

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DATE: April 20, 2000

TIME: 7:30 p.m.

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

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MEMBERS PRESENT: Mr. John Barry Howell, Ms. Marilyn Upah-Bant, Mr. Randy Kangas, Mrs. Frances Moreland, Ms. Bernadine Stake, Mr. Christopher Alix, Ms. Phyllis Winters-Williams, Mr. Gerrit Knaap

MEMBERS EXCUSED: None

STAFF PRESENT: Elizabeth Tyler, AICP/ASLA, Asst. City Planner
Jack Waaler, City Attorney
Rob Kowalski, Senior Planner
Pat Tarte, Recording Secretary

OTHERS PRESENT: Susan Taylor, Dann Gray.

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

The meeting was called to order at 7:30 p.m. A quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes for April 6, 2000 were presented for approval. Ms. Stake moved that the minutes be approved as presented. Mrs. Moreland seconded the motion. The minutes were approved by unanimous voice vote.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 1741-T-00: Request by the Zoning Administrator to amend the Table of Uses in the Zoning Ordinance to add the following: Copy and printing services, check cashing services, video store, athletic training facility, light assembly manufacturing, etc.

Ms. Tyler presented an overview of the case explaining that this amendment is primarily to the Table of Uses section of the Zoning Ordinance. She stated that the intent of the amendment is to include some types of land uses that are relatively new and have had to be interpreted on a case-by-case basis. Ms. Tyler added that these uses are happening often enough to be added to the Table of Uses. She concluded her presentation with a staff recommendation for approval of the proposed Text Amendment.

Mr. Alix had a question concerning the traffic volumes in facilities such as video stores and copy and printing services. He did not feel that the comparison of traffic volume between a video store and a bookstore was a good analogy because he felt that a video store would create more traffic than a bookstore. Ms. Tyler explained that traffic volume would be just one of the similarities to be looked at between uses. She noted that parking requirements would probably be the same for both uses. Ms. Tyler also stated that all aspects of size, level of activity, time of activity etc., are looked at in order to make fair comparisons. She noted that it might be more useful to compare the different zones in which a proposed use is to be added and then decide if the use is appropriate in that zone when given the other types of uses permitted. She said another issue is that staff tries not to prejudice the placement of a negative use, such as an adult entertainment use, but stated that it has been found that there needs to be a zone found for every use. She added there needs to be a rationale or link between the proposed use and where it may go.

Ms. Tyler stated in a discussion concerning zoning use inconsistencies and the possibility of dealing with those inconsistencies, that she felt the Plan Commission should first complete the Comprehensive Plan update and then come back to the Zoning Ordinance to make both Zoning District and Table of Use changes that would be more comprehensive and consistent.

Ms. Stake asked why placement of the residential athletic training facility was to be allowed as a Conditional Use in the various Residential Districts. Ms. Tyler stated that it would be allowed only in the R-4 and higher residential districts and only as a Conditional Use. Mr. Howell asked why Mixed Office Residential (MOR) is a conditional use as opposed to being permitted by right. Ms. Tyler explained that this was because of the residential component and the chance of some impact on the residences.

Mr. Knaap questioned why financial institutions were to be allowed in an Industrial Use. It was explained that this would allow for some flexibility for people doing their banking nearer their work and would also allow for a company owned credit union.

There was a discussion regarding the late hours kept by video stores and whether the traffic would be disruptive to the residents of B-1. It was pointed out that there was very little B-1 use in the City. The point was made that grocery stores are permitted by right in B-1 zoning, and that they very often rent out videos.

Mr. Knaap moved that Plan Case 1741-T-00 be forwarded to the City Council with a recommendation for approval as presented. Mr. Kangas seconded the motion.

Mr. Howell called for a roll call. The vote follows:

Upah-Bant, yes	Moreland, yes	Stake, yes	Knaap, yes
Howell, yes	Kangas, yes	Winters-Williams, no	Alix, no

The motion passed 6-2.

Mr. Howell forwarded Plan Case 1741-T-00 to the May 1, 2000 meeting of the City Council with a recommendation for approval as presented.

8. NEW BUSINESSES

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Ms. Tyler stated that Plan Cases 1740-CP-00 and 1740-M-00, the Scott Plunk rezoning and Comprehensive Plan Amendment cases on East Kerr Avenue, were approved by the City Council.

CCZBA-216-99 the Dale and Pat LaRoe rezoning in Carroll Addition is still pending at the County and has been docketed for June. Ms. Tyler noted that the case has been broken into three separate cases from the three different petitioners. She said that she would report on the final outcome of that case when it happens.

Ms. Tyler said that the joint Plan Commission meeting with Champaign to be held on May 11 has been cancelled for that date. She said that she did not yet know the new date for that meeting.

Ms. Tyler reported that on May 3, 2000 there was to be a joint meeting of the Historic Preservation Commissions of Urbana and Champaign. She invited the members of the Plan Commission to the meeting.

Ms. Tyler noted that the next meeting of the Plan Commission will be on May 4, 2000 and that there is one Special Use case scheduled thus far.

Ms. Tyler reported that the Illinois Chapter of the American Planning Association annual meeting would be held at Starved Rock State Park on June 1st and 2nd. She said that there were to be special sessions for Plan Commissioners that the members of the Commission might appreciate.

11. STUDY SESSION

Ms. Tyler presented the first study session on the Subdivision Process. She stated that the study would be presented in three parts. The first part would focus on the subdivision process, the second part would be on subdivision standards, and the third part of the study would be on sustainable development. Ms. Tyler noted that during the subdivision standards session she would have staff from the City Engineering Division to explain the nuts and bolts of construction standards. A presentation and conversation on the subdivision process and review parameters followed. Mr. Waaler from the City's Legal Division answered and explained legal questions that arose.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:14 p.m.

Respectfully submitted,

April D. Getchius, Secretary
Urbana Plan Commission

