

ZONING BOARD OF APPEALS



DATE: Wednesday, July 21, 2004

TIME: 7:30 P.M.

PLACE: CITY COUNCIL CHAMBERS
URBANA CITY BUILDING
400 SOUTH VINE STREET
URBANA, ILLINOIS 61801

AGENDA

1. **Call to Order, Roll Call, and Declaration of Quorum**
2. **Changes to Agenda**
3. **Approval of Minutes**

April 28, 2004
4. **Written Communications**
5. **Continued Public Hearings**
6. **New Public Hearings**

ZBA 04-C-04: Request for a conditional use permit filed by South Bay Partners, Ltd. to establish an Alzheimer's Care Facility on the 1600 Block of Amber Lane, in Urbana's R-4, Medium Density Multiple Family Residential Zoning District.

ZBA 04-MAJ-04: A request for a major variance filed by First Presbyterian Church of Urbana. The petitioner is requesting a major variance to allow an increase in the maximum allowable height of a freestanding institutional sign at 602 West Green Street.

ZBA 04-MAJ-05: Request to reduce the side yard setback from 5' to 3' at 210 East Mumford Drive in Urbana's R-3, Single and Two-Family Residential Zoning District.

ZBA 04-MAJ-06: Request to reduce the front yard setback from 25' to 15' at 210 East Mumford Drive in Urbana's R-3, Single and Two-Family Residential Zoning District.

ZBA 04-MAJ-07: Request to increase the floor area ratio by 14% at 1704 Lydia Court West, in Urbana's R-4, Medium Density Multiple Family Residential Zoning District.

ZBA 04-MAJ-08: Request to increase the floor area ratio by 18% at 1703 East Amber Lane, in Urbana's R-4, Medium Density Multiple Family Residential Zoning District.

ZBA 04-MIN-01: Request to increase the floor area ratio by 2% at 2403 Myra Ridge Drive, in Urbana's R-4, Medium Density Multiple Family Residential Zoning District.

- 7. Old Business**
- 8. New Business**
- 9. Audience Participation**
- 10. Staff Report**
- 11. Study Session**
- 12. Adjournment**