

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

DATE: May 20, 2009

APPROVED

TIME: 7:30 p.m.

PLACE: Urbana City Building
City Council Chambers
400 S. Vine Street
Urbana, IL 61801

MEMBERS PRESENT Herb Corten, Charles Warmbrunn, Harvey Welch

MEMBERS EXCUSED Anna Merritt, Joe Schoonover, Nancy Uchtmann

MEMBERS UNEXCUSED Paul Armstrong

STAFF PRESENT Lisa Karcher, Planner II; Teri Andel, Planning Secretary

OTHERS PRESENT Brianna Kneller, Scott Kunkel

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

The meeting was called to order at 7:41 p.m. Roll call was taken, and a quorum was not present.

Mr. Warmbrunn moved that Harvey Welch serve as Acting Chairperson in the absence of Anna Merritt. Mr. Corten seconded the motion. Roll call on the motion was taken and was approved unanimously.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

In the absence of a quorum, the minutes from the April 15, 2009 meeting could not be reviewed.

4. WRITTEN COMMUNICATIONS

- ◆ Letter from Tri Star Marketing, Inc. regarding Case No. ZBA-2009-MAJ-04 and Case No. ZBA-2009-MAJ-05

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

Case No. ZBA-2009-MAJ-04 and Case No. ZBA-2009-MAJ-05: A request by Scott Kunkel for two major variances to exceed the maximum allowable Floor Area Ratio by 19% and reduce the open space to 37% below the minimum required Open Space Ratio, for an existing building at 805 West Green Street and 303 South Busey Avenue, located in the City's R-5 (Medium High Density Multiple-Family Residential) Zoning District.

Acting Chairperson Welch opened this agenda item. Mr. Corten moved that the Zoning Board of Appeals continue Case No. ZBA-2009-MAJ-04 and Case No. ZBA-2009-MAJ-05 to the next regular meeting which is scheduled for June 17, 2009. Mr. Warmbrunn seconded the motion. Roll call on the motion was as follows:

Mr. Corten	-	Yes	Mr. Warmbrunn	-	Yes
Mr. Welch	-	Yes			

The motion was passed by unanimous vote.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

There was none.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

May 20, 2009

Mr. Warmbrunn moved to adjourn at 7:46 p.m., and Mr. Corten seconded the motion. The meeting was adjourned by unanimous voice vote.

Respectfully submitted,

Robert Myers, AICP, Secretary
Urbana Zoning Board of Appeals