

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** February 9, 2017

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

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

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**MEMBERS PRESENT:** Barry Ackerson, Jane Billman, Tyler Fitch, Lew Hopkins, Christopher Stohr, David Trail

**MEMBERS EXCUSED:** Andrew Fell, Dannie Otto, Daniel Turner

**STAFF PRESENT:** Lorrie Pearson, Planning Manager; Marcus Ricci, Planner II; Teri Anel, Administrative Assistant II

**OTHERS PRESENT:** Megan Barber, Scott Barber, Rick Manner, Lorenzo Macedo

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

Chair Fitch called the meeting to order at 7:31 p.m. Roll call was taken and a quorum was declared.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

The minutes from the January 19, 2017 regular meeting were presented for approval. Mr. Trail moved to approve the minutes as presented. Mr. Ackerson seconded the motion. The minutes were approved by unanimous voice vote as written.

**4. COMMUNICATIONS**

- Engineering report written by Berns, Clancy and Associates pertaining to the Lincoln Avenue and Nevada Street Planned Unit Development study session held last meeting.

## 5. CONTINUED PUBLIC HEARINGS

### **Plan Case No. 2297-M-16 and Annexation Case No. 2016-A-02 – A proposed Annexation Agreement between the City of Urbana and the Urbana & Champaign Sanitary District, including rezoning from County R-2, to City IN-1, for a 0.338-acre parcel located at 2912 East Main Street.**

Chair Fitch re-opened these two cases together since they were related to the same property. Marcus Ricci, Planner II, presented the staff report. He explained the purpose for the agreement and rezoning, which is to provide for the continued operation and maintenance of the existing sanitary sewer infrastructure. He noted the existing land uses and zoning of the subject property and of the surrounding adjacent properties. He stated that the proposed IN-1, Light Industrial Zoning District would be compatible with the 2005 Comprehensive Plan.

He presented background information on the subject property and discussed the restrictions listed in the deed when the property was platted under the East Urbana Industrial Center Subdivision Number 1. He talked more about the annexation agreement and the map amendment. He reviewed how the proposed rezoning compared to the LaSalle National Bank Criteria. He read the options of the Plan Commission and presented City staff's recommendation for approval.

Chair Fitch asked if any members of the Plan Commission had questions for City staff.

Mr. Hopkins asked if Outlot 3 was an exception because it was not included in the 1991 Annexation Agreement. Mr. Ricci explained that the exception was in the 1991 plat. It was not part of the annexation agreement in 1991. The plat was where the restrictions and the vehicular access were laid out.

Chair Fitch inquired if the property was not rezoned, would the Urbana Champaign Sanitary District (UCSD) be able to make major renovations or enhancements to the pump station. Mr. Ricci replied that if the property were annexed and not rezoned, then it would continue as a legally non-conforming use. Therefore, UCSD would not be able to expand the pump station in geographic footprint; however, they would be allowed to do what they need to do in order to continue in its current use as a pump station. Lorrie Pearson, Planning Manager, added that the City staff would probably suggest restructuring the annexation agreement to allow for the continued use of the pump station so that it still could be annexed even if the zoning was not changed.

Chair Fitch asked what would happen if the pump station burnt. Mr. Ricci said that UCSD would be allowed to replace the pump station.

Mr. Hopkins questioned if the Plan Commission had any authority over the annexation agreement or were they recommending approval of the map amendment which would enable the agreement. Mr. Ricci stated that this is correct.

With there being no further questions for City staff, Chair Fitch opened the hearing for public input. He, then, explained the procedure for public input.

Rick Manner, Executive Director of the Urbana Champaign Sanitary District, approached the Plan Commission to speak. He stated that UCSD began getting ownership of the subject property a couple of years ago so that they could annex the property and get 911 services from the City of Urbana. The pump station allowed the City of Urbana to grow north easterly, so it makes sense for the pump to be within City limits.

Mr. Manner commented that as a state-enable sanitary district, they would operate this pump station to their needs and the easement on the subject property is what they would use to maintain the pump station and if necessary expand the pump station. The State legislation that enables the sanitary district to exist is what UCSD would turn to in terms of justifying reasons for maintenance or expansion even if there were some non-conformance with the City's zoning.

Mr. Stohr wondered if there had been any security problems with the site. Does UCSD have any current plans for expansion that would add additional noise or create construction activity? Mr. Manner replied no. He noted that the purchase of the subject property and the proposed annexation and rezoning came about from a discussion with UCSD Director of Maintenance. They realized that the pump station was not inside the City limits and if there was a fire, then it would take a while to get 911 services.

UCSD does not have any plans for changes. The pump station infrastructure was built for a 50 to 100 year lifespan. There has not been enough growth or development to overwhelm the pump station or result in expansion. They maintain the pump station and keep it working well by updating it periodically.

Mr. Ackerson inquired how they currently get 911 services. Are there any other advantages to getting City services. Mr. Manner replied that they currently get 911 services from Champaign County. They do not have great needs for annexing other than 911 services because it is only used for a pump station.

Lorenzo Macedo approached the Plan Commission to speak. He questioned how the proposed rezoning would affect his property. Would there be any benefits or negative affects? Mr. Ricci stated that there would be no difference. There would not be any increase traffic, noise or odors. Because of the restrictions listed on the 1991 plat, the only use that can happen on the subject property is the operation and maintenance of sanitary sewer infrastructure.

Mr. Macedo asked if his property was being annexed as well. Chair Fitch said no.

With there being no further audience input, Chair Fitch closed the public input portion of the hearing and opened it for Plan Commission discussion and/or motion(s).

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2297-M-16 and Annexation Case No. 2016-A-02 to the City Council with a recommendation of approval. Mr. Stohr seconded the motion. Roll call was as follows on the motion:

Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Stohr	-	Yes	Mr. Trail	-	Yes
Mr. Ackerson	-	Yes	Ms. Billman	-	Yes

The motion was approved by unanimous vote. Ms. Pearson noted that this case would go before the City Council on February 20, 2017.

**6. OLD BUSINESS**

There was none.

**7. NEW PUBLIC HEARINGS**

There were none.

**8. NEW BUSINESS**

There was none.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

Ms. Pearson reported on the following:

- Teri Anel, Administrative Assistant II, celebrated her birthday today.

**11. STUDY SESSION**

There was none.

**12. ADJOURNMENT OF MEETING**

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

Respectfully submitted,

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Lorrie Pearson, Secretary  
Urbana Plan Commission