universalist Church and the surrounding zoning and land uses for the subject site. He talked about the proposed expansion to the south entrance of the church and explained that the expansion would accommodate handicapped accessibility as part of a remodeling effort for the church. Mr. Ross reviewed the variance criteria according to Section XI-3 of the Urbana Zoning Ordinance. He listed the options of the Zoning Board of Appeals. He stated that based on the findings outlined in the staff report, staff recommended that the Urbana Zoning Board of Appeals recommend approval of the proposed variance, as requested to the Urbana City Council.

Gary Burgett, of 102A West Main Street, mentioned that his firm, Smith/Burgett Architects, Inc., was retained by the Unitarian Universalist Church for this project. The firm was charged with the task of trying to utilize existing facilities in a better manner. One of the key elements is that there is an area in the existing church called the rood loft, which does not currently have accessibility. The area is about 1,500 square feet. With this addition, both a proper and functioning elevator would be provided. The elevator that is currently in the facility services the lower level and main level only. The Church has had some difficulties and technical problems with that elevator, and has had to extricate a few people from the elevator. He added that an additional stairway would be provided to the rood loft on the upper level to provide egress in terms of accessibility and life safety.

Mr. Schoonover commented that he was impressed with the handicap accessibility. He moved that the Urbana Zoning Board of Appeals recommend approval of the variance as requested to the Urbana City Council based on the findings outlined in the staff report. Mr. Armstrong seconded the motion. The roll call was taken and was as follows:

Mr. Armstrong	-	Yes	Ms. Merritt	-	Yes
Mr. Schoonover	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes			

The motion was passed by unanimous vote.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Mr. Ross gave the staff report on the following:

- ZBA-01-MAJ-16: Request by Mohammad Sharif for a major variance was approved by City Council. Mr. Schoonover inquired if there were any restrictions on the variance? Mr. Ross responded that the City Council adopted the recommendation of the Zoning Board of Appeals.
- Next Zoning Board of Appeals meeting will be held on March 20th if any cases come in.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Tim Ross, Senior Planner
Urbana Zoning Board of Appeals