

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** February 4, 2010

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

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

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**MEMBERS PRESENT:** Andrew Fell, Tyler Fitch, Ben Grosser, Lew Hopkins, Michael Pollock, Bernadine Stake

**MEMBERS EXCUSED:** Jane Burris, Dannie Otto, Marilyn Upah-Bant

**STAFF PRESENT:** Robert Myers, Planning Manager; Lisa Karcher, Planner II; Teri Andel, Planning Secretary

**OTHERS PRESENT:** Selwin Andrews, Susan Chavarria, Matt Cleeton, Irving Gama, Marya Ryan, Bradley Thomas

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

Chair Pollock called the meeting to order at 7:28 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 to approve the minutes of the January 21, 2010 regular meeting as presented. Mr. Grosser seconded the motion. The minutes were approved by unanimous voice vote.

**4. COMMUNICATIONS**

Marya Ryan, Chair of the Sustainability Advisory Commission, invited Plan Commissioners to attend two public input sessions to be held on February 24<sup>th</sup> and March 11<sup>th</sup>. The Sustainability Advisory Commission was created about a year and a half ago with the charge to advise the Mayor and City Council on what the city's highest priorities should be to achieve sustainable management of our natural resources with a particular focus on energy and water resources.

Their long-term plan is to develop a Comprehensive Sustainability Plan, and the first component is the Climate Action Plan which is the project about which they are presently seeking public input. Rod Fletcher, Environmental Control Manager for the City of Urbana's Public Works Department, prepared some baseline data for the Commission on what the City's carbon emissions were in the year 2007. The Commission then set a goal to reduce those emissions by 25% by the year 2020. This is a fairly ambitious but achievable goal.

Each session will begin with an overview of the climate change science from Dr. Don Wuebbles, an Atmospheric Science Professor at the University of Illinois. Participants will then break out into poster sessions with four or five stations representing sectors that contribute to the community's carbon footprint (residential, commercial, industrial, transportation, materials and waste handling and general). Discussion and hopefully some creative thinking will follow. Lastly, they plan to get everyone back together for a closing general session. Again, she invited the Plan Commission to attend either of the two sessions and to invite others to attend.

Ms. Stake commented that there does not seem to be any way of taking care of hazardous waste now that the State of Illinois stopped sending people out. Ms. Ryan responded that this is something that the Sustainability Advisory Commission would want to take into consideration. We may want to see if we can get the ball rolling at a little more local level on this.

Chair Pollock suggested that Ms. Ryan and other Sustainability Advisory Commission members spread the word by getting copies of the flyer advertising the two sessions to the City Planning staff so they can circulate them via the various boards and commissions.

Robert Myers, Planning Manager, wondered how the Commission measured the emissions of energy currently used. Do they measure by BTUs per person? Ms. Ryan replied that she does not recall the units of measurements from memory. Mr. Fletcher pulled the information together. Mr. Myers explained that he was reviewing the indicators for the big.small.all effort for Champaign County. One measurement calculated by the Regional Planning Commission staff is the amount of energy that is used by the average Champaign County resident. An average of 90 million BTUs per person per year is what was determined. Mr. Myers was very surprised that each person would use this much energy and thought this might be an error. However, he found statistics showing that this is actually quite low. The United States as a whole uses about 350 million BTUs per person per year. Canada is even higher with 450 million BTUs per person per year. Mexico is much lower with 60 million BTUs per person per year.

There is no awareness of the general public on how all this energy is being used. Are they calculating in all the energy used to transport food, etc? Just getting the public aware of what the impact is of each person's decisions that they make on a daily basis – what food they eat, whether they drive, walk or ride the bus. Ms. Ryan pointed out that Mr. Fletcher is planning for the general information booth at the two public input sessions to have some statistics like what Mr. Myers is talking about. They are trying to come up with methods so someone can envision of what 90 million BTUs are and what it means. The general public must not be aware that each person uses this much energy. We should find out how we are using this much.

Ms. Stake wondered where the Sustainability Advisory Commission is from. Champaign? Urbana? Ms. Ryan answered by saying that the Commission is through the City of Urbana. They have been making ties to a group called Sustainability Practitioners that draws from various

energies across the County. On Monday, February 15<sup>th</sup> there will be a kick-off of CCNet, which will focus on sustainability issues rather than internet connectivity. Ms. Stake expressed her appreciation for the Sustainability Advisory Commission.

## 5. CONTINUED PUBLIC HEARINGS

There were none.

## 6. OLD BUSINESS

There was none.

## 7. NEW PUBLIC HEARINGS

There were none.

## 8. NEW BUSINESS

**CCZBA CASE NO. 658-AT-09: Request by the Champaign County Zoning Administrator to amend the Champaign County Zoning Ordinance concerning wind farms and special uses.**

Lisa Karcher, Planner II, presented this case to the Plan Commission. She began with a brief introduction and stated the purpose of the proposed County text amendment. Although many of the proposed regulations will have no impact on the City of Urbana or on our ETJ area, the City of Urbana reviews County text and map amendments and provides comments for the Champaign County Zoning Board of Appeals. She reviewed the three main changes that the Champaign County Zoning Administrator is proposing. They are as follows:

1. Letters of Credit – This is really only a reference change. The County Zoning Ordinance has a section that requires a letter of credit to take things down on any special use. The proposed change would reference the wind farm section on Letters of Credit be noted in the special use section.
2. Separation Distances between residential landing areas/airports and farm towers/wind farms. This would close a Zoning Ordinance loophole allowing “spite” rural airplane land areas to be created just to block wind farms.
3. Special Uses and Wind Farms – There is an entire section on standard conditions that apply to special uses. County staff wanted the entire section to apply to wind farms, but instead they specified “6.1.4” in the ordinance adopting requirements for wind farm developments (Case No. CCZBA-634-AT-08). So, this change is for clarification.

Mr. Fitch commented that the County Zoning Board could waive any of the requirements anyway. Ms. Karcher explained that County staff felt the existing wording is misleading in that unless it says the entire section that they could not waive all of the requirements.

Mr. Fitch wondered if this is different from other land uses. Are wind farms going to be in the same class with regards to waivers as any other use? Ms. Karcher said yes.

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

Mr. Grosser moved that the Plan Commission forward Case No. CCZBA-658-AT-09 to the City Council with a recommendation to defeat a resolution of protest. Mr. Fitch seconded the motion. Roll call was as follows:

Ms. Stake	-	Yes	Chair Pollock	-	Yes
Mr. Hopkins	-	Yes	Mr. Grosser	-	Yes
Mr. Fitch	-	Yes	Mr. Fell	-	Yes

The motion was passed by unanimous vote.

Ms. Karcher noted that this case would go before City Council on February 15, 2010.

**PLAN CASE NO. 2123-M-10: Annual Update of the Official Zoning Map**

Lisa Karcher, Planner II, presented this case to the Plan Commission. She gave a brief report noting the updates to the Official Zoning Map.

Mr. Hopkins noticed that there is a parcel located just southwest of the Interstate 74/Cunningham Avenue interchange that is zoned City R-1, Single-Family Residential, but is not shown within the City limits. Ms. Karcher will correct this.

Mr. Hopkins wondered why the cemetery on North Cunningham Avenue is zoned AG, Agriculture. Ms. Karcher explained that the Zoning Ordinance only allows a cemetery as a conditional use in the AG Zoning District and in the CRE, Conservation-Recreation-Education Zoning District. This is the correct zoning for the property.

Ms. Stake noticed that there are some properties on Pennsylvania Avenue, Michigan Avenue, etc. zoned for two-family use. When did this change? Ms. Karcher replied that this area has been zoned as R-2, Single-Family Residential, for many years. This has not changed. Mr. Hopkins pointed out that it is zoned for single-family use just the same as R-1, Single-Family Residential. Ms. Karcher noted that the R-1 and R-2 Zoning Districts are similar in nature except a duplex is allowed in the R-2 Zoning District with a conditional use permit.

Mr. Hopkins asked for clarification about duplexes being allowed by right. Ms. Karcher said that duplexes are a use allowed by right in an R-3, Single and Two-Family Residential Zoning District as long as the property can meet the minimum development regulations.

Mr. Fitch commented that he did not see the historic overlay district on Main Street shown on the map. Ms. Karcher explained that a map key lists each historic districts and landmark address at the bottom of the map.

With no further questions for City staff, Chair Pollock opened the hearing to public input. There was none. Chair Pollock closed the public input portion and opened the agenda item up for discussion and/or motion(s).

Mr. Grosser moved that the Plan Commission forward Plan Case No. 2123-M-10 to the Urbana City Council with a recommendation that they adopt the proposed map including the change as recommended by Mr. Hopkins. Ms. Stake seconded the motion. Roll call was as follows:

Chair Pollock	-	Yes	Mr. Hopkins	-	Yes
Mr. Grosser	-	Yes	Mr. Fitch	-	Yes
Mr. Fell	-	Yes	Ms. Stake	-	Yes

The motion was approved by unanimous vote. Mr. Myers noted that the proposed map does not change the zoning for any properties in the City. It only reflects what the rezoning requests that had been approved in the last year.

The Official Zoning Map is available at the City of Urbana building for sale. It is also available on the City’s website.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

Mr. Myers reported on the following:

- ✚ 2009 Plan Commission Annual Report: This is a recapitulation of the activities of Plan Commission in 2009. It includes a listing of all the rezoning, special use permits, annexations, text amendments, etc. It also contains official minutes and ordinances resulting from Plan Commission actions. He mentioned some of the more significant cases that the Plan Commission members reviewed in 2009, and they include the adoption of the Hazard Mitigation Plan, special use permit for the Urbana-Champaign Sanitary District, the adoption of design guidelines for the Lincoln-Busey Corridor, and text amendments regarding the sign ordinance.

**11. STUDY SESSION**

There was none.

**12. ADJOURNMENT OF MEETING**

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

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Robert Myers, AICP, Secretary, Urbana Plan Commission