

NOTICE OF REGULAR MEETING

ZONING BOARD OF APPEALS



DATE: Wednesday, May 20, 2015

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 THE AGENDA**
3. **APPROVAL OF MINUTES**

Minutes of the April 15, 2015 Zoning Board of Appeals Regular Meeting

4. **WRITTEN COMMUNICATIONS**
5. **CONTINUED PUBLIC HEARINGS**

ZBA-2015-C-02 – A request by H.G. Dwell, LLC for a Conditional Use Permit to allow the use of Banquet Facility/Event Space at 202 West Illinois Street in the MOR, Mixed-Office-Residential Zoning District. (*Case continued to the June 17, 2015 regular meeting.*)

6. **NEW PUBLIC HEARINGS**

ZBA-2015-C-03 – A request by Eric Herzog for a Conditional Use Permit to allow an automobile repair and detailing facility on a single lot at 509 East Main Street in the B-4, Central Business Zoning District.

ZBA-2015-C-04: A request by Thomas Sheehan for a Conditional Use Permit to allow a craft brewery and tasting room at 208 West Griggs Street in the B-4, Central Business Zoning District.

ZBA-2015-MAJ-04: A request by MALA, LLC for a Major Variance to allow a change in the required front-yard setback from 15 feet to 5 feet at 202 West University Avenue in the B-3, General Business Zoning District.

ZBA-2015-MAJ-05: A request by MALA, LLC for a Major Variance to allow parking spaces in which exiting vehicles must back out onto a public street at 202 West University Avenue in the B-3, General Business Zoning District.

ZBA-2015-MAJ-06: A request by the Urbana Park District to construct a monument sign that will be eight feet in height, a 33.3% variance from the maximum height allowed at 505 West Stoughton Street in the CRE, Conservation-Recreation-Education Zoning District.

ZBA-2015-MIN-01: A request by the Urbana Park District to construct a monument sign that will encroach two feet into the required eight-foot setback, a 25% variance, at 505 West Stoughton Street in the CRE, Conservation-Recreation-Education Zoning District.

7. **OLD BUSINESS**
8. **NEW BUSINESS**
9. **AUDIENCE PARTICIPATION**
10. **STAFF REPORT**
11. **STUDY SESSION**
12. **ADJOURNMENT**