

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** April 19, 2007

**TIME:** 7:30 P.M.

**PLACE:** Urbana City Building  
400 South Vine Street  
Urbana, IL 61801

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**MEMBERS PRESENT:** Jane Burris, Tyler Fitch, Ben Grosser, Lew Hopkins, Michael Pollock, Bernadine Stake, James Ward, Don White

**MEMBERS EXCUSED:** Marilyn Upah-Bant

**STAFF PRESENT:** Robert Myers, Planning Manager; Paul Lindahl, Planner I; Teri Andel, Planning Secretary

**OTHERS PRESENT:** Luke Bujarski, Th. Catcas, Bjorg Holte, Rashi Jain, Sang Lee, Joseph Leure, Vineeta Mathur, Danielle Quivey, Ben Shumaker, Emily Smith, Brent Solsasky, Kevin Stewart, Susan Taylor, Jeff Wampler, Matt Ziska

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

The meeting was called 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**

Ms. Stake moved that the Plan Commission approve the minutes from the April 5, 2007 meeting as presented. Ms. Burris seconded the motion.

Mr. Grosser moved to amend the minutes by striking the first sentence and the word "However" in the second sentence of the last paragraph on Page 9. Mr. Fitch seconded the motion. The amendment was approved by unanimous vote. The motion to approve the minutes as amended was approved by unanimous voice vote.

#### 4. COMMUNICATIONS

- big.small.all poster
- Flyer about Urbana Bicycle Plan Public Workshop

#### 5. CONTINUED PUBLIC HEARINGS

**Plan Case No. 2023-T-06: A request by the Zoning Administrator to amend Article XII of the Zoning Ordinance to add Section XII-6, Neighborhood Conservation Districts, to establish the procedures for a designation of Neighborhood Conservation Districts.**

This case was continued to the next scheduled meeting on May 10, 2007.

#### 6. OLD BUSINESS

There was none.

#### 7. NEW PUBLIC HEARINGS

**Plan Case No. 2039-M-07: Request by Greg Reynolds to rezone an approximately 0.90-acre tract of property at 1714 East Airport Road from IN, Industrial Zoning District, to R-2, Single-Family Residential Zoning District.**

Paul Lindahl, Planner I, presented this case to the Plan Commission. He began with a brief background of the history of the proposed site. He noted the current zoning and land uses of the proposed site and of the surrounding properties. He reviewed the LaSalle National Bank criteria as it relates to the proposed rezoning request. He summarized staff findings, read the options of the Plan Commission and presented staff's recommendation, which is as follows:

*Based on the analysis and findings presented in the written staff report, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommends that the Plan Commission forward Plan Case No. 2039-M-07 to the Urbana City Council with a recommendation for approval.*

Mr. White inquired about the debris and junk on the north side of the two properties. Mr. Lindahl replied that most of the debris and junk is on the northwest property of the site, which is currently not in the City. Once it is annexed and the lots are combined, the City will address any needs for the property owners to meet City building and environmental codes. He pointed out that the photograph in the packet of information is about two years old, so it does not really speak to what is there now.

Mr. Grosser recalled that the Plan Commission had recommended to City Council that the annexation agreement did not include the ability for the property owners to rebuild the accessory structure in the event of the loss of the structure. Mr. Lindahl stated that he would have to reread the annexation agreement to review its final form, but he thought that in the event of a loss, the

property owners would be able to rebuild the structure. However, they would not be allowed to expand it.

Ms. Stake asked what the reason would be to not allow the property owners to expand the accessory structure. Mr. Lindahl answered by saying that it is because it would be annexed as a non-conforming use.

With no further questions from the Plan Commission for City staff, Chair Pollock opened the public hearing to members of the audience.

Jeff Wampler, Attorney for the petitioner, mentioned that the photograph was taken several years ago. The wood (not junk) has been mostly, if not all, removed since then. He also stated that as part of the annexation agreement, in the event of a loss of the accessory structure (such as a fire or destruction), it could be rebuilt but not enlarged.

Ms. Stake moved that the Plan Commission forward Plan Case No. 2039-M-07 to the City Council with a recommendation for approval. Mr. Hopkins seconded the motion. Roll call was taken and was as follows:

Mr. White	-	Yes	Mr. Ward	-	Yes
Ms. Stake	-	Yes	Mr. Pollock	-	Yes
Mr. Hopkins	-	Yes	Mr. Grosser	-	Yes
Mr. Fitch	-	Yes	Ms. Burris	-	Yes

The motion was approved by unanimous vote. Robert Myers noted that this case would go before City Council on May 7, 2007.

**8. NEW BUSINESS**

There was none.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

There was none.

**11. STUDY SESSION**

**Overview of big.small.all’s “Our future.here – A Vision for Champaign County”**

Robert Myers, Planning Manager, gave a PowerPoint presentation about the big.small.all visioning process for Champaign County. The presentation summarized the process, including county-wide dialogue and community dialogue meetings, and the resulting vision. The community’s recommendations are grouped in five themes: collaborative, prosperous, sustainable, supportive, and enriching.

Mr. Myers felt it was very fruitful process. Admittedly along the way it was difficult but he believes that the community can take pride in the result. The next question is “Where do we go from here?” The big.small.all effort is not an effort that any one government entity is responsible for carrying forward. Organizations and government entities throughout the region need to take ownership of certain aspects of the big.small.all effort and help carry those forward.

Ms. Stake stated that she was pleased to see that there are so many things for greener environment. One thing that she did not like was the idea of government entities combining on many different projects. It is okay to get together and do some things, but we don’t want to combine everything.

**12. ADJOURNMENT OF MEETING**

The meeting was adjourned at 8:14 p.m.

Respectfully submitted,

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Robert Myers, AICP, Planning Division Manager  
Urbana Plan Commission