

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: March 5, 2009

TIME: 7:30 P.M.

PLACE: Urbana City Building – City Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Jane Burris, Tyler Fitch, Michael Pollock, Bernadine Stake, Don White

MEMBERS EXCUSED: Ben Grosser, Lew Hopkins, Marilyn Upah-Bant

STAFF PRESENT: Robert Myers, Planning Manager; Jeff Engstrom, Planner I; Rebecca Bird, Planner I; Teri Anandel, Planning Secretary

OTHERS PRESENT: Justin Gholson, Vicki Kesman, Diana Martinez, Sergio Mendoza, Danielle Ross, Terry Scudieri, Susan Taylor, Zach Woolard

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

Chair Pollock called the meeting to order at 7:29 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

Mr. White moved to approve the minutes of the February 19, 2009 meeting as presented. Ms. Stake seconded the motion. The minutes were approved by unanimous voice vote.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

Plan Case No. 2081-T-08: Amend the Urbana Zoning Ordinance by adding Section VI-8, Outdoor Lighting Standards.

Jeff Engstrom, Planner I, updated the Plan Commission. He talked about the changes City staff made to the proposed text amendment since first introducing it to the Plan Commission on February 5, 2009. He said that following the previous meeting, City staff presented the draft ordinance to local developers and engineers at the City's Developers' Round Table Luncheon. He gave the staff recommendation, which was as follows:

The Plan Commission forward the proposed Zoning Ordinance text amendment to the City Council with a recommendation for approval.

Mr. Fitch raised a question about the wording of Section E.1 on Page 4 of Exhibit A. It reads, "Lighting plans shall not be required for the installation or replacement of three fixtures or less than 20 percent of the existing fixtures." He then asked if staff intended for it to be the lesser of three fixtures or 20%. If it is three fixtures or 20%, then the only way they would exceed 20% would be if there were 12 total fixtures. Four fixtures would be 25%. He suggested that City staff work on this language a little more. Mr. Engstrom explained that City staff intended for it to mean fewer than three fixtures. He will correct the wording.

Chair Pollock wondered what the remedies are for when someone does something that they are not suppose to do. Mr. Engstrom replied that it depends on the violation. Chair Pollock gave the example of someone putting up lights and not shielding them from the residential lots nearby. Mr. Engstrom responded that the City has the ability to order the developer/business owner to install shields after a light is installed. Robert Myers, Planning Manager, added that this would be a violation of the Zoning Ordinance and would be pursued like other violations. He recently encountered a similar issue with the lights in the Meijer store parking lot. City staff asked Meijers to correct several light fixtures which created a nuisance for adjoining residents. They replaced and shielded the fixtures. However, the current Zoning Ordinance standards for lighting are vague and inadequate.

Chair Pollock inquired as to what kind of comments they received at the Developer's Round Table Luncheon. Mr. Engstrom noted that there were two comments. The first comment was about the need to have flexibility in lighting standards for the aged. The second comment was about projects that have already been started. The proposed ordinance takes both of these issues into account.

With no further questions from the Plan Commission for City staff, Chair Pollock opened the hearing up for public input. There was none, so Chair Pollock closed the public input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Mr. White moved that the Plan Commission forward Plan Case No. 2081-T-08 to the Urbana City Council with a recommendation for approval contingent on staff revising the language in

Section E.1 to reflect what was previously discussed. Ms. Burris seconded the motion. Roll call was taken on the motion and was as follows:

Mr. White	-	Yes	Ms. Burris	-	Yes
Mr. Fitch	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes			

The motion was approved by unanimous vote. Mr. Myers noted that the case will go before the City Council on March 16, 2009.

Plan Case No. 2097-T-09: A request by the Zoning Administrator to amend Section VI-5 of the Urbana Zoning Ordinance regarding replacing existing garages located in the side-yard setback.

Rebecca Bird, Planner I, updated the Plan Commission on this case. She pointed out the changes made to the proposed text amendment since their previous meeting. She presented City staff's recommendation, which was as follows:

Based on the evidence presented in the February 13, 2009 staff memorandum to the Plan Commission, staff recommends that the Plan Commission forward Plan Case No. 2097-T-09 to the Urbana City Council with a recommendation for approval.

Ms. Stake asked about fireproof walls being mentioned in the text amendment language. Ms. Bird stated that fire resistant walls are covered under Section VI-5.B.9.b.3, which states, "Replacement garages meet all applicable building codes." She mentioned that she had spoken with the City's Building Inspector, Steve Cochran. Mr. Cochran explained that garages built close to the property line would have to be a wall constructed with Type X sheetrock on both sides of the wall. This would be checked on at the plan review stage.

With no further questions from the Plan Commission for City staff, Chair Pollock opened the hearing up for public input. With no comments or questions from the public, Chair Pollock closed the public input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Mr. White stated that the only thing that he does not like is that it would allow garages to be close enough to create a place for opossums and raccoons to live. He then moved that the Plan Commission forward Plan Case No. 2097-T-09 to the City Council with a recommendation for approval. Mr. Fitch seconded the motion.

Ms. Stake also wondered about allowing such a small space between garages. Mr. White pointed out that there are some existing garages with very little space between them. He recommended that those property owners consider building attached garages to eliminate the space between the two. Chair Pollock commented that they would save a lot of money by doing so. He stated that City staff responded nicely to the concerns and suggestions of the Plan Commission at a previous meeting.

Roll call on the motion was as follows:

Ms. Burris	-	Yes	Mr. Fitch	-	Yes
Chair Pollock	-	Yes	Ms. Stake	-	Yes
Mr. White	-	Yes			

The motion was approved by unanimous vote. Mr. Myers stated that this case would go before the City Council on March 16, 2009.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

There were none.

8. NEW BUSINESS

Plan Case No. 2099-M-09: Annual Update of the Official Zoning Map

Robert Myers, Planning Manager, provided a brief overview of the draft 2009 Zoning Map. He noted the map changes reflect a rezoning of about 160 properties in the Historic East Urbana Neighborhood. He presented staff's recommendation, which was as follows:

Staff recommends that the Urbana Plan Commission recommend approval of Plan Case No. 2099-M-09 to the Urbana City Council.

There were no questions for City staff from the Plan Commission. There was no public input. Chair Pollock opened the agenda item up for Plan Commission discussion and/or motion(s).

Chair Pollock commented that he thoroughly reviewed the map and did not find one mistake.

Mr. White moved that the Plan Commission forward Plan Case No. 2099-M-09 to the City Council with a recommendation for approval. Ms. Burris seconded the motion. Roll call on the motion was as follows:

Mr. Fitch	-	Yes	Chair Pollock	-	Yes
Ms. Stake	-	Yes	Mr. White	-	Yes
Ms. Burris	-	Yes			

The motion was approved by unanimous vote. Mr. Myers reported that this case would go before the City Council on March 16, 2009.

9. AUDIENCE PARTICIPATION

Mr. White acknowledged undergraduate students in the audience who were attending the Plan Commission meetings for a class at the University of Illinois. This is one of the shortest meetings that he can recall, and they would be welcome to return for a more typical meeting.

10. STAFF REPORT

2008 Plan Commission Annual Report

Robert Myers gave an overview of the 2009 annual report. He commented that it is helpful for the Plan Commission and others to have this report because it contains all the officially approved minutes and ordinances as a reference. Plan Commission packets received throughout the year typically include just drafts of all these documents. He briefly noted some of the major cases that the Plan Commission reviewed in 2008.

Mr. Myers then reported on the following:

- ✚ Nabor House Planned Unit Development was approved by the City Council on Monday, March 2, 2009.
- ✚ The MOR Text Amendment was approved by the City Council on Monday, March 2, 2009.
- ✚ Judge Webber Park and Weaver Park were both annexed into the City by the City Council on March 2, 2009.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Robert Myers, AICP
Secretary, Urbana Plan Commission