



2014

URBANA PLAN COMMISSION

Annual Report

Prepared By:
Teri Andel
Planning Administrative Assistant I
February 2015

OVERVIEW

In 2014, the Urbana Plan Commission met 15 times and considered 18 cases. The breakdown of the types of cases considered is as follows:

Annexation	1
Boneyard Creekway Permit	1
Bylaw Amendment	1
Champaign County Zoning Board of Appeals Cases	1
Comprehensive Plan Amendment	1
Planned Unit Development	0
Policy Recommendation/Review	0
Special Use Permit	4
Subdivisions	2
Zoning Map Amendments	4
Zoning Text Amendments	3

In addition, they had study sessions where they provided valuable input on the DRAFT 2040 Long Range Transportation Plan (LRTP), the Urbana Climate Action Plan Phase 2, a presentation on the Active Trans Workshop and the bylaws.

Members

Carey Hawkins Ash resigned from the Plan Commission effective June 30, 2014. He had served on the Commission since September 19, 2011.

Bernadine Stake resigned from the Plan Commission effective December 5, 2014. She had served on the Commission since September 18, 1995.

Marilyn Upah-Bant resigned from the Plan Commission effective June 30, 2014. She had served on the Commission since June 17, 1996.

Continuing members of the Plan Commission include Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins, and Dannie Otto. Three new members, Corey Buttry, Christopher Stohr and David Trail were appointed to the Commission on October 6, 2014, December 15, 2014, and September 15, 2014 respectively. Dannie Otto was reappointed by the City Council to continue serving the Plan Commission on June 16, 2014.

Planning Staff

Staff support to the Plan Commission in 2014 was provided by City Planner/Community Development Services Director, Dr. Elizabeth H. Tyler, FAICP; Interim Planning Manager, Jeff Engstrom, AICP; and Planning Administrative Assistant I, Teri Andel.

The two Planner positions were filled in 2014. Kevin Garcia was hired in June as Planner II. Christopher Marx started working as Planner I in October. In addition, two Planning

interns were hired. Maximillian Mahalek began working for the City of Urbana in May and Matt Rejc joined the Planning staff in September.

This report lists the plan cases considered by the Plan Commission in 2014 by case type. Associated ordinances and resolutions, as adopted by the Urbana City Council, are attached. Signed copies of Plan Commission minutes are also attached.

2014 PLAN CASE SUMMARY

ANNEXATION AGREEMENTS

Case No. 2014-A-06: Annexation agreement for a 5.19-acre tract of property north of Perkins Road and east of Cooks Lane owned by Harold Whitlatch and Teresa Westenhaver.

The Plan Commission recommended approval of the annexation agreement on November 20, 2014. The City Council approved the annexation agreement on December 1, 2014 by adopting Ordinance No. 2014-12-110. The annexation agreement was recorded on January 20, 2015 under Document No. 2015R00942

BONEYARD CREEKWAY PERMIT

Case No. CW-2014-01 - A request by the Central Illinois Mosque and Islamic Center for a Creekway Permit to construct a dormitory/gymnasium at 711 West Western Avenue in the R-5, Medium High Density Multi-Family Residential Zoning District and the Boneyard Creek District.

The Plan Commission approved the Creekway request on October 9, 2014.

BYLAW AMENDMENT

Bylaw Amendment

The Plan Commission began reviewing and providing input to amend the Plan Commission Bylaws on November 6, 2014. They further discussed the bylaws during regular meetings and a study session held on November 20, 2014, December 4, 2014 and December 18, 2014. This business was continued into the 2015 year.

CHAMPAIGN COUNTY BOARD OF APPEALS

Case No. CCZBA-768-AT-13: A request by the Champaign County Zoning Administrator to amend Sections 6.1.3 of the Champaign County Zoning Ordinance regarding "Heliport/Restricted Landing Area".

The Plan Commission recommended defeating a resolution of protest on March 6, 2014. The City Council defeated the resolution of protest on March 17, 2014; therefore, Resolution No. 2014-03-018R was not adopted.

COMPREHENSIVE PLAN AMENDMENT

Plan Case No. 2223-CP-14 - A request to adopt the Active Choices: Champaign County Greenways & Trails Plan as an amendment to the 2005 Urbana Comprehensive Plan.

The Plan Commission reviewed this case on January 23, 2014, March 6, 2014 and forwarded a recommendation for approval to City Council at the July 24, 2014 Plan Commission meeting. City Council sent the case to the Bicycle and Pedestrian Advisory Commission, who reviewed and commented on the plan during their September 16, 2014 meeting. The Plan Commission reviewed the case again on October 9, 2014 and forwarded a recommendation for approval to City Council at the November 6, 2014 Plan Commission meeting. The City Council approved the request to amend the Comprehensive Plan on November 17, 2014 by adopting Ordinance No. 2014-08-075.

SPECIAL USE PERMITS

Plan Case No. 2232-SU-14: A request by Bainbridge Communities Acquisition II, LLC, for re-approval of a Special Use Permit to construct Multi-Family Residential Dwellings at 1008, 1010 and 1012 West University Avenue and 508 North Goodwin Avenue in the B-3, General Business Zoning District.

The Plan Commission recommended approval on May 8, 2014. The City Council approved the special use permit request on May 19, 2014 by adopting Ordinance No. 2014-05-050.

Plan Case No. 2235-SU-14: A request by Kingdom Hall of Jehovah's Witnesses Church for a Special Use Permit to complete additions to the building at 1407 East Scovill Street in the R-3, Single and Two-Family Residential District.

The Plan Commission recommended approval on July 24, 2014. The City Council approved the special use permit request on August 4, 2014 by adopting Ordinance No. 2014-08-074.

Plan Case No. 2240-SU-14: A request by Henson Disposal, Inc. for a Special Use Permit to establish a construction and demolition debris recycling center at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District.

The Plan Commission reviewed this case on September 4, 2014 and recommended approval on September 18, 2014. The City Council approved the special use permit request on October 6, 2014 by adopting Ordinance No. 2014-10-091.

Plan Case No. 2241-SU-14: A request by Southwind RAS, LLC for a modification of an approved Special Use Permit for a recycling center at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District.

The Plan Commission reviewed this case on September 4, 2014 and recommended approval on September 18, 2014. The City Council approved the special use permit request on October 6, 2014 by adopting Ordinance No. 2014-10-092.

SUBDIVISIONS

Plan Case No. 2220-S-13: A request by Marcus Harris for a waiver of Section 21-42.B of the Urbana Subdivision and Land Development Code regarding storm water management requirements for the 8.38-acre subdivision, Country Side Second Subdivision, which is located immediately northeast of the intersection of Anthony Drive and Cottonwood Road.

The Plan Commission began reviewing this case on December 19, 2013. They further discussed this case on January 9, 2014, January 23, 2014, and March 6, 2014,. The case was withdrawn by the petitioner.

Plan Case No. 2233-S-14: Countryside Second Subdivision Preliminary and Final Plats

The Plan Commission reviewed this case on May 22, 2014 and recommended approval on May 29, 2014. The City Council approved the Preliminary Plat and the Final Plat on June 2, 2014 by adopting Ordinance No. 2014-06-056. The final plat was recorded on July 10, 2014 under Document No. 2014R12115.

ZONING MAP AMENDMENTS

Plan Case No. 2224-M-14: A request by Rudolf A. Frasca to rezone a parcel, approximately 1.871 acres, located north of Anthony Drive and east of Willow Road from IN-1, Light Industrial/Office Zoning District , to B-3, General Business Zoning District.

The Plan Commission recommended approval on March 6, 2014. The City Council approved the Zoning map amendment on March 17, 2014 by adopting Ordinance No. 2014-03-029.

Plan Case No. 2226-M-14: Annual Review of the Official 2014 Zoning Map of the City of Urbana, Illinois.

The Plan Commission recommended approval on March 6, 2014. The City Council approved the Zoning map amendment on March 17, 2014 by adopting Ordinance No. 2014-03-030.

Plan Case No. 2239-M-14: A request by the Urbana Zoning Administrator to adjust the boundaries of the Boneyard Creek District based on the recently adopted Federal Emergency Management Agency (FEMA) flood maps.

The Plan Commission recommended approval on September 4, 2014. The City Council approved the zoning map amendment on October 6, 2014 by adopting Ordinance No. 2014-09-090.

Plan Case No. 2245-M-14: A request by Harold Whitlatch and Teresa Westenhaver to rezone a 5.19-acre tract of property north of Perkins Road and east of Cooks Lane from Champaign County CR (Conservation Recreation) to City AG (Agriculture) upon annexation as part of an annexation agreement (Case No. 2014-A-06).

The Plan Commission recommended approval on November 20, 2014. The City Council approved the zoning map amendment on December 1, 2014 by adopting Ordinance No. 2014-12-110.

ZONING TEXT AMENDMENTS

Plan Case No. 2234-T-14: A request by the Urbana Zoning Administrator to amend Article II and Article V of the Urbana Zoning Ordinance to add definitions and to establish use provisions for “Medical Cannabis Dispensaries” and “Medical Cannabis Cultivation Facilities”

The Plan Commission recommended approval on July 24, 2014. The City Council approved the text amendment on August 4, 2014 by adopting Ordinance No. 2014-08-076.

Plan Case No. 2242-T-14: A request by the Urbana Zoning Administrator to amend Articles IX and XI of the Urbana Zoning Ordinance to establish regulations for Digital Outdoor Advertising Sign Structures.

The Plan Commission began reviewing and providing input on December 18, 2014. This case was continued into 2015.

Plan Case No. 2244-T-14 - A request by the Zoning Administrator to amend Article IX of the Urbana Zoning Ordinance to allow electronic message board displays on signs in the CRE, Conservation-Recreation-Education Zoning District

The Plan Commission recommended approval on November 6, 2014. The City Council approved the text amendment on November 17, 2014 by adopting Ordinance No. 2014-11-106.

Ordinances, Resolutions and Recorded Documents

ORDINANCE NO. 2014-03-029

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AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA,
ILLINOIS

(Rezoning of a 1.87-acre parcel located north of Anthony Drive and east of Willow Road from IN-1, Light Industrial/Office, to B-3, General Business - Plan Case 2224-M-14 / Soccer Planet)

WHEREAS, Rudolf A Frasca, on behalf of Frasca Associates, has petitioned the City for a Zoning Map Amendment to rezone a 1.871-acre parcel located north of Anthony Drive and east of Willow Road from IN-1, Light Industrial/Office, to B-3, General Business; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on March 6, 2014 concerning the petition filed in Plan Case No. 2224-M-14; and

WHEREAS, the requested rezoning is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the requested rezoning is consistent with the La Salle case criteria; and

WHEREAS, the Urbana Plan Commission voted six ayes and zero nays to forward the case to the Urbana City Council with a recommendation of approval of the request to rezone the property herein described below from IN-1, Light Industrial/Office, to B-3, General Business; and

WHEREAS, the findings of the Plan Commission indicate that approval of the rezoning request would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification of the following

COPY

described properties from IN, Industrial District, to B-3, General Business District.

The subject property is more accurately described as follows:

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M.; THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUADRANT OF SAID SECTION 4 A DISTANCE OF 1602.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 621.28 FEET TO THE WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 AS RECORDED AS DOCUMENT NO. 2004R36644 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 44 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 A DISTANCE OF 140.22 FEET TO THE NORTHEAST CORNER OF LOT 101 OF SOCCER PLANET SUBDIVISION AS RECORDED AS DOCUMENT NO. 2011R08386 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG OF SAID SOCCER PLANET SUBDIVISION FOR A DISTANCE OF 621.32 FEET TO SAID WEST LINE OF THE NORTHWEST QUADRANT OF SECTION 4; THENCE NORTH 00 DEGREES 43 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 140.22 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES MORE OR LESS.

EXCEPT;

THE WESTERLY 40.00 FEET OF EVEN AND EQUAL WIDTH THEREOF.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication

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in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois
Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 17th day of March, 2014.

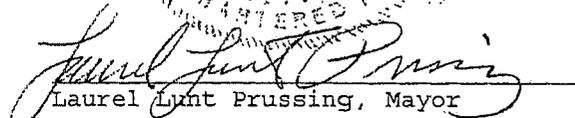
AYES: Ammons, Brown, Jakobsson, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:


Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 18th day of March, 2014.


Laurel Lunt Prussing, Mayor

Passed: March 17, 2014
Signed: March 18, 2014

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ORDINANCE NO. 2014-03-030

AN ORDINANCE APPROVING AND CAUSING PUBLICATION OF THE OFFICIAL
ZONING MAP OF THE CITY OF URBANA, ILLINOIS

(Plan Case No. 2226-M-14)

WHEREAS, the Illinois Municipal Code requires the Corporate Authorities of the City of Urbana, Illinois to annually publish a map showing the existing zoning classifications and revisions made during the preceding calendar year and the map so published shall be the Official Zoning Map for the City of Urbana; and

WHEREAS, the Corporate Authorities of the City of Urbana last approved an Official Zoning Map on March 18, 2013 by Ordinance No. 2013-03-022; and

WHEREAS, the Urbana Zoning Administrator has submitted a request to approve the revised Official Zoning Map; and

WHEREAS, on March 6, 2014 the Urbana Plan Commission considered the proposed Official 2014 Zoning Map and voted 6 ayes and 0 nays to forward to the Urbana Corporate Authorities with a recommendation of approval of said map; and

WHEREAS, after due consideration, the Urbana Corporate Authorities has deemed it necessary and to be in the best interest of the City of Urbana to approve the new Official 2014 Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The attached map entitled Official 2014 Zoning Map of Urbana, Illinois is hereby approved as the Official Zoning Map of the City of Urbana, Illinois pursuant to the Illinois Municipal Code and Section IV-3 of the Urbana Zoning Ordinance, which said map reflects the correct location of the official zoning districts in the City of Urbana as of March 6, 2014.

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Section 2. Updated versions of the Official Zoning Map may be printed in the interim between the approval of this Official Zoning Map and the approval of the Official Zoning Map next year.

Section 3. The City Clerk is hereby directed to publish a full-sized copy of the Official Zoning Map and to make copies available in her office for inspection and purchase by the public.

Section 4. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Illinois Municipal Code.

PASSED by the Corporate Authorities this 17th day of March, 2014.

AYES: Ammons, Brown, Jakobsson, Marlin, Roberts, Smyth

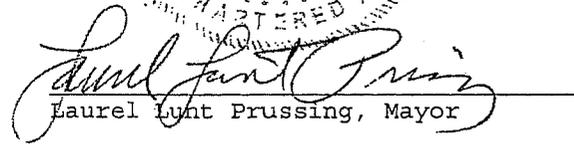
NAYS:

ABSTAINS:



Phyllis Clark, City Clerk

APPROVED by the Mayor this 18th day of March, 2014.



Laurel Lunt Prussing, Mayor

ORDINANCE NO. 2014-05-050

COPY

AN ORDINANCE RE-APPROVING A SPECIAL USE PERMIT

(To Allow Construction of Multi-Family Residential Dwellings in the B-3, General Business Zoning District - Plan Case No. 2232-SU-14 / 1008, 1010 and 1012 West University Avenue and 508 North Goodwin Avenue - Campus Circle Apartments)

WHEREAS, Bainbridge Communities Acquisition II, LLC has petitioned the City for re-approval of a Special Use Permit to allow multi-family residential dwellings in the B-3, General Business Zoning District; and

WHEREAS, the proposed development has previously received City Council approval for a Special Use Permit in Ordinance No. 2012-10-097 and for Major Variances in Ordinance No. 2012-10-098; and

WHEREAS, the Urbana Zoning Ordinance identifies *multi-family residential dwellings* within the B-3 Zoning District as being permitted with the granting of a Special Use Permit; and

WHEREAS, the proposed use is conducive to the public convenience at this location as the property is within commuting distance of the University of Illinois for pedestrians and bicyclists, and its mixed use aspect lends itself to shorter trips and less reliance on automotive transportation, and is otherwise convenient for residents; and

WHEREAS, the proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare because it would introduce a less intensive use in a more intensive zoning district and is separated from low density residential uses; and

WHEREAS, the proposed development is consistent with the development regulations for non-residential properties in the B-3 Zoning District and

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therefore preserves the essential character of the district in which it shall be located; and

WHEREAS, the proposed development has been designed so that it is consistent with the commercial nature of University Avenue and to minimize impacts on surrounding properties, with parking situated behind the building and along the secondary frontage on Goodwin Avenue; and

WHEREAS, the proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the future land use designation of the subject property as "Community Business"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on May 8, 2014 concerning the petition filed by the petitioner in Plan Case No. 2232-SU-14; and

WHEREAS, the Urbana Plan Commission voted 5 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to re-approve the request for a Special Use Permit, subject to the conditions specified in Section 1 herein; and

WHEREAS, approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the Special Use Permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow construction of multi-family residential dwellings in the B-3, General Business Zoning District with the following conditions:

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1. The development shall be constructed in general conformance with the revised site plan submitted on April 7, 2014 and attached as Attachment A. The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.
2. The design and appearance of the development shall be of a high standard of quality in substantial conformance to the attached illustrations as Attachment A.

LEGAL DESCRIPTION:

THE EAST 135 FEET OF LOT 1, AND ALL OF LOTS 9, 11 AND 12, IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO:

LOT 10 IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO:

LOT 1, EXCEPT THE EAST 135 FEET, AND ALSO EXCEPT THE SOUTH 48 FEET OF THE WEST 134.62 FEET THEREOF, IN JOHN W. STIPES SUBDIVISION IN THE CITY OF URBANA, ILLINOIS, AS PER PLAT SHOWN IN PLAT BOOK "B" AT PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

PIN No:

91-21-07-431-023, 91-21-07-431-019, 91-21-07-431-007, 91-21-07-431-021

LOCATED AT: 1008, 1010 and 1012 West University Avenue and 508 North Goodwin Avenue, Urbana, Illinois.

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Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the City Council. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

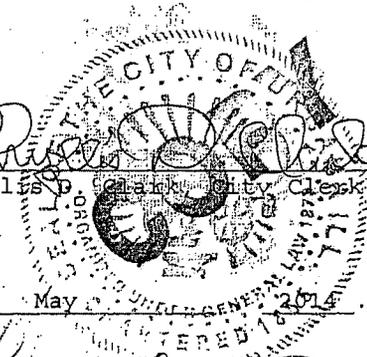
PASSED by the City Council this 19th day of May, 2014.

AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

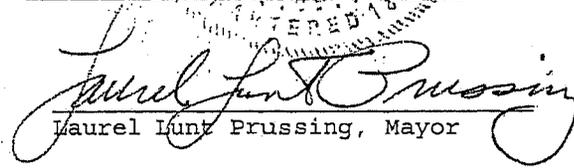
NAYS:

ABSTAINS:

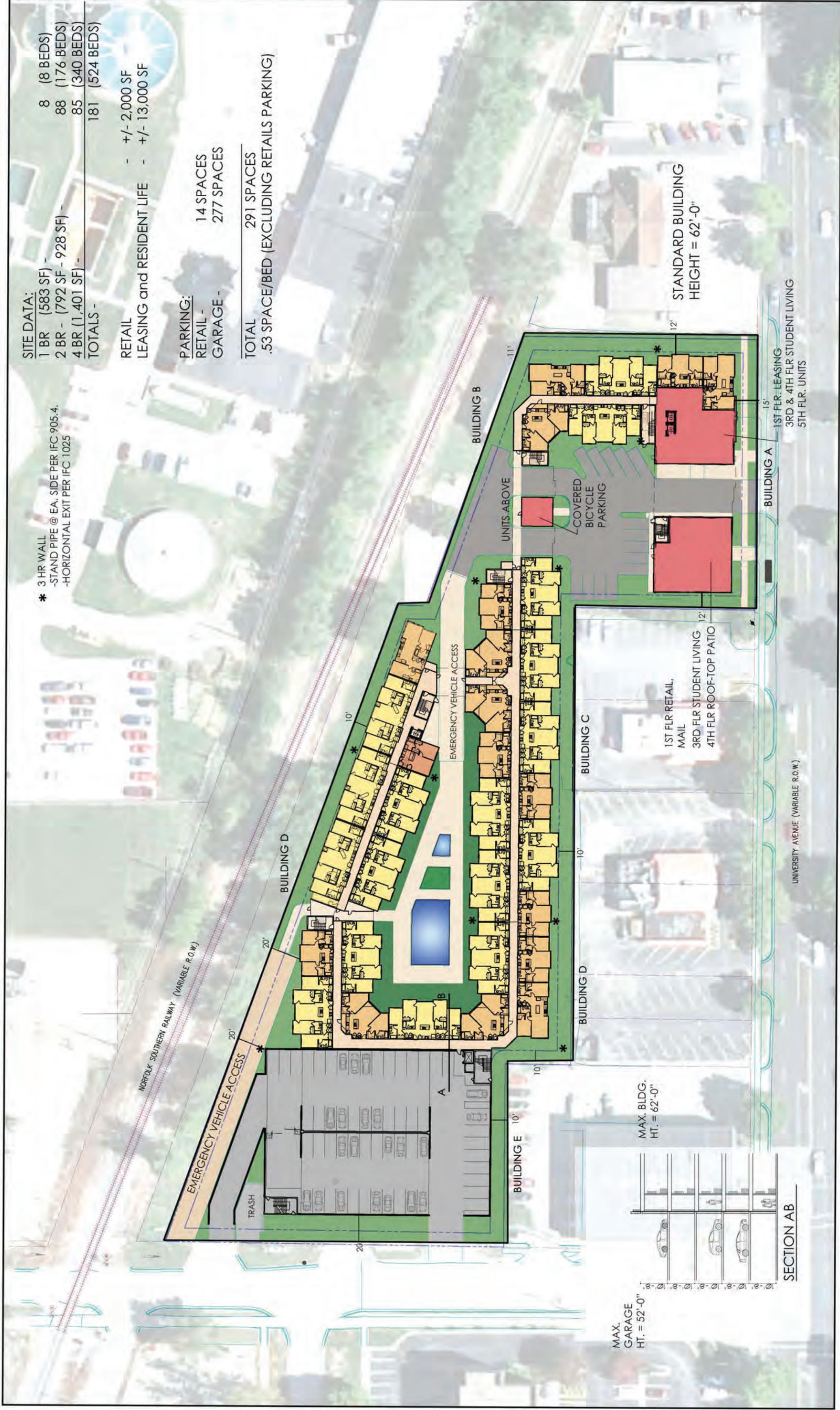

Phyllis D. Galarick, City Clerk



APPROVED by the Mayor this 21st day of May, 2014.


Laurel Hunt Prussing, Mayor

ATTACHMENT A: SITE PLAN AND RENDERINGS



SITE DATA:

1 BR (583 SF) -	8 (8 BEDS)
2 BR - (792 SF) -	88 (176 BEDS)
4 BR (1,401 SF) -	85 (340 BEDS)
TOTALS -	181 (524 BEDS)

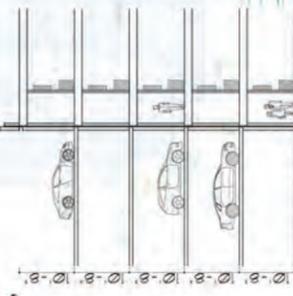
RETAIL LEASING and RESIDENT LIFE - +/- 2,000 SF
 LEASING and RESIDENT LIFE - +/- 13,000 SF

PARKING:
 RETAIL - 14 SPACES
 GARAGE - 277 SPACES

TOTAL .53 SPACE/BED (EXCLUDING RETAILS PARKING)
 TOTAL 291 SPACES

STANDARD BUILDING
 HEIGHT = 62'-0"

MAX. GARAGE
 HT. = 52'-0"



SECTION AB

* 3 HR WALL
 -STAND PIPE @ EA. SIDE PER IFC 905.4.
 -HORIZONTAL EXIT PER IFC 1025

CAMPUS CIRCLE | UIUC

SITE PLAN

APRIL 16, 2014

BAINBRIDGE
 CAMPUS COMMUNITIES

c b o d
 charlan brock & associates
 architects / planners

ATTACHMENT A: SITE PLAN AND RENDERINGS



ORDINANCE NO. 2014-06-056

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An Ordinance Approving a Preliminary and Final Subdivision Plat
(Country Side Second Subdivision - Plan Case 2233-S-14)

WHEREAS, The Corporate Authorities of the City of Urbana are empowered by Illinois Municipal Code Article 11 Divisions 12 and 15 (65/ILCS 5/11-12 and 5/11-15) to approve subdivision plats; and,

WHEREAS, The City of Urbana has subdivision plat jurisdiction within the Extra Territorial Jurisdiction (ETJ) area contiguous to and within one and one-half miles beyond the corporate limits; and,

WHEREAS, Under Section 21-7 of the City's Subdivision and Land Development Code the City Council is empowered to grant waivers and deferrals from the requirements of the code; and,

WHEREAS, Country Side Second Subdivision was approved by the Urbana City Council by Ordinance No. 2013-06-053, but was never recorded due to concerns with drainage and construction of a new public street; and

WHEREAS, Marcus Harris has submitted a revised Preliminary Plat and Final Plat for an 8.38-acre subdivision called Country Side Second Subdivision, located at the northeast corner of Cottonwood Road and Anthony Drive; and

WHEREAS, the proposed Preliminary and Final Plats would allow for development of the site for Rural Residential use, in conformance with the City of Urbana's 2005 Comprehensive Plan; and

WHEREAS, the existing Country Side Subdivision was approved by Champaign County on June 7, 1962; and

WHEREAS, in Plan Case 2233-S-14, the Urbana Plan Commission, on May 29, 2014, recommended approval by a vote of _ ayes to _ nays of the Preliminary and Final Plats for Country Side Second Subdivision along with certain deferrals; and,

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WHEREAS, The Preliminary and Final Plats for Country Side Second Subdivision meet the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The Preliminary and Final Plats for Country Side Second Subdivision are generally consistent with the City of Urbana's 2005 Comprehensive Plan; and,

WHEREAS, The City Engineer has reviewed and approved the Preliminary and Final Plats for Country Side Second Subdivision with certain deferrals; and,

WHEREAS, the proposed Preliminary and Final Plat would be consistent with existing County CR, Conservation Recreation and AG-2, Agriculture zoning designations for the site; and,

WHEREAS, the proposed Final Plat meets the technical requirements of the Urbana Subdivision and Land Development Code and is consistent with the proposed Preliminary Plat.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Preliminary and Final Plats for Country Side Second Subdivision attached hereto are hereby approved, subject to the following condition:

- Upon sale of each parcel in the subdivision, the developer shall record a deed restriction stating that property's owner(s) or successor(s) shall install a sanitary sewer connection within six months of a public sanitary sewer system becoming available to that lot in accordance with the original Final Plat of Country Side Second Subdivision.

Section 2. The Preliminary and Final Plats for Country Side Second Subdivision comply with the requirements of the Urbana Subdivision and Land

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Development Code with the exception of the following time deferrals which are hereby granted:

1. Deferral of construction of sidewalks along Cottonwood Road and Anthony Drive until such time as the City Engineer determines that increased development in the area justifies its construction.
2. The developer / owner or subsequent owner(s) shall be required to construct sidewalks on the subject lots at the developer's / owner's or subsequent owner's expense within six (6) months of written notice by the City Engineer that they are required to do so. The governing authority (i.e the City or Urbana Township) shall have the authority to construct the sidewalk and charge the then owner(s) for the construction if the owner(s) does not install the sidewalks as requested. It is agreed by the developer that this obligation shall be a covenant running with the land.

Section 3. This Ordinance is hereby passed by the affirmative vote of a majority of the Urbana Corporate Authorities, the "ayes" and "nays" being called at a regular meeting of the City Council.

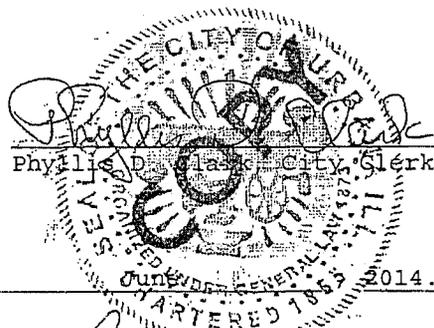
PASSED by the Corporate Authorities this 2nd day of June, 2014.

AYES: Brown, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINED:

APPROVED by the Mayor this 4th day of _____, 2014.



Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor

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Passed: August 04, 2014
Signed: August 06, 2014

ORDINANCE NO. 2014-08-074

An Ordinance Approving a Special Use Permit

(To allow additions to a church in the R-3, Single and Two-Family Residential District - Plan Case No. 2235-SU-14 / 1407 East Scovill Street - Kingdom Hall of Jehovah's Witnesses Church)

WHEREAS, Kingdom Hall of Jehovah's Witnesses Church has petitioned the City for a Special Use Permit to allow expansion of an existing church in the R-3, Single and Two-Family Residential District; and

WHEREAS, the Urbana Zoning Ordinance identifies churches, temples or mosques within the R-3 Zoning District as being permitted with the granting of a Special Use Permit; and

WHEREAS, the Kingdom Hall of Jehovah's Witnesses Church, located at 1407 East Scovill Street, was annexed into the city as a legal nonconforming use in 1980; and

WHEREAS, the proposed use is conducive to the public convenience at this location as the property has been home to a church since 1975, and the Philo Road corridor contains several other churches; and

WHEREAS, the proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare; and

WHEREAS, the proposed development is consistent with the development regulations for properties in the R-3 Zoning District and similar to other uses in the area and therefore preserves the essential character of the district in which it shall be located; and

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WHEREAS, the proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the future land use designation of the subject property as "residential suburban"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on July 24, 2014 concerning the petition filed by the petitioner in Plan Case No. 2235-SU-14; and

WHEREAS, the Urbana Plan Commission voted 5 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the condition specified in Section 1 herein; and

WHEREAS, approval of the Special Use Permit, with the condition set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the Special Use Permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow expansion of a church in the R-3, Single and Two-Family Residential Zoning District with the following condition:

1. Additions will bill be built according to the plans provided by the applicant. The Zoning Administrator may approve minor changes to the site and building plans as needed to comply with the Urbana Zoning Ordinance.

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LEGAL DESCRIPTION:

Lots #398 and 399 in Ennis Ridge Sixteenth Subdivision, a Subdivision in Champaign, County, Illinois, as per Plat recorded in Plat Book "V" P at Page 24, in the Recorder's Office of said County, subject to easements and restrictions apparent or of record.

Permanent Index No: 93-21-21-381-016

LOCATED AT: 1407 East Scovill Street, Urbana, Illinois

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the Corporate Authorities this 4th day of August, 2014.

AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:



Phyllis Clark, City Clerk

APPROVED by the Mayor this 6th day of August, 2014.

Paul Janet Prussing
Laurel Lutz Prussing, Mayor

Passed: November 17, 2014
Signed: November 19, 2014

ORDINANCE NO. 2014-08-075

COPY

AN ORDINANCE AMENDING THE CITY OF 2005 URBANA COMPREHENSIVE PLAN

(Active Choices: Champaign County Greenways and Trails Plan -
Plan Case No. 2223-CP-14)

WHEREAS, the Urbana City Council on April 11, 2005 in Ordinance No. 2005-03-050 adopted the 2005 City of Urbana Comprehensive Plan; and,

WHEREAS, the 2005 Comprehensive Plan contains goals, objectives, policies, future land use maps, and other recommendations pertaining to the entire City; and,

WHEREAS, the 2005 Comprehensive Plan states that Agency Plans include goals, objectives and policies that are important to the City and assist in guiding land use decisions within the City; and,

WHEREAS, Appendix "C", Greenways and Trails Classification Map of the 2005 Comprehensive Plan shows the existing and future off-street shared use paths and on-street bikeways as designated by the 2004 Champaign County Greenways and Trails Plan; and,

WHEREAS, the Active Choices: Greenways and Trails Plan contains minor differences from the City's adopted and proposed plans for alignments and types of bicycle facilities; and,

WHEREAS, after due publication and proper legal notification of a public hearing on October 9, 2014, which was continued to November 6, 2014, the Urbana Plan Commission voted 7 ayes to 0 nays to recommended that the Urbana City Council adopt the Active Choices: Champaign County Greenways and Trails Plan as an official amendment to 2005 Urbana Comprehensive Plan with the stipulation that any inconsistencies between the Active Choices and other

Passed: November 17, 2014

Signed: November 19, 2014

city plans shall not be adopted and the City's existing and future plans shall prevail; and,

WHEREAS, the City Council finds that it is in the public interest to adopt an amendment to the 2005 Urbana Comprehensive Plan to provide a detailed plan to achieve these public policies.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The "Active Choices: Champaign County Greenways and Trails Plan" is hereby adopted as an Agency Plan within the 2005 Comprehensive Plan of the City of Urbana, as amended, and replaces the 2004 Champaign County Greenways and Trails Plan, with the exception that any inconsistencies between the Active Choices Plan and other city plans shall not be adopted and the City's existing and future plans shall prevail.

Section 2. The attached maps labeled Exhibit A are hereby adopted as Appendix "C" of the 2005 Comprehensive Plan of the City of Urbana, as amended, and replace the existing Appendix "C", taken from the 2004 Champaign County Greenways and Trails Plan, with the exception that any inconsistencies between the Active Choices Plan and other city plans shall not be adopted and the City's existing and future plans shall prevail.

Section 3. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities and thereafter file a certified copy in the Champaign County Recorder's Office in conformance with Chapter 65, Section 11-12-7 of the Illinois Compiled Statutes (65 ILCS 5/11-12-7).

Section 4. This Ordinance shall be in full force and effect upon the expiration of 10 days after the date of filing notice of the adoption of the comprehensive plan amendment with the Champaign County Recorder, in

COPY

Passed: November 17, 2014

Signed: November 19, 2014

conformance with Chapter 65, Section 11-12-7 of the Illinois Compiled Statutes (65 ILCS 5/11-12-7).

PASSED by the City Council this 17th day of November, 2014

AYES: Brown, Jakobsson, Madigan, Marlin

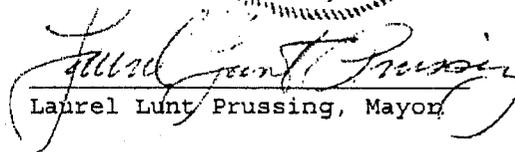
NAYS:

ABSTAINS:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 19th day of November, 2014



Laurel Lunt Prussing, Mayor

COPY

Passed: August 04, 2014
Signed: August 06, 2014

ORDINANCE NO. 2014-08-076

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF
URBANA, ILLINOIS

(Revising Article II and Article V to establish definitions and
use provisions for "Medical Cannabis Dispensaries" and "Medical
Cannabis Cultivation Facilities" / Plan Commission Case No.
2234-T-14)

WHEREAS, the City Council of the City of Urbana, Illinois adopted
Ordinance #9293-124 on June 21, 1993 which adopted the 1993 Comprehensive
Amendment to replace the 1979 Comprehensive Amendment to the 1950 Zoning
Ordinance of the City of Urbana which is also known as the Urbana Zoning
Ordinance; and,

WHEREAS, the State of Illinois enacted the Compassionate Use of Medical
Cannabis Pilot Program Act (410 ILCS 130/) on January 1, 2014, which made
medical cannabis legal and set use and siting rules for medical cannabis
facilities in the State of Illinois; and

WHEREAS, medical cannabis uses are not listed in the Urbana Zoning
Ordinance; and

WHEREAS, the Zoning Administrator is proposing to amend the Urbana
Zoning Ordinance in order to establish use provisions and siting requirements
for medical cannabis cultivation centers and dispensaries; and

WHEREAS, said text amendment is consistent with the goals and
objectives of the Urbana Comprehensive Plan; and

COPY

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on this application at their July 24, 2014 meeting; and

WHEREAS, the Urbana Plan Commission on July 24, 2014 voted 5 ayes to 0 nays to recommend approval of the proposed Zoning Ordinance amendment as presented and amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, that the Urbana Zoning Ordinance shall be amended as follows:

Section 1. That Section II-3, Definitions, of Urbana Zoning Ordinance is hereby amended to add the following new definitions:

Medical Cannabis Cultivation Center: A facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis. (410 ILCS 130/10(e))

Medical Cannabis Dispensary: A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered Medical Cannabis Cultivation Center for the purpose of dispensing cannabis, cannabis use and storage paraphernalia, or related supplies and educational materials to registered qualifying patients. (410 ILCS 130/10(o))

Section 2. That Article V is hereby amended to include Section V-13, Regulation of Medical Cannabis Uses:

Section V-13. Regulation of Medical Cannabis Uses

- A. Medical cannabis uses listed as permitted in Table V-1 shall only be permitted as provided herein so that these uses will not unduly interfere with or adversely affect the public health, safety, comfort, adjacent land uses, property values, or general welfare of the community.
- B. Medical cannabis uses shall only be allowed in locations that are consistent with the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/):

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1. No medical cannabis cultivation center shall be located on a parcel whose property line is within 2,500 feet of the property line of a pre-existing public or private preschool or elementary school or secondary school or day care center, day care home, group day care home, part day child care facility, or any lot in an R-1, R-2, R-3, R-4, R-5, R-6, R-6B, R-7, B-3U or MOR Zoning District.(410 ILCS 130/105(c))
2. No medical cannabis dispensary shall be located on a parcel whose property line is within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility, or in a house, apartment, or condominium, or on any lot in an R-1, R-2, R-3, R-4, R-5, R-6, R-6B, R-7, B-3U or MOR Zoning District.(410 ILCS 130/130(d))

Section 3. That Table V-1, Table of Uses, of the Urbana Zoning Ordinance is hereby amended to include the following new uses as follows:

Table V-1. Table of Uses

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2	
<u>Medical Cannabis Cultivation Center</u>									C											S	P
<u>Medical Cannabis Dispensary</u>												P		P							P

Section 4. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 4th day of August, 2014.

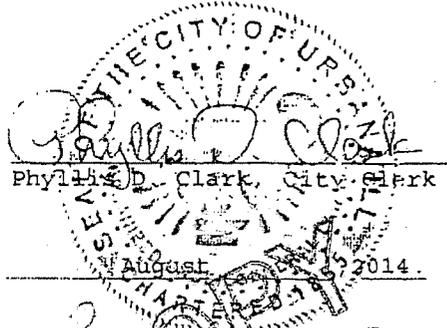
COPY

PASSED by the City Council this 4th day of August, 2014.

AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 6th day of August, 2014.

Laurel Hunt Prussing
Laurel Hunt Prussing, Mayor

Passed: October 6, 2014
Signed: October 7, 2014

ORDINANCE NO. 2014-09-090

COPY

AN ORDINANCE AMENDING THE ZONING MAP
OF THE CITY OF URBANA, ILLINOIS

(Adjusting the boundaries of the Boneyard Creek
Overlay District - Plan Case 2239-M-14)

WHEREAS, the City Council heretofore did on June 25, 1979, pursuant to Ordinance No. 7879-106, establish the Boneyard Creek Overlay District ("District"); and

WHEREAS, the District's boundaries are based on proximity to the Boneyard Creek and the surrounding floodplain; and

WHEREAS, changes in federal floodplain maps have prompted the City of Urbana ("City") to adjust the District's boundaries based on a new 100-year floodplain; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 4, 2014, concerning the petition filed by the Urbana Zoning Administrator in Plan Case 2239-M-14 to adjust the District's boundaries; and

WHEREAS, the Urbana Plan Commission voted 3 ayes to 1 nay to forward the case to the Urbana City Council with a recommendation to approve the District boundary adjustment as herein provided; and

WHEREAS, the findings of the Plan Commission indicate that approval of the District boundary adjustment will promote the general health, safety, and welfare of the public; and

WHEREAS, the proposed District boundary adjustment is consistent with the City of Urbana 2005 Comprehensive Plan, the Boneyard Creek Master Plan, and the Urbana City Council and Mayor Goals 2014-2017; and

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WHEREAS, after due consideration, the City Council finds that the best interests of the City are served by approving new District boundaries.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Champaign County, Illinois, as follows:

Section 1.

The Official Zoning Map of the City of Urbana, Illinois, is herewith and hereby amended to adjust the boundaries of the Boneyard Creek Overlay District as follows:

The following real property shall be added to the Boneyard Creek Overlay District:

<u>PIN</u>	<u>ADDRESS</u>
912108363005	509 W MAIN ST
912108363006	507 W MAIN ST
912108363007	505 W MAIN ST
912108363008	503 W MAIN ST
912108363009	501 W MAIN ST
912108383005	301 W GRIGGS ST
912108383009	302 W LOCUST ST
912108364005	609 W STOUGHTON ST
912108363025	604 W STOUGHTON ST
912108461009	203 N VINE ST
922117104005	705 W SPRINGFIELD AV
922117104007	101 N COLER AV
922117104009	704 W WESTERN AV
922117104010	702 W WESTERN AV

The following real property shall be removed from the Boneyard Creek Overlay District:

<u>PIN</u>	<u>ADDRESS</u>
912108384012	300 W MAIN ST
912108453007	117 N RACE ST
912108453008	115 N RACE ST

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912108453009	113 N RACE ST
912108453010	111 N RACE ST
922117102007	810 W GREEN ST
922117102017	201 S BUSEY AV
922117102018	205 S BUSEY AV
922117102019	802 W GREEN ST
922117110008	3 BUENA VISTA CT
922117110012	6 BUENA VISTA CT
922117110025	508 W ELM ST
922117130017	302 W SPRINGFIELD AV
922117139001	224 W MAIN ST
922117139002	222 W MAIN ST
922117139003	220 W MAIN ST
912108480011	601 E UNIVERSITY AV
912108456004	221 N BROADWAY AV
912108457019	221 N BROADWAY AV
912108457020	217 N BROADWAY AV
912108457021	208 N RACE ST
912108480016	501 E UNIVERSITY AV
912108480017	402 N MAPLE ST
912108461012	108 E WATER ST
932118226022	UNIVERSITY OF ILLINOIS - WESTERN AV AND GREGORY ST
932118226015	UNIVERSITY OF ILLINOIS - MATHEWS AV AND GOODWIN AV
932118226015	UNIVERSITY OF ILLINOIS - WESTERN AV AND GOODWIN AV
932118226025	UNIVERSITY OF ILLINOIS - WESTERN AV AND GREGORY ST
932118401001	UNIVERSITY OF ILLINOIS - SPRINGFIELD AV AND WRIGHT ST (AREA NORTH OF WESTERN AVENUE ONLY)
932118226023	UNIVERSITY OF ILLINOIS - WESTERN AV AND GREGORY ST
932118203003	UNIVERSITY OF ILLINOIS - GREEN ST AND GOODWIN AV
932118226016	WESTERN AV AND HARVEY ST
932118226039	UNIVERSITY OF ILLINOIS - WESTERN AV AND GOODWIN AV
932118226009	UNIVERSITY OF ILLINOIS - SPRINGFIELD AV AND HARVEY ST
932118226038	UNIVERSITY OF ILLINOIS - SPRINGFIELD AV AND GOODWIN AV
932118226024	WESTERN AV AND GREGORY ST
932118203004	UNIVERSITY OF ILLINOIS - WESTERN AV AND MATHEWS AV
932118203004	UNIVERSITY OF ILLINOIS - SPRINGFIELD AV AND MATHEWS AV
932118226010	SPRINGFIELD AV AND HARVEY ST
932118203001	UNIVERSITY OF ILLINOIS - WESTERN AV AND WRIGHT ST

COPY

932118203004 UNIVERSITY OF ILLINOIS - SPRINGFIELD AV AND MATHEWS AV
 932118203001 UNIVERSITY OF ILLINOIS - WESTERN AV AND MATHEWS AV
 932118203001 UNIVERSITY OF ILLINOIS - SPRINGFIELD AV AND GOODWIN AV
 932118203004 UNIVERSITY OF ILLINOIS - SPRINGFIELD AV AND GOODWIN AV
 932118203004 UNIVERSITY OF ILLINOIS - GREEN ST AND GOODWIN AV
 912108452015 GRIGGS ST AND WOOD ST
 912108456005 BROADWAY AV AND RAILROAD TRACKS NORTH OF WATER ST
 912108457025 GRIGGS ST AND RACE ST
 912108456008 GRIGGS ST AND RACE ST
 932118203002 UNIVERSITY OF ILLINOIS - GREEN ST AND MATHEWS AV

Section 2.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 6th day of October, 2014.

AYES: Ammons, Brown, Jakobsson, Madigan, Smyth

NAYS:

ABSENT:

ABSTAINED:

APPROVED BY THE MAYOR this 7th day of

Phyllis D. ... Clerk
 October 7, 2014
 Laurel Lunt Prüssing, Mayor

ORDINANCE NO. 2014-10-091

COPY

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To Allow the Establishment of a Construction and Demolition Debris Recycling Center in the IN-2, Heavy Industrial Zoning District at 910 W. Saline Ct - Plan Case 2240-SU-14 / Henson Disposal, Inc.)

WHEREAS, Henson Disposal, Inc. has submitted a petition in Plan Case No. 2240-SU-14 to request a Special Use Permit to allow a construction and demolition debris recycling facility located on at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District; and

WHEREAS, a Conditional Use Permit was approved in Plan Case 2216-SU-13 (Ordinance No. 2013-12-114) on December 16, 2013 to allow two principle uses at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District;

WHEREAS, Table V-I, Table of Uses, of the Zoning Ordinance requires a Special Use Permit to allow a "recycling center"; and

WHEREAS, all applicable development regulations are met by the petitioner, including those involving setbacks, drainage, and vehicular access considerations; and

WHEREAS, the proposed use is conducive to the public convenience at this location as it is contains other heavy industrial uses and supporting infrastructure; and

WHEREAS, the proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare; and

WHEREAS, the proposed development is consistent with the development regulations for the IN-2 district and preserves the essential character of the district in which it shall be located; and

WHEREAS, the proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the future land use designation of the subject property as "Heavy Industrial"; and

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WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 18, 2014 concerning the petition filed by the petitioner in Plan Case No. 2240-SU-14; and

WHEREAS, on September 18, 2014, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow a construction and demolition debris recycling facility located at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District subject to the following conditions:

1. That the development shall be constructed in general conformance with the attached site plan (Attachment "A"). The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.
2. That a landscape plan is submitted, reflecting conformance with Zoning Ordinance standards for screening of industrial storage and required landscape buffers.
3. That Henson Disposal obtains a local siting permit from the Illinois EPA, if required by state law, prior to development of the site.
4. That Henson Disposal obtains all other required Illinois EPA permits prior to development of the site.

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LEGAL DESCRIPTION:

Lot 501 in the North Lincoln Avenue Industrial Park Subdivision No., 5, part of the NE 1/4 of Sec. 31, and part of the NW 1/4 of sec. 32, T.20N., R.9E., 3rd P.M. in the City of Urbana, Champaign County, Illinois.

PERMANENT PARCEL #: 91-15-31-200-009

LOCATED AT: 910 W. Saline Ct.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 6th day of October, 2014.

AYES: Ammons, Brown, Jakobsson, Marlin, Smyth

NAYS:

ABSTAINS:

[Handwritten Signature]

 Phyllis N. Clark, City Clerk

[Handwritten Signature]

 Laurel Lunt Praussing, Mayor

[Seal of the City of Urbana, Illinois]

APPROVED by the Mayor this 7th day of October, 2014.

ORDINANCE NO. 2014-10-092

COPY

AN ORDINANCE APPROVING MODIFICATIONS TO AN EXISTING SPECIAL USE PERMIT

(To Allow Specified Changes to the Approved Site Plan from Plan Case 2216-SU-13 for a Recycling Center at 910 W. Saline Ct and 1000 W. Saline Ct - Plan Case 2241-SU-14 / Southwind RAS, LLC)

WHEREAS, Southwind RAS, LLC was granted a Special Use Permit in Plan Case No. 2216-SU-13 (Ordinance No. 2013-12-114) to allow the establishment of a recycling center located at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District; and

WHEREAS, Southwind RAS, LLC has submitted a petition in Plan Case No. 2241-SU-14 to request modifications to a Special Use Permit (Ordinance No. 2013-12-114, Plan Case 2216-SU-13) to allow specified changes to the approved site plan for an asphalt shingle recycling center located at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District; and

WHEREAS, Table V-I, Table of Uses, of the Zoning Ordinance requires a Special Use Permit to allow a "recycling center"; and

WHEREAS, all applicable development regulations are met by the petitioner, including those involving setbacks, drainage, and vehicular access considerations; and

WHEREAS, the proposed use is conducive to the public convenience at this location as it contains other heavy industrial uses and supporting infrastructure; and

WHEREAS, the proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare; and

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WHEREAS, the proposed development is consistent with the development regulations for the IN-2 district and preserves the essential character of the district in which it shall be located; and

WHEREAS, the proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the future land use designation of the subject property as "Heavy Industrial"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 18, 2014 concerning the petition filed by the petitioner in Plan Case No. 2241-SU-14; and

WHEREAS, on September 18, 2014, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. Modifications to a Special Use Permit are hereby approved to allow changes to the approved site plan, attached as Attachment "A", for an asphalt shingle recycling facility located at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District subject to the following conditions:

That the development shall be constructed in general conformance with the attached site plan. The Zoning Administrator shall have the authority to

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approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.

That an updated landscape plan be submitted that reflects the changes in the attached site plan.

LEGAL DESCRIPTION:

Lots 501 and 502 in the North Lincoln Avenue Industrial Park Subdivision No., 5, part of the NE 1/4 of Sec. 31, and part of the NW 1/4 of sec. 32, T.20N., R.9E., 3rd P.M. in the City of Urbana, Champaign County, Illinois.

PERMANENT PARCEL #: 91-15-31-200-009 & 91-15-31-200-010

LOCATED AT: 910 and 1000 W. Saline Ct.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 6th day of October, 2014.

AYES: Ammons, Brown, Jakobsson, Madigan, Smyth

NAYS:

ABSTAINS:

APPROVED by the Mayor this 7th day of

Phyllis S. ...
 Phyllis S. ... Clerk
 THE CITY OF URBANA, ILLINOIS
 OCTOBER 7, 2014
 UNDER GENERAL CHARTERED 1857
Laurel Lunt Prussing
 Laurel Lunt Prussing, Mayor

COPY

Passed: November 17, 2014
Signed: November 19, 2014

ORDINANCE NO. 2014-11-106

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF
URBANA, ILLINOIS

(Revising Article IX to permit electronic message board displays
on signs in the CRE, Conservation-Recreation-Education zoning
district/Plan Commission Case No. 2244-T-14)

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance #9293-124 on June 21, 1993 which adopted the 1993 Comprehensive Amendment to replace the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana which is also known as the Urbana Zoning Ordinance; and,

WHEREAS, the Zoning Administrator proposes to amend the Urbana Zoning Ordinance to permit signs within the Conservation-Recreation-Education zoning district to include electronic displays; and,

WHEREAS, permitting uses within the Conservation-Recreation-Education zoning districts to use electronic message board displays allows for community benefits such as the transmission of important public information in an easily updated and highly visible manner; and,

WHEREAS, said text amendment is consistent with the goals and objectives of the Urbana Comprehensive Plan; and.

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on this application at their November 6th, 2014 meeting; and,

COPY

Passed: November 17, 2014

Signed: November 19, 2014

WHEREAS, the Urbana Plan Commission on November 6th, 2014 voted 5 ayes to 2 nays to recommend approval of the proposed Zoning Ordinance amendment as presented and amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, that the Urbana Zoning Ordinance shall be amended as follows:

Section 1. That Paragraph C of Section IX-4, General Sign Allowances, of the Urbana Zoning Ordinance is hereby amended to read:

C. *Electronic Display.* Freestanding signs and wall signs authorized by this Article in the B-3, General Business, and CRE, Conservation-Recreation-Education Zoning Districts, may include an element of electronic display when designed and operated to meet the following requirements.

1. *Area.* The maximum area of electronic display shall not exceed 50 percent of any sign area. Electronic displays on wall signs in the CRE District shall not exceed 50 square feet.

2. *Animation.* Electronic displays shall not be animated as defined by this Article, including a display change frequency of no more than once every three minutes.

3. *The sign, including electronic display, shall meet all other design standards in this Article.*

4. *Illumination.*

a) Electronic display signs shall be equipped with automatic dimming technology which adjusts the sign's illumination level based on ambient light conditions.

b) The maximum illumination level of an electronic display shall be 0.3 foot candles above ambient light levels, to be measured as follows. First, at least 30 minutes past sunset, and with the electronic display turned on, a light level reading

COPY

Passed: November 17, 2014
Signed: November 19, 2014

in foot-candles will be taken with a light meter aimed directly at the electronic display and at the following distance:

<i>Electronic sign size</i>	<i>Measurement distance</i>
0-100 square feet	100 feet
101-350 square feet	150 feet
351-650 square feet	200 feet

Second, with the electronic display either turned off, showing all black copy, or blocked, the light meter will be used to measure the area ambient light level in foot-candles. The difference between the two readings shall be the electronic signs illumination level above the ambient light level.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 17th day of November, 2014.

AYES: Brown, Jakobsson, Madigan, Marlin

NAYS:

ABSTAINED:

APPROVED by the Mayor this 19th day of November, 2014



Phyllis Clark
Phyllis Clark, City Clerk

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor

Passed: December 1, 2014
Signed: December 3, 2014

ORDINANCE NO. 2014-12-110

COPY

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN
ANNEXATION AGREEMENT

(1702 Cooks Lane / Harold E Whitlatch and Teresa Westenhaver)

WHEREAS, an Annexation Agreement between the City of Urbana, Illinois and Harold E Whitlatch and Teresa Westenhaver has been submitted for the Urbana City Council's consideration, a copy of which is attached; and,

WHEREAS, said agreement governs a tract totaling approximately 5.19 acres located east of Cooks Lane and north of Perkins Road, to be assigned the address "1702 Cooks Lane", and said tract is legally described as follows:

LOT TWO (2) OF WALNUT KNOLL SUBDIVISION OF A PART OF FLESSNER SUBDIVISION
IN CHAMPAIGN COUNTY, ILLINOIS, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

PIN: 30-21-03-376-009; and

WHEREAS, the City Clerk of Urbana, Illinois, duly published notice on the 5th day of November, 2014 in the News-Gazette, a newspaper of general circulation in the City of Urbana, that a public hearing would be held before the Urbana City Council on the matter of the proposed Annexation Agreement on the 1st day of December, 2014; and

WHEREAS, the City of Urbana, Illinois also mailed notice of the public hearing to the Chief and each of the Trustees of the Carroll Fire Protection District on the 10th day of November, 2014; and

WHEREAS, on the 20th day of November, 2014, the Urbana Plan Commission held a public hearing on the proposed rezoning in the Annexation Agreement and voted 4 ayes and 2 nays to forward a recommendation of approval to the Urbana City Council; and

COPY

WHEREAS, on the 1st day of December, 2014, the Urbana City Council held a public hearing on the proposed Annexation Agreement; and

WHEREAS, the Urbana City Council has determined that the proposed Annexation Agreement is in conformance with the goals and objectives of the City of Urbana's Official Comprehensive Plan; and,

WHEREAS, the Urbana City Council, having duly considered all matters pertaining thereto, finds and determines that the proposed annexation agreement will not negatively impact the City of Urbana and would be in the best interests of the City of Urbana and its citizens;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Annexation Agreement between the City of Urbana, Illinois and Harold E Whitlatch and Teresa Westenhaver, a copy of which is attached and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver, and the City Clerk of the City of Urbana, Illinois, be and the same is hereby authorized to attest to said execution of said Annexation Agreement, for and on behalf of the City of Urbana, Illinois.

Section 3. The City Clerk is directed to record a certified copy of this Ordinance and the Annexation Agreement herein approved, as amended, with the Recorder of Deeds of Champaign County, Illinois.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of two-thirds of the members of the Corporate Authorities of the City of Urbana, Illinois, then holding office, at a regular meeting of said Council.

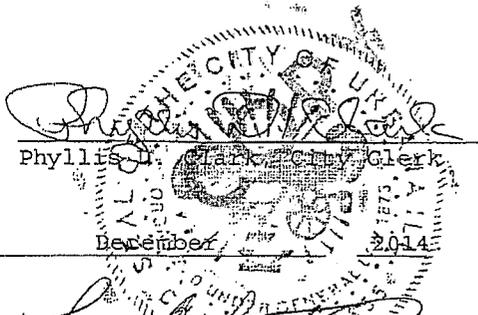
PASSED by the City Council this 1st day of December, 2014.

AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth,
Prussing

NAYS:

ABSTAINS:

APPROVED by the Mayor this 3rd day of _____



Phyllis D. Clark
Phyllis D. Clark, City Clerk
December, 2014

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor



8111826
TX:4044430

2014R12115

REC ON: 07/10/2014 3:35:03 PM
CHAMPAIGN COUNTY

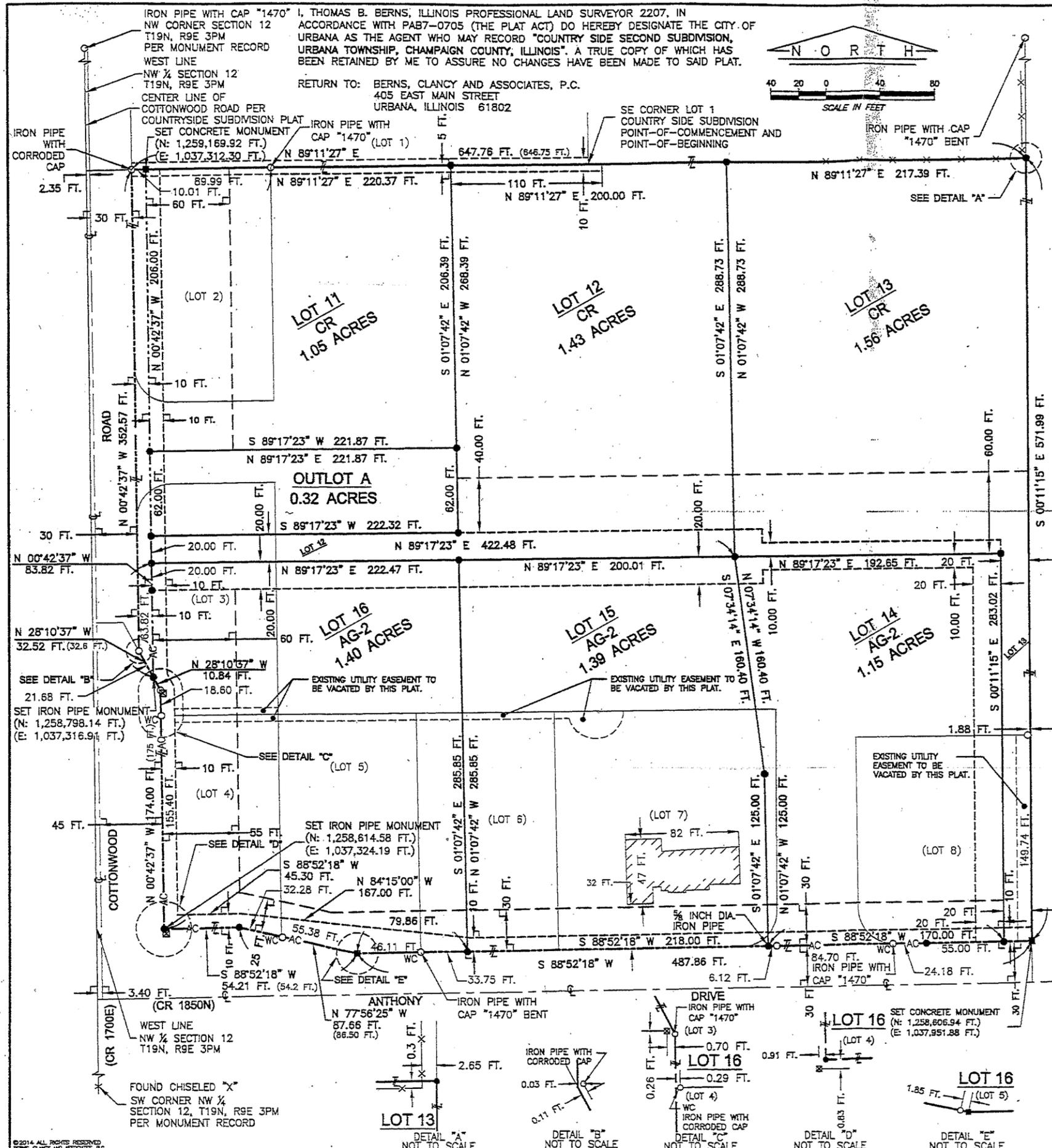
BARBARA A. FRASCA, RECORDER

REC FEE: 92.00

RHSPS Fee: 9.00

PAGES 12

PLAT ACT: PLAT PAGE: 1



RIGHT-OF-WAY:

THE RIGHT-OF-WAY DEPICTED IS HEREBY DEDICATED AND RESERVED TO URBANA TOWNSHIP, ILLINOIS, OR TO THE GENERAL PUBLIC UNTIL THE SUBDIVISION IS ANNEXED INTO THE CITY OF URBANA.

SIDEWALK DEFERRAL:

THE DEVELOPER(S) OR SUBSEQUENT OWNER(S) OF THE PROPERTY AFFECTED WILL CONSTRUCT THE SIDEWALK ALONG COTTONWOOD ROAD AND ANTHONY DRIVE AT THE DEVELOPER(S) OR SUBSEQUENT OWNER(S) EXPENSE WITHIN SIX (6) MONTHS OF A WRITTEN REQUEST BY THE URBANA CITY ENGINEER OR HIS/HER REPRESENTATIVE TO DO SO OR THE CITY OF URBANA WILL CONSTRUCT AND INVOICE THE THEN OWNER(S) AND/OR DEVELOPER(S) AS APPLICABLE.

PUBLIC SANITARY SEWER SERVICE:

IT IS PROVIDED, AGREED AND COVENANTED THAT WITHIN SIX MONTHS OF A PUBLIC SANITARY SEWER SYSTEM BEING AVAILABLE TO THE LOTS IN THIS SUBDIVISION THAT ALL BUILDINGS REQUIRING SANITARY SEWER SERVICE SHALL BE CONNECTED TO SAID PUBLIC SANITARY SEWER SYSTEM. THE LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND INSTALLATION OF SEWER CONNECTION AND SERVICE LINE AND PAYMENT OF ANY FEES. UNTIL A PUBLIC SANITARY SEWER SYSTEM IS AVAILABLE, THE LOT SHALL HAVE A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

PUBLIC WATER SERVICE:

IT IS FURTHER PROVIDED, AGREED AND COVENANTED THAT WITHIN SIX MONTHS OF A PUBLIC WATER SYSTEM BEING AVAILABLE TO A LOT IN THIS SUBDIVISION, THAT ALL BUILDINGS REQUIRING WATER SERVICE SHALL BE CONNECTED TO SAID PUBLIC WATER SYSTEM. EACH LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND INSTALLATION OF THE WATER CONNECTION AND SERVICE LINE AND PAYMENT OF ANY FEES. UNTIL A PUBLIC WATER SYSTEM IS AVAILABLE, EACH LOT SHALL HAVE A PRIVATE ON-SITE WATER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

LEGEND:

- CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2006 2207"
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2006 2207"
- EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
- ⊠ EXISTING CONCRETE MARKER FOUND
- () RECORD MEASUREMENT AND/OR DATA
- ⊥ DENOTES 90 DEGREE ANGLE
- WC WITNESS CORNER
- - - EXISTING UTILITY EASEMENT LINE
- ⊕ EXISTING CENTERLINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED BUILDING SETBACK LINE
- - - PROPOSED UTILITY, DRAINAGE, INGRESS/EGRESS EASEMENT LINE
- - - PROPOSED SANITARY EASEMENT LINE
- ⊕ PROPOSED STREET CENTERLINE
- ⊥ TITLE LINE
- PRE-EXISTING LOT LINE
- ▨ EXISTING BUILDING LINE
- (LOT 8) PRE-EXISTING LOT NUMBER OF COUNTRYSIDE SUBDIVISION PLAT BOOK "N" PAGE 106 RECORDED JUNE 11, 1962
- AC- VEHICULAR ACCESS CONTROL
- LOT 14 PROPOSED LOT NUMBER
- CR LOT WITHIN COUNTY CONSERVATION RECREATION (CR) ZONING DISTRICT
- AG-2 LOT WITHIN COUNTY AGRICULTURE (AG-2) ZONING DISTRICT

APPROVED BY:

URBANA PLAN COMMISSION OF THE CITY OF URBANA

[Signature] CHAIRPERSON 7/7/2014 DATE

APPROVED BY:

CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. 234706-256

[Signature] 7-9-2014 DATE

ATTEST:

URBANA TOWNSHIP ROAD DISTRICT COMMISSIONER

[Signature] 7/9/2014 DATE
[Signature] 6/12/14 DATE

FINAL PLAT

COUNTRY SIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS



BERNS, CLANCY AND ASSOCIATES ENGINEERS • SURVEYORS • PLANNERS 405 EAST MAIN STREET - POST OFFICE BOX 755 URBANA, ILLINOIS 61803-0755 PHONE: (217) 384-1144 - FAX: (217) 384-3355

JOB: 6598 DATE: 052914 SHEET 1 OF 2
FILE: 6598-3FP.DWG

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GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE CHAMPAIGN COUNTY ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1986) AS REFERENCED FROM CITY OF URBANA HORIZONTAL CONTROL STATIONS 74 AND 78. COORDINATES SHOWN ARE RECORD GRID COORDINATES.

SEE MONUMENT RECORDS ON FILE WITH THE COUNTY RECORDER'S OFFICE FOR DETAILS OF SECTION CORNERS USED IN THIS SURVEY.

THE NORTHERN 200 FEET OF SUBJECT SITE IS REPORTEDLY ZONED CR (CONSERVATION RECREATION). THE REMAINDER OF SUBJECT SITE IS REPORTEDLY ZONED AG-2 (AGRICULTURAL) BY CHAMPAIGN COUNTY PLANNING AND ZONING DEPARTMENT. BUILDING SETBACK SHALL BE 100 FEET FROM THE CENTER OF COTTONWOOD ROAD PAVEMENT. THE BUILDING SETBACK SHALL BE 60 FEET FROM THE CENTER OF ANTHONY DRIVE PAVEMENT BUT NOT LESS THAN 25 FEET FROM THE FRONT PROPERTY LINE.

SUBJECT SITE IS REPORTEDLY LOCATED WITHIN THE SALINE BRANCH DRAINAGE DISTRICT.

PUBLIC WATER AND SANITARY SEWER ARE NOT AVAILABLE. PROPOSED LOTS WILL BE SERVED BY INDIVIDUAL PRIVATE WELLS AND INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.

THE DRIVEWAY FOR LOT 16 SHALL BE LOCATED ALONG ANTHONY DRIVE WITHIN 79.86 FEET OF THE EASTERLY LOT LINE OF LOT 16 AND/OR ALONG COTTONWOOD ROAD WITHIN 20 FEET OF THE NORTHERLY LOT LINE OF LOT 16. LOT 16 MAY UTILIZE A COMMON DRIVEWAY WITH LOT 12 UPON RECORDATION OF A WRITTEN AGREEMENT FOR DRIVEWAY CONSTRUCTION AND MAINTENANCE. NO OTHER DRIVEWAY ACCESS TO ANTHONY DRIVE OR TO COTTONWOOD ROAD SHALL BE ALLOWED.

THE DRIVEWAY FOR LOT 14 SHALL BE LOCATED ALONG ANTHONY DRIVE WITHIN 55 FEET OF THE EASTERLY LOT LINE OF LOT 14. LOT 14 MAY UTILIZE A COMMON DRIVEWAY WITH LOT 13 UPON RECORDATION OF A WRITTEN AGREEMENT FOR DRIVEWAY CONSTRUCTION AND MAINTENANCE. NO OTHER DRIVEWAY ACCESS TO ANTHONY DRIVE SHALL BE ALLOWED.

SANITARY SEWER NOTE:

NOTICE SHOULD BE TAKEN OF THE SPECIAL COVENANT REGARDING CREATION OF A SPECIAL SERVICE AREA TO FINANCE SPECIAL SERVICES (THE PLANNING, DESIGN, EASEMENT OR RIGHT-OF-WAY ACQUISITION, IEPA PERMIT FEES, OTHER APPLICABLE CITY AND UCSD FEES, AND CONSTRUCTION OF SANITARY SEWERS) IN COUNTRY SIDE SECOND SUBDIVISION, WHICH SAID COVENANTS ARE HEREBY INCORPORATED IN THIS PLAT OF SUBDIVISION BY REFERENCE.

OWNER'S AND ENGINEER'S STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF "COUNTRYSIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS" OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED THAT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF "COUNTRYSIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS"

Thomas B. Berns

THOMAS B. BERNS P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL ENGINEER 30889
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATIONS: NOVEMBER 30, 2013



Mr. Marcus Harris
MR. MARCUS HARRIS

SURVEYOR'S / ENGINEER'S REPORT

I, THOMAS B. BERNS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006, ILLINOIS PROFESSIONAL ENGINEER 30889 AND VICE PRESIDENT OF BERNS, CLANCY AND ASSOCIATES, P.C., DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF MR. MARCUS HARRIS, I PREPARED A BOUNDARY SURVEY AND TOPOGRAPHIC-SITE SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF LAND SURVEYORS AND PROFESSIONAL ENGINEERS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS SET FORTH IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1284-530002940-CH DATED MAY 14, 2012 AS FOLLOWS:

LOTS 2, 3, 4, 5, 6, 7, AND 8 OF COUNTRY SIDE SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "N" AT PAGE 106.

AND ALSO:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID COUNTRY SIDE SUBDIVISION AND RUNNING THENCE SOUTH 90 DEGREES EAST 316.75 FEET, THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8 TO THE NORTHWEST CORNER OF SAID LOT 8, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE PUBLIC ROAD, THENCE WEST ALONG THE NORTH LINE OF SAID ROAD TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT 7 OF SAID SUBDIVISION, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 7 TO THE NORTHEAST CORNER THEREOF, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINES OF LOTS 6 AND 5 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE PUBLIC ROAD, THENCE NORTH ALONG THE EAST LINE OF THE PUBLIC ROAD TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 2 OF SAID SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTH LINE OF LOT 1 OF SAID SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT AS A RESULT OF THIS SURVEY, THE ABOVE DESCRIBED NET TRACT CONTAINS 8.38 ACRES, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, ALL SITUATED IN URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 140 OF 625, COMMUNITY PANEL NUMBER 17019C 0325 D WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013, THE PROPERTY SURVEYED IS REPORTEDLY WHOLLY LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING).

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAT TO KNOWN AND PERMANENT SURVEY MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE AND THAT I PLACED SURVEY MONUMENTS AT EACH CORNER OF THE LOT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDREDTHS OF FEET AND THAT THE EASEMENT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAT.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THIS PLAT, I MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, NOR HAVE I MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS AS I RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE OWNERS.

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE AREA COVERED BY THIS PLAT OF SURVEY IS NOT WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, BUT IS LOCATED WITHIN THE ONE AND ONE-HALF MILE EXTRATERRITORIAL JURISDICTIONAL LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT NO PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

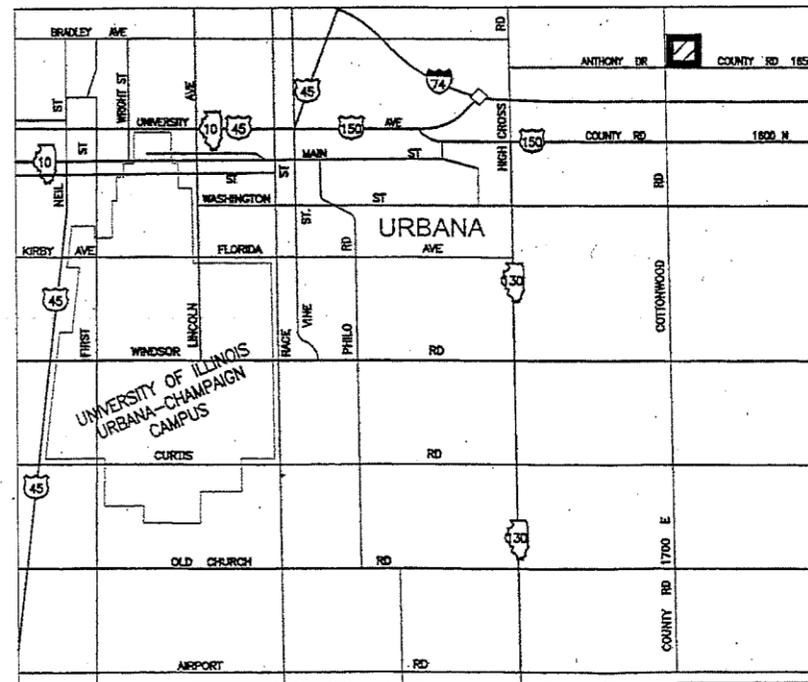
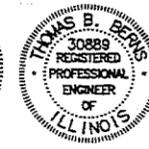
I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "COUNTRY SIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS."

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

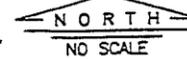
SIGNED AND SEALED MAY 29, 2014

Thomas B. Berns

THOMAS B. BERNS, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
LICENSE EXPIRATION: NOVEMBER 30, 2014
ILLINOIS PROFESSIONAL ENGINEER 30889
LICENSE EXPIRATION: NOVEMBER 30, 2015
URBANA, CHAMPAIGN COUNTY, ILLINOIS
ILLINOIS PROFESSIONAL DESIGN FIRM 2999
LICENSE EXPIRATION: APRIL 30, 2015



PROJECT LOCATION LOCATION MAP URBANA, ILLINOIS



2014R12115
REC ON: 07/10/2014 3:35:03 PM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 92.00
RHSPS Fee: 9.00
PAGES 12
PLAT ACT: PLAT PAGE: 1

FINAL PLAT
COUNTRY SIDE
SECOND SUBDIVISION,
URBANA TOWNSHIP,
CHAMPAIGN COUNTY, ILLINOIS



BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

JOB: 6598 DATE: 052914 SHEET 2 OF 2
FILE: 6598-3FP.DWG

10N



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Tx:4051321

Recording Cover Sheet

ORDINANCE NO. 2014-12-110

AN ORDINANCE APPROVING AND AUTHORIZING THE
EXECUTION OF AN ANNEXATION AGREEMENT (1702
Cooks Lane / Harold E Whitlatch and Teresa Westenhaver)

(AGREEMENT ATTACHED)

2015R00942
REC ON: 01/20/2015 3:35:56 PM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 49.00
PAGES 10
PLAT ACT: OPLAT PAGE:

Prepared for recording by:

Kevin J. Garcia, Planner II
400 S. Vine Street, Urbana, IL 61801

Return to:

Kevin J. Garcia, Planner II
City of Urbana
400 S. Vine Street
Urbana, IL 61801

OFFICIAL COPY CHAMPAIGN COUNTY RECORDER INFORMATION PURPOSES ONLY

Annexation Agreement

(Harold E. Whitlatch and Teresa Westenhaver)

THIS Agreement is made and entered into by and between the City of Urbana, Illinois, (hereinafter sometimes referred to as the "Corporate Authorities" or the "City") and Harold E. Whitlatch and Teresa Westenhaver (hereinafter referred to as the "Owners"). The effective date of this Agreement shall be as provided in Article III, Section 6.

WITNESSETH:

WHEREAS, this Agreement is made pursuant to and in accordance with the provisions of Section 11-15.1-1 et seq., of the Illinois Municipal Code (65 ILCS 5/11-15.1-1); and

WHEREAS, Harold E. Whitlatch and Teresa Westenhaver are the Owners of record of a certain 5.19-acre parcel of real estate located at Cooks Lane and Perkins Road, Urbana, Illinois, and having permanent index number 30-21-03-376-009, the legal description of which real estate is set forth in Exhibit A attached hereto and referenced herein as "the tract"; and

WHEREAS, the attached map, labeled Exhibit B, is a true and accurate representation of the tract to be annexed to the City under the provisions of this Agreement; and

WHEREAS, although the tract is not yet contiguous to the City of Urbana, the owners find that in order to best utilize the owners' property, it is desirous to enter into this Agreement to annex the tract to the City of Urbana when the said tract becomes contiguous to the City, pursuant to and as provided for in this Annexation Agreement; and

WHEREAS, the tract is currently zoned Champaign County CR, Conservation Recreation Zoning District in Champaign County and the City and the Owners find it necessary and desirable that the tract be annexed to the City with a zoning classification of AG, Agricultural Zoning District, under the terms and provisions of the Urbana Zoning Ordinance in effect upon the date of annexation, and subject to the terms and conditions set forth in this Agreement; and

WHEREAS, the Corporate Authorities find annexation of the tract as described herein as AG, Agricultural Zoning District, generally reflects the goals, objectives and policies set forth in the City's 2005 Urbana Comprehensive Plan; and

WHEREAS, the City's 2005 Comprehensive Plan, as amended from time to time, designates the future land use of the tract as "Rural Residential", the Corporate Authorities find AG, Agricultural Zoning District the most appropriate zoning designation for the intended use; and

WHEREAS, the Owners desire to have the aforementioned real estate annexed to the City of Urbana upon certain terms and conditions hereinafter set forth in this Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:

ARTICLE I. REPRESENTATIONS AND OBLIGATIONS OF THE OWNERS

The Owners agree to the following provisions:

Section 1. Ownership and Annexation. The Owners represent that the Owners are the sole owners of record of the tract described in Exhibit A, and said Owners agree to annex the tract to the City subject and pursuant to the provisions of this Agreement.

Concurrently with the execution of this Agreement, the Owners shall provide the City with a written petition, signed by the Owners and any electors residing on the tract, requesting annexation of the entire tract to the City in proper form to allow annexation of the entire tract when contiguous pursuant to the Illinois Municipal Code. The Owners shall provide the City with a new petition in accordance with this section within five (5) days of any change in the number or identities of the electors residing on the tract. Along with this Agreement, the owners will execute a Memorandum of Contract concerning this Agreement, attached hereto and labeled Exhibit C. The Memorandum of Contract will be recorded against the property at the expense of the City.

If the parcel has not already been annexed by the City, the Owners agree that the substance of this Section of the Agreement shall be included in any sales contract for the sale of any portion of the tract and that as a condition of any transfer of the whole or any part of the tract, the grantees shall sign at closing and submit to the City a signed petition for annexation within five (5) days of the closing on said transfer and thereafter shall submit a new petition for annexation within five (5) days of any change in the number or identities of the electors residing on the tract. The Owners agree that these requirements shall also be obligations on future owners as to the transfer to any subsequent grantees until the tract or portion thereof is annexed to the City. If the subject tract is to be platted for subdivision, the Owners agree that the substance of these provisions regarding annexation shall be included in the subdivision covenant.

The Owners agree for themselves, their successors and assigns, and all other persons intended herein to be obligated to consent to annexation, to cooperate in signing or joining in any petition for annexation for the subject tract and that mandamus would be an appropriate remedy in the event of refusal so to do, and, if the City has to resort to Court proceedings to enforce this obligation, the City shall be entitled to recover reasonable attorney's fees and costs of suit from all persons obligated to consent to annexation. The parties further agree that nothing in this section shall preclude the voluntary annexation of the subject tract or any portion thereof earlier than would otherwise be required.

Section 2. Authority to Annex. The Owners agree and hereby stipulate that the City, by its approval, execution or delivery of this Agreement does not in any way relinquish or waive any authority it may have to annex the tract in the absence of this Agreement.

Section 3. Zoning. The Owners acknowledge that upon annexation, the tract will be rezoned from Champaign County CR, Conservation Recreation Zoning District to City AG,

Agricultural Zoning District. The Owners agree that, unless changed upon the initiative of the Owners, the said City zoning classifications for said tract shall remain in effect for the term of this Agreement, subject to the right of the Corporate Authorities to amend the Zoning Ordinance text even if such amendment affects the tract. The Owners agree to use the tract only in compliance with the Urbana Zoning Ordinance and this Agreement as such may be amended from time to time. For the term of this Agreement, the Owners shall not petition for a county rezoning of said tract without a written amendment to this Agreement.

Section 4. Land Uses. The Owners agree that for the term of this Agreement the uses of the tract shall be limited to uses permitted in the AG, Agricultural Zoning District as set forth in the Urbana Zoning Ordinance. The Owners shall be allowed to erect a single-family residence, plus accessory structures. The combined area of all structures shall not exceed 4,000 square feet.

Section 5. Building Code Compliance. The Owners agree to cause all new development, construction, remodeling or building additions on said tract to be in conformance with all applicable City codes and regulations including building, zoning and subdivision codes.

ARTICLE II. REPRESENTATIONS AND OBLIGATIONS OF THE CORPORATE AUTHORITIES

The Corporate Authorities agree to the following provisions:

Section 1. Annexation. The Corporate Authorities agree to annex said tract subject to the terms and conditions outlined in this Agreement, when properly and effectively requested to do so, by submission of a legally sufficient petition from the Owners, by enacting such ordinances as may be necessary and sufficient to legally and validly annex said tract to the City.

Section 2. Zoning. The Corporate Authorities agree to annex the tract with a zoning classification of AG, Agricultural.

Section 3. Land Uses. The Corporate Authorities agree to allow the Owners to erect a single-family residence, plus accessory structures. The combined area of all structures shall not exceed 4,000 square feet. In addition, the Corporate Authorities agree to allow the Owners to use the property for any use allowed in the AG Zoning District. Uses may include conducting row or pasture cropping on the site and raising or keeping livestock including, but not limited to, fowl, rabbits, and horses.

ARTICLE III: GENERAL PROVISIONS

Section 1. Term of this Agreement. This Agreement shall be binding upon the parties hereto, and their respective successors and assigns, for a full term of twenty (20) years commencing as of the effective date of this Agreement as provided by the Illinois State Statutes, unless other provisions of this Agreement specifically apply a different term.

To the extent permitted thereby, it is agreed that, in the event that either party files suit to enforce the terms of this Agreement, the period of time during which such litigation is pending shall not be included in calculating said twenty-year term. By mutual agreement, the term of this Agreement may be extended.

Section 2. Covenant Running with the Land. The terms of this Agreement constitute a covenant running with the land for the life of this Agreement unless specific terms are expressly made binding beyond the life of this Agreement. Furthermore, the terms herein are hereby expressly made binding upon all heirs, grantees, lessees, executors, assigns and successors in interest of the Owners as to all or any part of the tract, and are further expressly made binding upon said City and the duly elected or appointed successors in office of its Corporate Authorities.

Section 3. Binding Agreement upon Parties. The Corporate Authorities and Owners agree that no party will take action or omit to take action during the term of this Agreement which act or omission as applied to the tract would be a breach of this Agreement without first procuring a written amendment to this Agreement duly executed by the Owners and the City.

Section 4. Enforcement. The Owners and Corporate Authorities agree and hereby stipulate that any party to this Agreement may, by civil action, mandamus, action for writ of injunction or other proceeding, enforce and compel performance of this Agreement or the party not in default may declare this Agreement null and void in addition to other remedies available. Upon breach by the Owners, the City may refuse the issuance of any permits or other approvals or authorizations relating to development of the tract.

Section 5. Severability. If any provision of this Agreement is rendered invalid for any reason, such invalidation shall not render invalid other provisions of this Agreement which can be given effect even without the invalid provision.

Section 6. Recordation: Effective Date. The Corporate Authorities and Owners intend that this Agreement shall be recorded in the Office of the Champaign County Recorder with any expenses for said recording to be paid by the Corporate Authorities. The effective date of this Agreement shall be the date the Mayor signs the Agreement on behalf of the City.

IN WITNESS WHEREOF, the Corporate Authorities and Owners have hereunto set their hands and seals, and have caused this instrument to be signed by their duly authorized officials and the corporate seal affixed hereto, all on the day and year written below.

Owners:



Harold E. Whitlatch



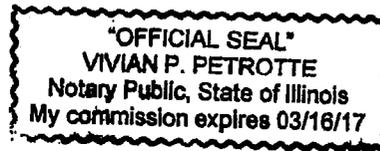
Teresa Westenhaver

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS.

I, the undersigned, a notary public in and for the said County, in the State aforesaid do hereby certify that Harold E. Whitlatch and Teresa Westenhaver, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15th day of December, 2014.

Vivian P. Petrotte
Notary Public



City of Urbana
City of Urbana
400 S. Vine Street
Urbana, IL 61801

BY:

Laurel Lunt Prussing
Laurel Lunt Prussing
Mayor

ATTEST:

Phyllis D. Clark
Phyllis D. Clark
City Clerk

Prepared By And Return To:
City of Urbana Legal Division
400 S. Vine Street
Urbana, IL 61801
Phone: 217-384-2464

Exhibit A

Legal Description

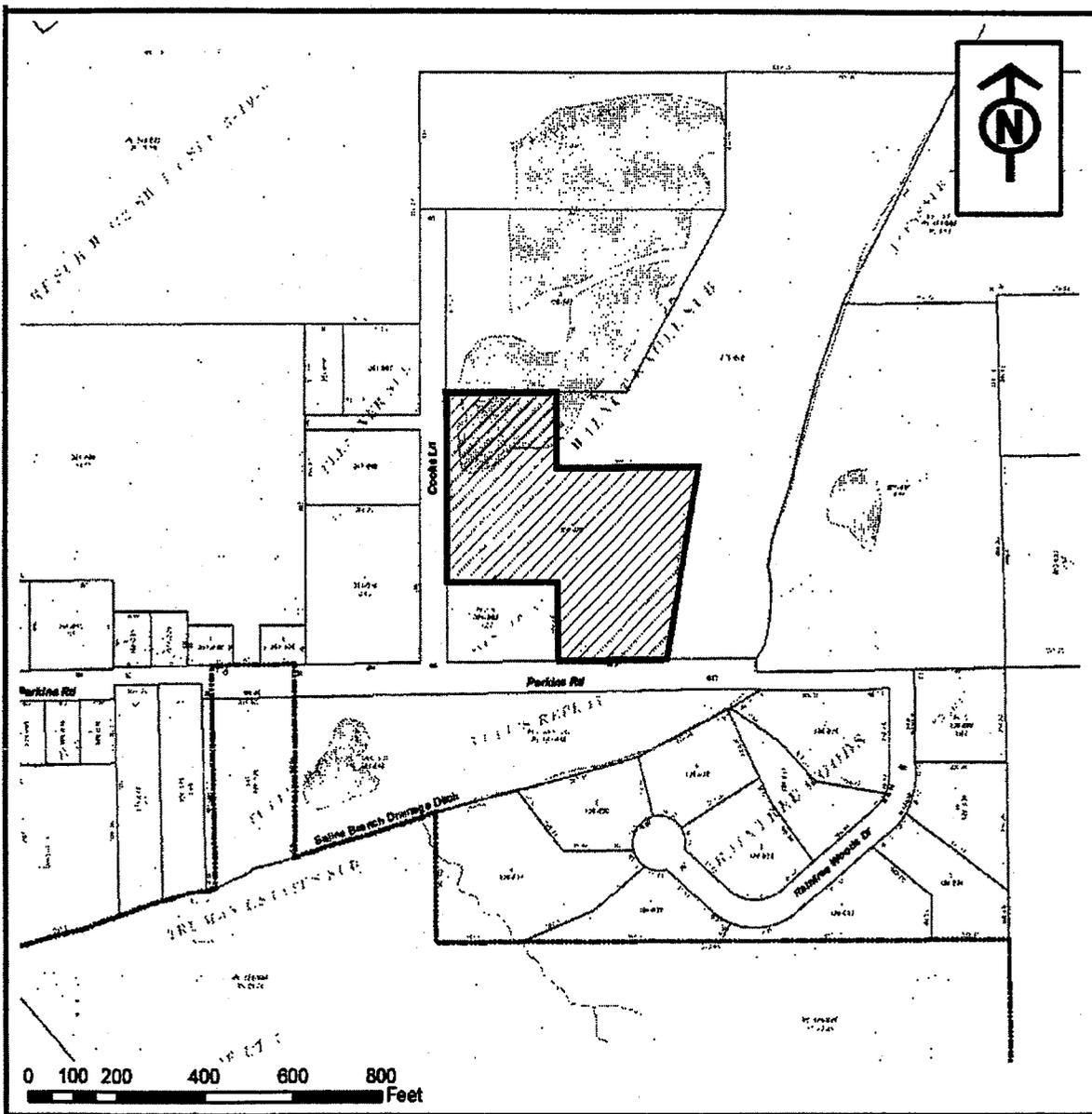
Lot Two (2) of Walnut Knoll Subdivision of a part of Flessner Subdivision in Champaign County, Illinois, situated in Champaign County, Illinois.

Permanent Index No. 30-21-03-376-009

Commonly known as Lot 2 Walnut Knoll Subdivision, Urbana, Illinois 61802

Exhibit B

Location Map



Case: 2014-A-06 & 2245-M-14
Subject: Annexation Agreement & Rezoning
Location: Cooks Lane and Perkins Road
Petitioners: Howard E. Whitlatch & Teresa Westenhaver

- Subject Property
- Urbana Corporate Limits

Prepared 10/20/14 by Community Development Services - kjg

Exhibit C

MEMORANDUM OF CONTRACT

THIS MEMORANDUM OF CONTRACT is made between Harold E. Whitlatch and Teresa Westenhaver ("Owners") and the City of Urbana, Illinois ("City") pertaining to an annexation agreement between them dated [date], recorded on [date] as Document No. [Recorder's document number], relating to the real property described below:

Lot Two (2) of Walnut Knoll Subdivision of a part of Flessner Subdivision in Champaign County, Illinois, situated in Champaign County, Illinois.

Permanent Index Number: 30-21-03-376-009

Commonly known as Lot 2 Walnut Knoll Subdivision, Urbana, Illinois 61802

Notice is hereby given of a provision in the aforesaid Agreement requiring said real property to be annexed to the City by the terms and conditions set forth in the Agreement and that, upon any transfer of said real property, the grantees shall sign at closing and submit to the City a signed petition for annexation within five (5) days of the closing on said transfer and thereafter shall submit a new petition for annexation within five (5) days of any change in the number or the identities of the electors residing on the property. Further, the terms of this Agreement shall constitute a covenant running with the land for the life of this Agreement unless otherwise provided therein.

IN WITNESS WHEREOF, the parties have executed this Memorandum on

Owners

Harold E. Whitlatch and Teresa Westenhaver
1565 Hancock Drive
Urbana, Illinois 61802

BY:

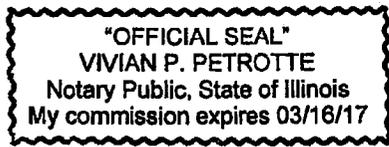

Harold E. Whitlatch


Teresa Westenhaver

State of Illinois)
)
County of Champaign) ss

SUBSCRIBED and SWORN to before me this 15th day of December, 2014.

Vivian P. Petrotte
Notary Public



**Corporate Authorities
City of Urbana:**

Laurel Lunt Prussing
Laurel Lunt Prussing
Mayor

December 16, 2015
Date

ATTEST:

Phyllis D. Clark
Phyllis D. Clark
City Clerk

Exhibits attached and made a part of this Agreement:

- Exhibit A: Legal Description
- Exhibit B: Location Map
- Exhibit C: Memorandum of Contract

Meeting Minutes

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: January 23, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Tyler Fitch

MEMBERS EXCUSED: Carey Hawkins-Ash, Maria Byndom, Andrew Fell, Lew Hopkins,
Dannie Otto, Bernadine Stake, Marilyn Upah-Bant

STAFF PRESENT: Jeff Engstrom, Planner II

OTHERS PRESENT: There were none.

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

Chair Fitch called the meeting to order at 7:30 p.m. The roll was called, and he declared that there was not a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

There were none.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

Plan Case No. 2220-S-13: A request by Marcus Harris for a waiver of Section 21-42.B of the Urbana Subdivision and Land Development Code regarding storm water management requirements for the 8.38-acre subdivision, Country Side Second Subdivision, which is located immediately northeast of the intersection of Anthony Drive and Cottonwood Road.

Chair Fitch opened this case. He stated that the petitioner, Marcus Harris, has requested a continuance pursuant to the discussion held at the previous Plan Commission meeting on December 19, 2013. He, then, continued the case to the February 6, 2014 Plan Commission meeting.

7. NEW PUBLIC HEARINGS

Plan Case No. 2223-CP-14: A request by the Urbana Zoning Administrator to adopt the Active Choices: Champaign County Greenways & Trails Plan as an amendment to the 2005 Urbana Comprehensive Plan.

Chair Fitch stated that the Champaign County Regional Planning Commission has requested a continuance pending approval by the Illinois Department of Transportation, which will hopefully occur in the near future. He continued the case to a future meeting of the Plan Commission.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

There was none.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,


Elizabeth H. Tyler, FAICP, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: March 6, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Carey Hawkins-Ash, Maria Byndom, Andrew Fell, Tyler Fitch, Dannie Otto, Marilyn Upah-Bant

MEMBERS EXCUSED: Lew Hopkins, Bernadine Stake

STAFF PRESENT: Jeff Engstrom, Planner II; Teri Andel, Planning Administrative Assistant

OTHERS PRESENT: Graham Berry, Jason Cee, Jeehee Choi, Bernard and Judith Huelsbusch, Hyun Kyn Kim, Jimmy Kim, Young Jae Kim, Carol McKusick, Jinwoo Seo, Chris Szmurlo

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

Chair Fitch called the meeting to order at 7:30 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Fell moved that the Plan Commission approve the minutes of the December 19, 2013 meeting and the minutes of the January 23, 2014 meeting as presented. Mr. Otto seconded the motion. The minutes were then approved unanimously by the Plan Commission members.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

Plan Case No. 2223-CP-14: A request by the Urbana Zoning Administrator to adopt the Active Choices: Champaign County Greenways & Trails Plan as an amendment to the 2005 Urbana Comprehensive Plan.

Chair Fitch stated that this case was continued to a future meeting. Mr. Engstrom stated that the Regional Planning Commission (RPC) staff has received comments from the Illinois Department of Transportation, so we will be moving forward on this case as soon as the RPC staff has incorporated those comments.

6. OLD BUSINESS

Plan Case No. 2220-S-13: A request by Marcus Harris for a waiver of Section 21-42.B of the Urbana Subdivision and Land Development Code regarding storm water management requirements for the 8.38-acre subdivision, Country Side Second Subdivision, which is located immediately northeast of the intersection of Anthony Drive and Cottonwood Road.

Chair Fitch stated that this case was continued to a future meeting at the request of the petitioner. Mr. Harris is working on a storm water management plan.

7. NEW PUBLIC HEARINGS

Plan Case No. 2224-M-14: A request by Rudolf A. Frasca to rezone a parcel, approximately 1.871 acres, located north of Anthony Drive and east of Willow Road from IN-1, Light Industrial/Office Zoning District, to B-3, General Business Zoning District.

Chair Fitch opened this case. Jeff Engstrom, Planner II, presented this case to the Plan Commission. He explained that the petitioner has also submitted a final plat for the proposed area. Since the final plat is in general conformance with the preliminary plat that was previously approved on December 17, 2001, it will go directly to the City Council for approval. He noted the zoning, existing land uses and future land use designations of the proposed site and of the adjacent properties. He talked about how Goals 15.0, 25.0 and 31.0 of the 2005 Comprehensive Plan are relevant to the proposed rezoning. He discussed the details of the rezoning and reviewed the La Salle National Bank criteria that pertain to the case. He read the options of the Plan Commission and presented staff's recommendation.

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

Mr. Otto pointed out the reference on Page 3 of the written staff report dated February 28, 2014 for Soccer Planet to possibly add another soccer field in the future. Would this be another indoor soccer field? Would an outdoor soccer field be permitted in the B-3 Zoning District? Mr. Engstrom replied that either indoor or outdoor fields would be allowed in the B-3 Zoning District.

There were no further questions for City staff. Chair Fitch reviewed the procedures for a public hearing. He, then, opened the hearing up for public comment and/or questions and invited the petitioner to speak.

Graham Berry, representative for the petitioner, spoke about Soccer Planet and their need for additional parking for their current use. Although they currently have an arrangement with Creative Thermal Solutions, a neighboring business, to use their parking lots after business hours, the Soccer Planet is seeking to rezone a portion of land to their immediate north to expand their own parking lot. They have no short term plans to expand the facility. If they did, he feels it would be to add an outdoor field for summer camps. Their long term goal would be to add another indoor building.

There was no further audience input, so Chair Fitch closed the audience input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Mr. Ash moved that the Plan Commission forward Plan Case No. 2224-M-14 to the City Council with a recommendation for approval. Ms. Upah-Bant seconded the motion. With there being no discussion on the motion, roll call was as follows:

Ms. Byndom	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Otto	-	Yes
Ms. Upah-Bant	-	Yes	Mr. Ash	-	Yes

The motion passed by unanimous vote. Mr. Engstrom noted that this case would be forwarded to City Council on March 17, 2014.

8. NEW BUSINESS

Plan Case No. 2226-M-14: Approval of the Official 2014 Zoning Map of the City of Urbana, Illinois.

Chair Fitch opened this case. Jeff Engstrom, Planner II, presented this case to the Plan Commission. He highlighted the changes that have occurred since the map was updated and approved in March of 2013. There were 4 annexations, 1 rezoning, 3 subdivisions and 1 landmark. He noted that the Federal Emergency Management Agency (FEMA) adopted new flood zone maps for Champaign County in 2013. Any changes made by FEMA will need to be reflected in the Boneyard Creek District. City staff is currently working on redrawing the District and will be presenting a Zoning Map Amendment to the Plan Commission in the near future.

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

Ms. Upah-Bant asked if the Boneyard Creek was shown on the map. Mr. Engstrom said yes. The creek is in blue, and the short dashed line represents the Boneyard District.

With no further questions for City staff, Chair Fitch reviewed the procedures for a public hearing and opened the hearing up for input or questions from the audience. There were none. So, Chair Fitch closed the public input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Ms. Upah-Bant moved that the Plan Commission forward Plan Case No. 2226-M-14 to the City Council with a recommendation for approval. Mr. Ash seconded the motion. There was no discussion. Roll call on the motion was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Otto	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Ash	-	Yes	Ms. Byndom	-	Yes

The motion was passed by unanimous vote. Mr. Engstrom stated that this case would be forwarded to the City Council on March 17, 2014.

Chair Fitch asked when the map would become official. Mr. Engstrom replied that it would become official once the City Council approves the map and the Mayor signs the ordinance.

Case No. CCZBA-768-AT-13: A request by the Champaign County Zoning Administrator to amend Sections 6.1.3 of the Champaign County Zoning Ordinance regarding “Heliport/Restricted Landing Area”.

Chair Fitch opened this case. Jeff Engstrom, Planner II, presented this case to the Plan Commission. He explained the purpose of the proposed County text amendment, which is to add standard conditions for Special Use Permits to allow “Heliport/Restricted Landing Area” for a trial period of one year. He mentioned that even though Carle has a helicopter landing pad and Frasca Fields is an airport, both within the City limits, there are no restricted landing areas within the City’s Extra-Territorial Jurisdiction (ETJ) Area. So, there would be no impact on the City with the proposed changes. He presented City staff’s recommendation.

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

Mr. Otto commented that there seems to be another reason or story for the proposed text amendment that is not being told. How often does the County propose a text amendment to be effective for a limited period of time? Mr. Engstrom recalled a County case where a heliport/landing area was proposed. The case was denied. During their discussion, County staff and the Board talked about adding standard conditions to the County Zoning Ordinance. However, he does not know of any other text amendment cases that were time restricted.

Chair Fitch asked for clarification on the minimum setbacks. Mr. Engstrom stated that there is a 300 linear foot minimum setback from the nearest property under different ownership and a 1,320 linear foot minimum setback from the nearest dwelling under different ownership.

Mr. Fell questioned if someone owns property and wants to build a house within the required setback from a landing area, could the house close down the airstrip? Mr. Engstrom said no.

The house would be at the risk of the person building the house and would become a legally non-conforming situation.

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

Mr. Otto discussed his concern about the time limitation for the text amendment. He was trying to figure out how it would affect the City of Urbana. Mr. Engstrom stated that someone at the Champaign County Zoning Board of Appeals suggested they consider the proposed standards based on what works in Kane County.

Mr. Ash inquired as to when the County Zoning Board first considered the proposed text amendment. Mr. Engstrom responded on January 8, 2014 and again on February 6, 2014. He reviewed the process.

Ms. Byndom asked for clarification on how voting works. Mr. Fitch explained the voting method.

Ms. Byndom asked if the proposed text amendment would have any effect on Carle's helicopter landing pad. Mr. Engstrom said no.

Ms. Byndom inquired as to what would happen at the end of the 365 days and the proposed text amendment expires. Mr. Engstrom replied that County staff would have to introduce a new case to make the proposed text amendment permanent.

Mr. Otto asked if the County staff wanted to extend the 365 period, would they need to bring that proposal to the City. Mr. Engstrom said yes.

Mr. Otto moved that the Plan Commission forward Case No. CCZBA-768-AT-13 to the City Council with a recommendation to defeat a resolution of protest. Mr. Fell seconded the motion. There was no further discussion. Roll call was as follows:

Mr. Fitch	-	Yes	Mr. Otto	-	Yes
Ms. Upah-Bant	-	Yes	Mr. Ash	-	Yes
Ms. Byndom	-	Yes	Mr. Fell	-	Yes

The motion was passed by unanimous vote. Mr. Engstrom stated that this case would be forwarded to City Council on March 17, 2014.

9. AUDIENCE PARTICIPATION

Carol McKusick, of 1907 North Cunningham Avenue, spoke on the following:

- Conditional Use Definition – The 2013 Republished Zoning Ordinance online version does not have a definition for “conditional use”. Chair Fitch replied that there is a definition on Page 10 of the 2013 Zoning Ordinance.
- Board of Government Information – Boards are making rules for themselves with different jumping off points. A Board of Government Information could determine where the City could depart from the State Law and where each City board could depart from the general City code that applies to all the boards.
- Quorum – At the August 22, 2013 meeting, the Plan Commission approved a multi-part text amendment to the Urbana Zoning Ordinance with only a quorum of four people. It is unclear to the public how many members are required for a quorum. Chair Fitch addressed the issue about a quorum for that case by saying that he was not sure of the circumstances at that time, but that normally five members are required to have a quorum for the Plan Commission.
- Video Recordings of Meetings – She inquired as to what governs whether video recordings are kept since it is not required by law. Freedom of Information Act (FOIA) requires that each board/commission provides a list of the types of records that are kept. Some of the video recordings have been removed from the website. Mr. Fitch believes that digital media is public record and should be preserved like any other record. He thought maybe the reason City staff removes older videos of meetings is because of limited space to store information on the website.
- Plan Case No. 2216-SU-13 – There was a written communication expressing concerns about an asphalt business being located at 910-1000 West Saline Court that was presented at the meeting. The letter was not posted on the website and the video recording of the meeting was incomprehensible, so she did not feel that the City Council was able to see the concerns expressed in the letter. Also, she did not feel that the Plan Commission should have approved the Special Use Permit request without a timeline being setup for the phasing or process of when Southwind RAS, LLC would be starting up their business and when Henson Disposal would begin their operations.

10. STAFF REPORT

Mr. Engstrom reported on the following:

- Verdant Prairies Planned Unit Developments and the Preliminary Plat were all approved by the City Council in February of 2014.
- Bicycle Master Plan Update – The City is undergoing an update and has held some public meetings in early February. There will be another public meeting on April 23, 2014. More information about the public meeting will be available on the City’s website as details are finalized.

Ms. Upah-Bant inquired about the Curbanas Program. Mr. Engstrom responded that this is a new program that Economic Development and Public Works have been working on to allow business owners to install additional seating in parking spaces on the street. This has been successful in other cities across the country. The additional seating would be entirely within the right-of-way so there is no zoning jurisdiction.

March 6, 2014

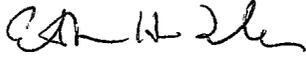
11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,



Elizabeth H. Tyler, FAICP, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: May 8, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Carey Hawkins-Ash, Andrew Fell, Tyler Fitch, Lew Hopkins, Bernadine Stake

MEMBERS EXCUSED: Maria Byndom, Dannie Otto, Marilyn Upah-Bant

STAFF PRESENT: Jeff Engstrom, Planner II; Teri Andel, Planning Administrative Assistant

OTHERS PRESENT: Don Adams, Dennis Dayton, Robert Dayton, Carol McKusick, Ron Perera

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

Chair Fitch called the meeting to order at 7:34 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Ash moved that the Plan Commission approve the minutes of the March 6, 2014 meeting as presented. Mr. Hopkins seconded the motion. The minutes were then approved unanimously by the Plan Commission members.

4. COMMUNICATIONS

There were none.

Mr. Fitch inquired about two cases (Plan Case No. 2223-CP-14 and Plan Case No. 2220-S-13) that were previously continued and have since been removed from the agenda. Mr. Engstrom

explained that due to timing, Plan Case No. 2223-CP-14 was removed from the agenda. City staff will repost a legal ad for this case when the Champaign County staff is ready to move forward. With regards to Plan Case No. 2220-S-13, the petitioner, Marcus Harris, and his engineer are revising their plans and will bring a new preliminary and final plat to the Plan Commission in the future.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 2232-SU-14: A request by Bainbridge Communities Acquisition II, LLC, for re-approval of a Special Use Permit to construct Multi-Family Residential dwellings at 1008, 1010 and 1012 West University Avenue and 508 North Goodwin Avenue in the B-3, General Business Zoning District.

Chair Fitch opened this case and summarized the procedure for a public hearing. Jeff Engstrom, Planner II, presented this case to the Plan Commission. He explained that the reason why the petitioner needs re-approval of the Special Use Permit that was granted in 2012 is because it expired since Bainbridge could not move forward and get a building permit within the required one year time frame. He briefly described the proposed development and any modifications that are being proposed from what was previously approved. He described the proposed site as well as the surrounding properties by noting the existing zoning, current land uses and future land use designations for each. He reviewed the goals and objectives of the Comprehensive Plan that relate to the proposed special use permit. He discussed the development regulations with regards to building height, FAR and OSR, setbacks, access and parking. He explained the requirements for a special use permit according to Section VII-4.A of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented staff's recommendation. He stated that Ron Perera, of Bainbridge, and Don Adams, of the Farnsworth Group, were present at the hearing.

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

Mr. Fell asked if there are any permitted business uses that may require more parking than what the petitioner is planning to provide. Mr. Engstrom replied that City staff calculated the number of required parking spaces by assuming the commercial area would be half retail space and half restaurant use. If a use requires more than the fourteen parking spaces that will be located off University Avenue, then they could use the eleven additional parking spaces in the parking deck.

Ms. Stake asked if City staff heard any comments from the neighboring property owners. Mr. Engstrom stated that City staff sent out notices to the property owners and residents within 250 feet of the proposed site. He received one comment from the former Odman-Hecker property stating that he was waiting for the project to proceed.

There were no further questions for City staff. Chair Fitch opened the hearing up for public comment and/or questions and invited the petitioner to speak.

Ron Perera, representative for Bainbridge Communities Acquisition II, LLC, stated that he was available to answer any questions that the Plan Commission may have. He mentioned that Don Adams with Farnsworth Group was also available.

Ms. Stake asked if the proposed housing development would target students. Will the units be affordable for the students? Mr. Perera said that they would primarily be targeting students. They are planning a mixture of units in the building, so they have penciled in the rents to be in line with some of the other newer projects in the area. Mr. Engstrom explained the cycle of housing around the University of Illinois. New units are more expensive and the other older units become less expensive. He added that there have been a lot of newer units being developed on the Champaign side, so it would be nice to see a new development in Urbana that would provide a better tax base for us.

Mr. Fell asked Mr. Perera to review the differences between the proposed application and the Special Use Permit that was previously granted in 2012. Mr. Perera replied that due to the escalating construction costs, they removed some unnecessary features, which are as follows: 1) the lighthouse feature on top of the building, 2) an industrial-looking sign, 3) reduced the number of parking spaces and 4) revised the unit mix to provide more four-bedroom/four-bath units and less of the more expensive one-bedroom/two-bath units. There will be 15 less units, but 15 more bedrooms.

Mr. Ash inquired what delayed the project. Mr. Perera answered that the rise in construction costs caused the delay. When they first submitted the application in 2012, they budgeted the construction costs to be \$30,500,000.00. Today, their budget is \$36,000,000.00, so they have had to rework the project a little.

Mr. Ash questioned when they plan to open their doors. Mr. Perera answered that they plan to start construction within the next 60 days and have allowed a two-year window for construction. They plan to open in the fall of 2016.

There was no further audience input, so Chair Fitch closed the audience input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Mr. Fell moved that the Plan Commission forward Plan Case No. 2232-SU-14 to the City Council with a recommendation for approval along with the conditions as recommended by City staff. Mr. Hopkins seconded the motion. With there being no discussion on the motion, roll call was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Ms. Stake	-	Yes
Mr. Ash	-	Yes			

The motion passed by unanimous vote. Mr. Engstrom noted that this case would be forwarded to City Council on May 19, 2014.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

Carol McKusick, of 1907 North Cunningham Avenue, stated the following:

- She believes that the Plan Commission By-Laws are in violation of her interpretation of the State of Illinois' Open Meeting Act with regards to cancelling meetings. She feels that meetings should be held even when there are not any cases to be reviewed and heard to allow the public an opportunity to make comments.
- She suggested that there should be a period of review of the by-laws with an opening date and a closing date on the schedule of regular meetings to allow people time to submit their amendments. Mr. Fitch stated that the Plan Commission began reviewing the by-laws, but City staff dwindled down to Mr. Engstrom. The City is in the process of hiring more Planning staff, and the Plan Commission will resume reviewing the by-laws soon. Public input will be valuable in making any amendments.

10. STAFF REPORT

Mr. Engstrom reported on the following:

- Soccer Planet Rezoning and Subdivision were approved by the City Council.
- Annual Review of the Official Zoning Map was adopted by the City Council.
- Case No. CCZBA-768-AT-13 - A resolution of protest regarding Heliport/Restricted Landing Areas was defeated by the City Council as recommended by the Plan Commission.

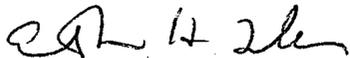
11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,



Elizabeth H. Tyler, FAICP, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: May 22, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Andrew Fell, Tyler Fitch, Dannie Otto, Marilyn Upah-Bant

MEMBERS EXCUSED: Carey Hawkins-Ash, Maria Byndom, Lew Hopkins, Bernadine Stake

STAFF PRESENT: Jeff Engstrom, Planner II; Teri Andel, Planning Administrative Assistant; Brad Bennett, Assistant City Engineer

OTHERS PRESENT: Marcus Harris, Carol McKusick, Roger Meyer, Maogi Sun

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

Chair Fitch called the meeting to order at 7:42 p.m. The roll was called, and he declared that there was not a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the May 8, 2014 meeting were continued to a future meeting for approval.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

There were none.

8. NEW BUSINESS

Plan Case No. 2233-S-14: Country Side Second Subdivision Preliminary and Final Plats

Chair Fitch opened the case. He announced that there was not a quorum of members present so there would not be a recommendation made during this hearing. However, they would allow City staff to give their presentation and the petitioner to present any additional evidence. Mr. Fell recused himself from the case for conflict of interest.

Mr. Engstrom gave the staff report for the proposed case. He explained that preliminary and final plats for Country Side Second Subdivision were previously approved by the City Council last year; however, the final plat was never recorded due to some difficulties that the petitioner had with providing drainage with the proposed lot layout and due to expenses of constructing a public street. Since then, the petitioner and his engineer have redrawn the lot lines. As a result, they have overcome the hurdles. There will no longer be a public street and there will be an additional outlot that will contain a drainage basin. With the previous concerns addressed, the petitioner is now ready to proceed with the development.

He talked about the zoning and current land use of the subject property and how the proposed development relates to the 2005 Comprehensive Plan with regards to the future land use designation. He reviewed the Preliminary Plat and the Final Plat. He discussed access, drainage and utilities to the subject property. He also discussed the petitioner's request to defer installation of sidewalks along the east side of Cottonwood Road and the north side of Anthony Drive. He noted that the petitioner was present and Brad Bennett, Assistant City Engineer, was both available to answer any questions the Plan Commission may have for them.

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

Mr. Otto asked about access to each lot. What does it mean that the petitioner took out a public road from the original plats? Is there an easement? Using a marked up copy of the Final Plat, Mr. Engstrom explained that the pink areas show the access easements. Depending on what the future owners of the lots agree to, the access easement off Cottonwood Road could access all of the lots and/or Lots 13 and 14 could have a shared access easement along the eastern property line off Anthony Drive.

Mr. Otto questioned whether the access easement off Anthony Drive would have to be built according to any specifications for public safety. Mr. Engstrom answered no. It would be considered a driveway and could be as narrow as ten feet wide.

Mr. Otto inquired as to who would maintain the outlot with the drainage basin. Mr. Engstrom explained that the petitioner would be recording a Homeowner's Association Covenants along with the Final Plat. Brad Bennett, Assistant City Engineer, added that the City's Public Works staff requested that the drainage basin be on a separate lot so that a neighboring future lot owner would not take ownership of the basin area and utilize it for their own purposes. The Homeowner's Association will have to mow and take care of it. The future owners will have to sign a detention basin maintenance agreement, which sets forth what they will have to do. It also sets a procedure for the City to take action if the future lots owners do not maintain the basin.

Mr. Otto asked if the proposed drainage swale runs on top of the easement for the driveway access. Mr. Engstrom referred the question to the petitioner's engineer.

Mr. Fitch inquired about the type of material that could be used for the access drives. Mr. Engstrom stated that they can use any materials that the Champaign County allows.

With no further questions for City staff, Chair Fitch opened the case up to hear testimony or comments from the petitioner.

Marcus Harris, petitioner, and Roger Meyer, engineer, approached the Plan Commission. They explained the drainage plan to the Plan Commission. Mr. Meyer stated that they have made it an ingress/egress drainage utility easement to fulfill all purposes. They talked about the access easements. Mr. Harris clarified that future lot owners of properties abutting up to a road will have the option to have an individual driveway off the road or have a driveway off the access easement.

Mr. Fitch inquired about the options if a person bought Lot 13 before Lot 12 was sold. Would the lot owner of Lot 13 have the option to have access from the easement off Cottonwood Road? Mr. Harris said that they would definitely be able to have access off Anthony Drive, but would have to wait until Lot 12 was sold to see if that owner would agree to extend the easement off Cottonwood Road to Lot 13. As long as he owns Lot 12, if the future owner of Lot 13 wanted to work out an agreement to extend the easement, he could make that agreement and pass it on to a future owner of Lot 12. It basically comes down to the future owners of the lots having to work together.

Ms. Upah-Bant wondered if it was unusual to have a homeowner's association in a country subdivision. Mr. Harris stated that it is a newer concept, but he hoped it would not keep anyone from wanting to buy one of his lots. Brickhouse Road Subdivision has a homeowner's association.

There were no additional questions for the petitioner.

Mr. Otto felt that the petitioner and his engineer addressed his concerns and questions about drainage.

Mr. Fitch closed the public hearing and continued it to the June 5, 2014 meeting.

Mr. Fell rejoined the Plan Commission at the dais.

9. AUDIENCE PARTICIPATION

Carol McKusick, of 1907 North Cunningham Avenue, stated the following:

- She did not get an opportunity to speak on the case that was before the Plan Commission during the public hearing. Mr. Fitch apologized. Ms. McKusick inquired how the public would know if the storm water management report had been approved by the City Engineer. Mr. Fitch explained that the written staff report for Plan Case No. 2233-S-14 mentions that the City Engineer has given a preliminary approval of the drainage plan. Final approval would not occur until the City Council acts on the case.
- She discussed Article V.5 of the Plan Commission By-Laws which states that *“Any person addressing the Plan Commission during ‘Audience Participation’ shall be allowed five (5) minutes to speak. It shall be the prerogative of the Chairperson to extend the five (5) minute time limit or if the Chairperson does not enforce or extend the time limit, the extension shall be decided without debate by a motion approved by the majority vote of the members of the Commission present.”* She asked for her five minutes to be uninterrupted so she would get the most comments in during her five minutes, and then have the Chairperson respond to her questions after her five minutes is expired. Mr. Fitch said no.
- She talked about a majority vote. Some decisions would be okay to make with less than a quorum such as, changing the agenda, approving the minutes, taking a recess or to reconvene, etc.
- She believes it is important for a meeting to start on time regardless of who is in attendance and regardless of whether there is a quorum or not.
- She feels that the City should have a Board of Government Information.
- She believes that the City should hold meetings even if there is not a quorum. Meetings should not be cancelled because that does not allow for public input/comments.

Mr. Fitch explained that one reason why he waited to start the meeting was to be fair to the petitioner in hopes that another member would arrive late to make a quorum. The reason he opened the meeting and took comments and questions was to be fair to the petitioner and to the members of the public that attended the meeting. He thanked her for attending the meeting and sharing her opinions.

10. STAFF REPORT

Mr. Engstrom reported on the following:

- Campus Circle Special Use Permit was approved by City Council.
- New Planners – Two new planners have been hired and will begin working for the City of Urbana soon.

11. STUDY SESSION

There was none.

May 22, 2014

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "E. H. Tyler", written over a horizontal line.

Elizabeth H. Tyler, FAICP, Secretary
Urbana Plan Commission

MINUTES OF A SPECIAL MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: May 29, 2014

TIME: 7:30 P.M.

PLACE: Urbana City Building
Second Floor Executive Conference Room
400 South Vine Street
Urbana, IL 61801

MEMBER PRESENT: Carey Hawkins-Ash, Andrew Fell, Tyler Fitch, Bernadine Stake, Marilyn Upah-Bant

MEMBERS EXCUSED: Maria Byndom, Lew Hopkins, Dannie Otto

STAFF PRESENT: Jeff Engstrom, Planner II; Maximillian Mahalek, Planning Intern

OTHERS PRESENT: Roger Meyer, Marcus Harris

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

Chair Fitch called the meeting to order at 7:30 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. COMMUNICATIONS

There were none.

4. OLD BUSINESS

Plan Case No. 2233-S-14: A request by Marcus Harris for approval of a Preliminary Plat and a Final Plat for the Countryside Second Subdivision, to be located east of Cottonwood Road and north of Anthony Drive (on a site currently zoned County AG-2, Agricultural, and CR, Conservation-Recreation).

Chair Fitch opened this case, and Mr. Fell recused himself from the discussion.

Jeff Engstrom, Planner II, presented this case to the Plan Commission. He explained that the reason why the petitioner, Mr. Harris, needs re-approval of the Preliminary Plat and Final Plat is because, even though the Preliminary Plat and Final Plat were approved by the City Council in June of 2013 (Ordinance No. 2013-06-053), the subdivision was not recorded due to drainage considerations and the cost of installing a new public street. The revised Preliminary Plat and Final Plat no longer contain a public street, as lots have been rearranged to provide access to the existing streets. Drainage concerns have been addressed through the creation of a detention basin located on an out lot.

Mr. Engstrom noted that this site was located in the city's extraterritorial jurisdiction, all lot lines had been defined, and that all utilities had been provided within regulation. He also stated that the petitioner was requesting to defer construction of sidewalks along the east side of Cottonwood Road and the north side of Anthony Drive, as the adjacent sites are not yet developed, and there are no existing sidewalks to connect to.

Mr. Engstrom read the options of the Plan Commission, and presented staff's recommendation of approval for both the Preliminary Plat and Final Plat, as well as for the deferral of the construction of the sidewalks.

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

Ms. Stake expressed her concern for the lack of sidewalks along the east side of Cottonwood Road and the north side of Anthony Drive, and enquired why this was so. Chair Fitch stated that this question could be answered by the petitioner.

There were no other questions for City Staff, and Chair Fitch opened the hearing for public input. Moreover, he reiterated that if anyone had questions for the petitioner, they could address him.

Ms. Stake asked the petitioner why sidewalks would be absent along the east side of Cottonwood Road and the north side of Anthony Drive. Mr. Harris replied that no sidewalks currently reached the site, and that the nearest sidewalk was located a mile and a half away at the Beringer Subdivision. However, he also stated that once sidewalks reached the Country Side Second Subdivision externally, he would construct sidewalks along the east side of Cottonwood Road and the north side of Anthony Drive.

Mr. Harris continued to describe the planned site, and how that each of the six planned lots would be roughly one acre to one and a half acres large. Furthermore, he stated that one existing home would be rehabilitated.

Mr. Ash asked if trees currently found on the site would be taken down. Mr. Harris replied that some trees on the eastern portion of the site may have to be taken down, but that the site would not be deforested. Moreover, he was planning to relocate several of the young growth trees found on the site and space them around the planned homes. Mr. Harris also mentioned that the lot located to the east of the site was part of the original Big Grove (and had been owned by the Smith family for a significant amount of time), and was likely to remain undeveloped.

Ms. Stake commented that the planned development sounded beautiful.

Mr. Harris noted that the site had been subdivided in 1962, but that those lots were nonconforming, as they required additional space for septic/multi-flow sewage systems and water wells. His new subdivision made the lots usable. Furthermore, he stated that the site, currently home to five and half acres of tillable land, was financially unfeasible for continued use as agricultural land (based on the capacities of modern-day farming technology).

There was no further audience input, so Chair Fitch closed the audience input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Mr. Ash moved that the Plan Commission forward Plan Case No. 2233-S-14 to the City Council with a recommendation for approval with the requirement that sidewalks would be constructed along Cottonwood Road and Anthony Drive once sidewalks reached the site externally. Ms. Stake seconded the motion. With there being no discussion on the motion, roll call was as follows:

Mr. Ash	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Fitch	-	Yes			
Ms. Stake	-	Yes			

The motion passed by unanimous vote. Mr. Engstrom noted that this case would be forwarded to City Council on June 2, 2014. At this point, Mr. Fell rejoined the commission.

5. AUDIENCE PARTICIPATION

There was none.

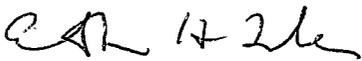
6. STAFF REPORT

There was none.

7. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,



Elizabeth H. Tyler, FAICP, Secretary
Urbana Plan Commission

MINUTES OF A SPECIAL JOINT MEETING

URBANA PLAN COMMISSION
URBANA BICYCLE & PEDESTRIAN ADVISORY COMMISSION
URBANA SUSTAINABILITY ADVISORY COMMISSION

APPROVED

DATE: June 26, 2014

TIME: 7:00 P.M.

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

MEMBER PRESENT: (*Urbana Bicycle & Pedestrian Advisory Commission*) Brandon Bowersox-Johnson, Karie Brown-Tess, Cynthia Hoyle, Audrey Ishii and Craig Shonkwiler; (*Urbana Plan Commission*) Tyler Fitch and Lew Hopkins; (*Urbana Sustainability Advisory Commission*) Marya Ryan, Bart Bartles, Andrew Stumpf, and Stephen Wald

STAFF PRESENT: Kevin Garcia, Planner II; Maximillian Mahalek, Planning Intern; Teri Andel, Planning Secretary; Scott Tess, Environmental Sustainability Manager

OTHERS PRESENT: Susan Tappan-Flickinger, Susan Taylor

1. CALL TO ORDER AND ROLL CALL

Chair Fitch called the meeting to order at 7:05 p.m. The roll was called for each commission.

2. COMMUNICATIONS

There were none.

3. STUDY SESSION

Presentation by the Champaign County Regional Planning Commission staff on the Draft 2040 Long Range Transportation Plan (LRTP)

Rita Black (Transportation Planning Manager) and Ashlee McLaughlin (CUUATS Planner), of the Champaign County Regional Planning Commission, presented this topic to the members of the Urbana Bicycle and Pedestrian Advisory Commission, the Urbana Plan Commission and to

the Urbana Sustainability Advisory Commission. In their presentation they talked about the following:

Sustainable Choices 2040 Long Range Transportation Plan

- Champaign-Urbana Metropolitan Area
 - Urbanized Area & Metro Planning Area
 - Population and Employment Trends
 - Current Trends vs. LRTP Vision for Infrastructure & Employment
- Demographics
 - Ethnicity
 - Urbana-Rural Population Ratio
 - Commuting Mode for Workers 16 Years and Over in the Region (2010)
- Land Use
- Environment
 - Air Quality
 - 8-Hour Ozone Readings
 - 1-Hour Ozone Readings
 - Water Quality for Streams and Rivers in C-U Metro Area
- Quality of Life
 - Obesity
 - Diabetes
 - Quality of Life Variables
 - Livability Index
 - Health Index
 - Neighborhood Level Assessment
- Transportation
 - Community Conversation Bus
 - Mode Use by Age
 - Strengths and Weaknesses by Mode
 - 950 Total Survey Responses
 - 4 Visioning Meetings
 - Public
 - Business Developers
 - Youth
 - Social Service Employees
 - 6 Themes Summarizing Public Input
 - Safety and Security
 - Balanced Development
 - Multimodal Connectivity
 - Accessibility and Affordability
 - Healthy Neighborhoods
 - Resilient Economy
 - Specific Modes – Existing Conditions
 - Pedestrian
 - Few Workers Walk to Work
 - Safety is an Issue
 - Related Goals and Objectives
 - Bicycle
 - Few Workers Bike to Work

- Related Goals and Objectives
- Transit Ridership (Buses)
 - Transit Ridership is Up in the Region
 - Service Area Does Not Match Urbanized Area
 - Related Goals and Objectives
- Automobiles
 - Complete Streets, Access Management and Roundabouts
 - Crashes per 100M VMT below state targets
 - Related Goals & Objectives
- Rail Use
 - Rail Use is Growing
 - Freight Plan Necessary to Identify Rail and Truck Needs
 - Related Goals & Objectives
- Air Travel
 - Air Travel at Willard has Decreased Since 2006
 - Percent of Delayed Flights Down 50% Since 2003
 - Related Goals & Objectives
- Goals, Objectives and Performance Measures
 - CUUATS Statistical Models
 - TAZ Population + Employment Projections
 - LEAM: Land Use Change and Impact
 - TDM: Travel Demand Model
 - MOVES: Motor Vehicle Emissions Simulator
 - SCALDS: Social Cost of Land Development
 - LALI: Local Affordability and Livability
 - HIA: Health Impact Assessment
 - Projected Growth Areas
 - Project Voting Board
 - Next Steps: Project Funding Projections

They stated that they would answer questions that the commission members may have.

Mr. Hopkins asked if the members would get to see the tentative project list. Ms. Black replied that they would not see it at this time. The members need to visit the Community Conversation Bus.

Mr. Hopkins stated that the project list is what matters in the end. He wanted to know how the project list was being worked on. Ms. Black replied that they have looked projects that were proposed in the previous plans and doing an evaluation of which projects have been completed and which projects have not been completed. They also communicated with the agencies of CUUATS and asked which projects they want or are planning to complete in the future. They compiled these lists and chose the most important ones to present on the bus for people to pick their priorities. Then, the CUUATS staff will setup priorities for the projects and work it out with the different agencies. They will also be looking at how those projects address the goals and objectives of the Long Range Transportation Plan. They will enter this into the models that they have to see what kind of projects provide better results in terms of the goals and objectives that are in place.

Mr. Hopkins mentioned there is at least one project on North Prospect Avenue, south of Anthony Drive, in Champaign. It is potentially an example of how we can think about the complexity of the goals in relation to projects. An implied goal is congestion reduction. In order to achieve many of the other goals, one could argue that the most appropriate strategy is to leave or allow an increase in congestion on North Prospect so that the advantages of walking and using public transit, downtown intensity of development, etc. actually gain in comparative advantage. With the way this is framed, he is concerned that the ability to have that kind of discussion may be difficult. Ms. Black stated that they do not have a goal for reduction in congestion. They feel that they can reduce congestion on North Prospect by changing the way North Prospect operates in terms of using other modes of transportation. They have been talking to MTD about the possibility of a future hub for a transit center on North Prospect. They also plan to approach the City of Champaign to install sidewalks along North Prospect. Mr. Hopkins stated that if they want development in the downtown areas and at the University of Illinois and they want vehicle and transit miles travelled to decrease, then having realignments of land use is one way to do this rather than enabling less desirable land use patterns by correcting the transportation patterns.

Ms. Hoyle wondered in terms of planned projects in the communities and resource allocation how did CUUATS staff balance the public requests with current spending priorities. Ms. Black stated that this is something that they will have to negotiate with the cities. This is why they are using more information to develop the models that they have, such as the Local Affordability and Livability and Health Impact Assessment models. Both models consider safety as one of the factors. With the values and the results that the models provide, CUUATS staff can talk with the cities using numbers to show them a better way to use funding to get people to walk or bike in the communities.

Ms. Hoyle asked how the City would get this information. When something is proposed, the public really wants the information that the model would provide, but someone has to pay to run the model. So, there is disconnect in terms of public desire and funding for doing some of the work. Ms. Black understood which is why they are doing something different. They intend to do an analysis of each neighborhood based on the input that they receive from the public and use the two models to give that information to the cities.

Mr. Bowersox-Johnson asked CUUATS staff to describe the model, "Social Cost of Land Development?" and how they could include a map or indication in the proposed plan to help others in the future. Ms. Black explained that the model takes into consideration the population and employment projections and the costs associated to the development of land with regards to water, sewer, green areas, roadways, lights, etc. Based on this, they get what the impact would be. One of the limitations is that some of the models are difficult to use at the level they would want to use them in terms of how a single project would be impacted because these models were basically created for big metropolitan areas. This is one reason why they are moving away from using the models and going into the neighborhoods and doing analysis of quality of life.

Ms. Ishii inquired how the models are separate silos and does CUUATS staff optimize all the models at once for a proposed development. Ms. Black replied that the TAZ Population and Employment Projections, LEAM, TDM, MOVES and SCALDS are inter-connected. The output of one model is the input for the next model. These models are not able to predict in detail at a small scale what the impact would be. So, the LALI and HIA models are used at the neighborhood level.

Mr. Hopkins commented that Mahomet and Tolono are involved in the planning process; however, they are not members of CUUATS. He asked why St. Joseph is not included and wondered how this process would work. Ms. Black stated that the urbanized area is defined by the US Census Bureau. In 2010, it was defined to include Tolono, Champaign, Urbana, Savoy, and Bondville. During the first committee group to discuss the Long Range Transportation Plan, the first task was to define the expected growth of the community of this area. The group decided to include Mahomet because it is the closest community and believe it will be joined together with Champaign within the next 20 years. Tolono and Bondville were invited to join CUUATS, but they have not come to the table. Mahomet is not a formal member of CUUATS but they are invited to participate. This is because of the federal allocation of funding. The funding is only for communities that are part of the organized area.

Ms. Ishii asked what impact went into deciding the goals. Ms. Black explained that they took many of the goals from the previous Long Range Transportation Plan. They look at the data from the report cards they produce every year and see how the trends are. Based on this they set a percentage of increase or decrease of each objective, which becomes the goal for the future.

Mr. Shonkwiler wondered how far back CUUATS has been creating Long Range Transportation Plans. Ms. Black said since 1964. Mr. Shonkwiler asked if CUUATS staff ever goes back and re-evaluates a previous plan. Ms. Black said yes, that is part of the existing conditions. We are always connected to the previous plan. In addition, every year they produce a report card showing how well the plan is going, what projects have been done, and whether they want to change anything.

Mr. Bowersox-Johnson referred to the map of projects that had different development areas in parts of town. The one that jumped out at him as a critical area that is not represented is the High Cross Road Corridor. High Cross Road Corridor already has investment in road infrastructure and sewer, so we would rather target growth in this area than to leap frog and go further out of town. He wondered what other areas are important for development that did not make it on the map. Ms. McLaughlin stated that this particular map is a summary map and if he felt that the High Cross Road area was important enough, then they could add it on the map. It is included in the Population and Employment projections. Ms. Black added that there is growth and employment projected for the High Cross Road Corridor but not at the level of increase that they have for the downtown area, which is why it did not make it on the map.

Mr. Bartles asked what criteria CUUATS staff used to determine the health assessment of neighborhoods. Ms. McLaughlin started with a map of occurrences of obesity in the community. They attempted to control for different socio-economic variables in each of the assessments. Ms. Black said that they just finished the model and got the report drafted in the last three weeks or so and hopes to have it available soon.

Ms. Brown-Tess questioned if they were making sure to get information from what the population actually projects. Ms. McLaughlin stated that there is voluntary information on the survey form with regards to age, gender, location, race and ethnicity. CUUATS staff tracked this information across the community. They discovered that there was a slight under representation in college-aged students and in people over 70. This allows them to target areas and populations that are under-represented.

Ms. Brown-Tess asked if they have targeted any kids as well. Ms. Black said yes. They have a kids table on the bus. They have safety photos, markers, etc. for the kids to look at and provide drawings. They ask questions of the kids and get their input as well. Ms. McLaughlin mentioned that they also have a wish tree for kids to provide transportation wishes. Some kids even take the survey.

Ms. Hoyle stated that there is a health plan being done in the community also. C-U Public Health District is organizing the plan. CUUATS staff has participated in developing some of the goals because many of the goals in the Long Range Transportation Plan directly impact some of the health concerns.

Mr. Wald referred to one of the tables listing vehicle miles travelled by mode. What does CUUATS staff predict VMT per capita? Ms. Black stated that based on what she has seen, it is steady. She does not see a decrease.

Mr. Fitch asked about the next steps of the process. Will the proposed plan come back to each commission for acceptance? Ms. Black explained that the plan will come back before each commission separately for a recommendation to the City Council. Then, the City Council will make a determination of whether to approve it or not. CUUATS requires approval of each of the agencies that are part of CUUATS.

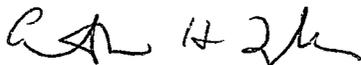
Mr. Bowersox-Johnson stated that one of the key pieces is the project list. He wondered if it was focusing on road building projects or will some of the implementation steps include other types of policy things such as recommendations to boost car sharing/Zip Car fleet or to work on bike sharing for the core of the community. Ms. Black replied that these are already part of the strategies that they are recommending to put in place. There will a chapter that includes projects that are not related to roadway projects. Because federal law does not allow them to recommend projects if there is not funding for those projects, so they include these projects as visions.

Ms. Hoyle commented that we have a sophisticated staff, process and modelling system that many other areas do not have.

7. ADJOURNMENT

The meeting was adjourned at 8:08 p.m.

Respectfully submitted,



Elizabeth H. Tyler, FAICP, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: July 24, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins,
Bernadine Stake

MEMBERS EXCUSED: Dannie Otto

STAFF PRESENT: Jeff Engstrom, Interim Planning Manager; Kevin Garcia, Planner
II; Max Mahalek, Planning Intern; Teri Andel, Planning
Administrative Assistant

OTHERS PRESENT: Ronald Barcus, Bill Brown, Miles Burgess, Marvin Folker,
Bradley Kelm, Damon McFall, Carol McKusick, Rodney A.
Meikamp, Janice Mouschovias, Nancy Nash, Forman Pursley,
Kelly Sanner, Anthony Tate, Susan Taylor, Dave Waline, Jay
Warendorff

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

Chair Fitch called the meeting to order at 7:31 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the May 8, 2014, May 22, 2014, May 29, 2014 and June 26, 2014 meetings were presented to the Plan Commission for approval. Mr. Hopkins moved to approve all four sets of minutes simultaneously. Ms. Stake seconded the motion.

Chair Fitch had two changes. They were as follows:

- 05-22-2014 Minutes – On page two, please note that after opening the public hearing, Chair Fitch announced there was not a quorum of the members present so no motion or vote would be made.
- 06-26-2014 Minutes – On page six, note that Ms. Black replied to Chair Fitch's questions about the next steps in the process by saying that the plan would come back before all three commissions again.

All four sets of minutes were then approved by unanimous voice vote.

4. COMMUNICATIONS

- Email from Kathy Marquardt regarding Plan Case No. 2235-SU-14
- Emails dated 06-13-2014 and 07-22-2014 from Carol McKusick

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 2235-SU-14: A request by Kingdom Hall of Jehovah's Witnesses Church for a Special Use Permit to complete additions to the building at 1407 East Scovill Street in the R-3, Single and Two-Family Residential Zoning District.

Chair Fitch opened this public hearing. Max Mahalek, Planning Intern, began by giving a brief history of the proposed site and explanation for the proposed special use permit, which is to expand and make improvements to the existing structure. He noted the location, existing land use, zoning and future land use designation of the subject property and of the surrounding properties. He discussed the proposed addition, external renovations, landscaping and parking modifications and signage. He reviewed the requirements for a special use permit according to Section VII-6 of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented City staff's recommendation for approval with the condition that the additions be built according to the plans provided by the applicant.

Mr. Fitch asked if the Plan Commission had any questions for City staff. There were none. After reviewing the procedures for a public hearing, Chair Fitch opened the hearing for public input.

Kelly Sanner, architect for the proposed project, stated his appreciation for the Plan Commission's consideration. He mentioned that the church had tried to sell the building for many years. After being unsuccessful, they have taken the proposed approach, especially since it is time to upgrade the facility.

Janice Mouschovias, of 1303 Scovill, said she was speaking on behalf of almost everyone in the neighborhood. The neighborhood wants the church to be able to make whatever improvements they want. The church is a great neighbor, and the residents do not want the church to move. When the church was trying to sell the property in the previous years, the neighborhood was concerned about a new owner wanting to rezone the property which would drastically change their neighborhood.

Ms. Stake wondered if they didn't want a large church building on the proposed site. Ms. Mouschovias stated that the existing building is extremely modest for a church use. Anything that the church would want to do to expand would be met with the approval of the neighbors.

With no further input from the audience, Chair Fitch closed the public input portion of the hearing. He, then, opened the hearing up for Plan Commission discussion and/or motion(s).

Mr. Fell moved that the Plan Commission forward Plan Case No. 2235-SU-14 to the City Council with a recommendation for approval including the condition recommended by City staff and modified by the Plan Commission to read as such, "Additions will be built according to the plans provided by the applicant. The Zoning Administrator may approve minor changes to the site and building plans as needed to comply with the Urbana Zoning Ordinance." Mr. Hopkins and Ms. Stake seconded the motion simultaneously.

Ms. Stake commented that it is wonderful for the neighbors to be in agreement to the church's plans.

Roll call on the motion was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Ms. Stake	-	Yes
Ms. Byndom	-	Yes			

The motion was approved by unanimous vote. Mr. Mahalek announced that this case would go before the City Council on August 4, 2014.

Plan Case No. 2223-CP-14: A request by the Urbana Zoning Administrator to adopt the Active Choices: Champaign County Greenways & Trails Plan as an amendment to the 2005 Urbana Comprehensive Plan.

Chair Fitch opened this case. Jeff Engstrom, Interim Planning Manager, presented this case to the Plan Commission. He gave an overview of the proposed plan and discussed the planning process, the literature review section, goals & objectives and Future Conditions Maps and project lists. He presented City staff's recommendation for approval.

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

Mr. Hopkins wondered what the significant differences are in the proposed plan from what the City has already adopted. Mr. Engstrom replied that the main difference is Appendix C, the Greenways and Trails Official Plan.

Mr. Hopkins asked where he could find the amended Comprehensive Plan. Mr. Engstrom stated that City staff has realized that they need to update the publication of the Urbana Comprehensive Plan. However, the Planning Division has been short staffed.

Ms. Stake questioned how the Champaign County staff figured out where to place the trails. Are there both pedestrian trails and bike trails? Mr. Engstrom responded that the majority of the bike trails are on-street so they are not shared. However, the majority of the off-street trails are shared-use trails where pedestrians and bicyclists would both be using them. All of the shared-use trails are put together with recommendations from the Regional Planning Commission on proper widths to make them safe for both modes.

Mr. Fitch wondered if the proposed plans are currently in Public Works' Capital Improvement Plan (CIP). Mr. Engstrom answered that the proposed plan does not have timeframes listed for each project. One would have to go to each individual plans to see the timeframes and priorities for the projects. Although not all of the projects are included in the CIP, Public Works is aware of every project.

Mr. Fitch asked if the Lincoln Avenue extension side paths are part of the \$7.9 million that the City just received. Mr. Engstrom said yes.

With no further questions for City staff, Chair Fitch opened the case up for public input.

Susan Taylor, of 606 West Michigan Avenue, talked about the trail going east to Danville. This road is being widened to provide for the trail. There has been a mass movement of soil, which is some of the richest soil. She expressed concern that they also are not taking into consideration the drainage issues in this area. Mr. Engstrom stated that he would pass her concerns along to Bill Gray, City Engineer.

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

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2223-CP-14 to the City Council with a recommendation for approval. Ms. Byndom seconded the motion.

Ms. Stake commented that not many people understand how important the soil is. There is a difference in the soil from one area to the next. We have the richest soil in the world. We should be careful and take care of the land.

Roll call on the motion was as follows:

Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Ms. Stake	-	Yes	Ms. Byndom	-	Yes
Mr. Fell	-	Yes			

The motion was passed unanimously. Mr. Engstrom stated that this case would go before the City Council on August 4, 2014.

Plan Case No. 2234-T-14: A request by the Urbana Zoning Administrator to amend Article II and Article V of the Urbana Zoning Ordinance to add definitions and to establish use provisions for “Medical Cannabis Dispensaries” and “Medical Cannabis Cultivation Facilities”.

Chair Fitch opened the public hearing. Kevin Garcia, Planner II, presented this case to the Plan Commission. He began by stating the purpose of the proposed text amendment and how the request came about. He talked about the State of Illinois’ Compassionate Use of Medical Cannabis Pilot Program Act and the minimum requirements for locating medical cannabis facilities to minimize the impact on certain types of areas. He discussed Table V-1, Table of Uses, and how it currently does not have any equivalent uses to medical cannabis cultivation centers and medical cannabis dispensaries. The Zoning Administrator proposes to allow medical cannabis cultivation centers as permitted uses in the IN-2, Heavy Industrial Zoning District, as a special use in the IN-1, Light Industrial/Office Zoning District, and as a conditional use in the AG, Agriculture Zoning District. He explained how Goal 17.0, Goal 28.0 and Goal 29.0 of the 2005 Comprehensive Plan specifically relate to the proposed text amendment. He reviewed the proposed changes to Section II-3. Definitions, Section V-13. Regulation of Medical Cannabis Uses and Table V-1. Table of Uses of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented staff’s recommendation for approval.

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

Mr. Hopkins stated that the Section 105 requirements on Page 3 read differently than on Pages 6-7 under Section V-13.B.1. Mr. Garcia stated that the wording on Page 3 is accurate. Mr. Fitch recommended taking out the word “on” in the language on Page 7, so that it reads as such, *“No Medical cannabis cultivation center shall be located or established in a building or structure within 2,500 feet of the property line of a pre-existing public or private preschool or elementary school or secondary school or day care center, day care home, group day care home, part day child care facility, or ~~on~~ any lot in an R-1, R-2, R-3, R-4, R-5, R-6, R-6B, R-7, B-3U or MOR Zoning District.”* Mr. Hopkins agreed.

Regarding *“Medical Cannabis Cultivation Center”*, Mr. Fell wondered if there was a property that was half in and half out of the permitted area, would the property owner be able to put a cultivation center anywhere on that lot or would he only be able to construct a cultivation center in the permitted “green” area. Mr. Garcia responded that the measurements would be taken from the property line of the sensitive use to the building line of the medical cannabis facility. As long as the facility is located outside of the required distance, it would be permissible.

Ms. Byndom asked for clarification on how many cultivation centers there could be. Mr. Garcia replied that in each state police district there can be only be one cultivation center. The dispensaries are based on the population of the police district. There could be two dispensaries in the entire nine county area.

Ms. Byndom questioned whether a cultivation center could only supply product for the district they are located in or could they supply for other districts as well. Mr. Garcia understood that a cultivation center could sell product to other districts.

Ms. Byndom inquired as to whether there was any information about the type of security that would need to be provided. Mr. Garcia stated that security is contained in the state law, and it is pretty restrictive. Dispensaries cannot have windows and cannot have product viewable from the outside. Mr. Engstrom added that they must be hard wired in to the police with an alarm system.

Mr. Fitch commented that the Dispensary Map shows that a dispensary could be located in the area where Carle is located. However, the MIC, Medical Institutional Campus Zoning District, and the B-4E, Central Business – Expansion Zoning District, were not on the list of zoning districts where a dispensary could be located. Mr. Engstrom replied that the State law completely separates medical cannabis centers from the medical system. Medical doctors will not be authorized to prescribe medical cannabis. It will all be handled at the dispensaries by qualified experts.

Mr. Fitch wondered why it is being proposed as a conditional use in the AG Zoning District. Mr. Garcia replied that although most people think of cannabis cultivation as an agricultural activity, it is actually more closely related to pharmaceutical drug manufacturing.

Mr. Fitch asked what the role of a cultivation center is. Mr. Garcia answered that dispensaries only receive the product and to provide information and the product to registered patients. The cultivation centers are completely self-enclosed that grow and process the product. They then send it out to the dispensaries.

With no further questions for City staff, Chair Fitch opened the hearing up public input.

Carol McKusick, of 1907 North Cunningham Avenue, stated that if this approved it would become another pamphlet of the use change. She wondered if it would be another argument for web republishing the entire Zoning Ordinance to include all of the approved text amendments.

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

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2234-T-14 to the City Council with a recommendation for approval with the change in the deletion of the word "on" in Section 5-13.B.1. Ms. Byndom and Ms. Stake seconded the motion simultaneously.

Mr. Fell inquired if there is a business that City staff is trying to lure in. Mr. Engstrom replied that City staff has received a few inquiries and believes it to be compatible with the City, helpful with our standing as a regional medical center and be good for the taxes.

Mr. Fitch asked how big is the police district. Mr. Engstrom replied that it is nine counties. Mr. Fitch commented that if we get the cultivation center and both dispensaries, then the City of Urbana could corner the market. Mr. Fell asked if it is first come, first served? Mr. Garcia stated that there will be a competitive bidding process, and there will be a certain criteria that the State of Illinois will be ranking proposals on. Mr. Mahalek added that the deadline for submitting proposals is September 1, 2014.

Roll call was taken on the motion, and it was as follows:

Mr. Hopkins	-	Yes	Ms. Stake	-	Yes
Ms. Byndom	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes			

The motion passed by unanimous vote. Mr. Engstrom stated that this case would be forwarded to the City Council on August 4, 2014.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

Carol McKusick, of 1907 North Cunningham Avenue, stated the following:

- She did not feel that there was enough language in the by-laws about communications. She referred to Article V.4 of the by-laws. Chair Fitch stated that Communications is an item on the Agenda. When they got to the Communications item, he announced both emails that were received – one from Kathy Marquardt regarding Plan Case No. 2235-SU-14 and the emails received from Ms. McKusick. Therefore, his actions were consistent with both the Plan Commission by-laws and the Open Meetings Act. Ms. McKusick stated that the communication was not made available to the audience.
- The schedule does not use the word “regular”. According to the Open Meetings Act, it refers to the “Annual Schedule of Regular Meetings”. She believes it is a violation of the Open Meetings Act.

10. STAFF REPORT

There was none.

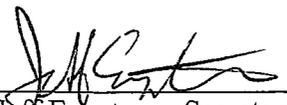
11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:06 p.m.

Respectfully submitted,



Jeff Engstrom, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: September 4, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Maria Byndom, Andrew Fell, Tyler Fitch, Dannie Otto

MEMBERS EXCUSED: Lew Hopkins, Bernadine Stake

STAFF PRESENT: Jeff Engstrom, Interim Planning Manager; Kevin Garcia, Planner II; Teri Andel, Planning Administrative Assistant

OTHERS PRESENT: Steve & Nancy Cox, Charlotte Golden, Carol McKusick, Ross & Leslie McNeil, Mark Nilges, Rhonda Phinisee

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

Chair Fitch called the meeting to order at 7:30 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the July 24, 2014 meeting was presented to the Plan Commission for approval. Mr. Fell moved to approve the minutes. Ms. Byndom seconded the motion.

Chair Fitch had one change, which was as follows:

- On Page 3, Paragraph 4, Line 3 – “Additions will ~~will~~ be built according to the”

The minutes were then approved by unanimous voice vote as amended.

4. COMMUNICATIONS

- Flyer for the 2014 APA Illinois Chapter Conference in Evanston, Illinois

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

NOTE: Chair Fitch reviewed the procedure for a public hearing.

7. NEW PUBLIC HEARINGS

Plan Case No. 2239-M-14: A request by the Urbana Zoning Administrator to adjust the boundaries of the Boneyard Creek District based on the recently adopted Federal Emergency Management Agency (FEMA) flood maps.

Chair Fitch opened this public hearing. Kevin Garcia, Planner II, presented this case to the Plan Commission. He began by giving a background and introduction on the history of the Boneyard Creek Boundary. He reviewed the development regulations in the Boneyard Creek District. He talked about the bonus provisions available to the owners of properties in the district and explained the proposed changes to the district. He stated that the proposed request comes from the City Council and Mayor Goals 2014-2017 and how the 2005 Comprehensive Plan relates to the request. He mentioned that City staff reached out to the public by holding an open house on August 12, 2014. He read the options of the Plan Commission and presented City staff's recommendation for approval.

Chair Fitch asked the Plan Commission if there were any questions for City staff.

Mr. Otto expressed his astonishment that the floodplain map shrunk rather than expand. He wondered if this is due to the detention ponds. How does the Federal Emergency Management Agency (FEMA) figure the calculations? Mr. Garcia replied that they probably use some advanced models. He knows that they look at the elevations, permeable surfaces and detention basins. Mr. Engstrom added that he believed the reduction is mostly due to the upstream additional flood capacity and the detention basins because there were not very many topographic changes within the University of Illinois campus. Mr. Otto commented that it is very dramatic in that there is such a clear line west of Lincoln Avenue and then when you get beyond Lincoln Avenue to the east, then all of a sudden it starts resembling more of the historic floodplain. How properties are affected is of interest to the City because there are pretty severe restrictions on what can be done within the floodplain. It seems like the University of Illinois and the land owners west of the U of I have free reign along the Boneyard Creekway.

Chair Fitch questioned whether the study was done prior to the improvements being done on Urbana's side of the Boneyard Creekway. Will the improvements have any impact on the floodplain? Mr. Engstrom replied that the FEMA maps were done prior to the improvements that were done in Downtown Urbana. Perhaps down the road, if FEMA redoes the maps there may be an impact.

With no further questions for City staff, Chair Fitch opened the hearing up for public input.

Ross McNeil approached the Plan Commission and stated that the corner of his property is touched by the floodplain, so he was surprised to see that his property was being included in the group of houses that have many restrictions. He understood that there are bonus revisions to go with being part of the Boneyard Creek District; but as an owner-occupied single-family residence, the bonus revisions do not interest him. Therefore, he does not see any benefit but he does see potential harm from the restrictions. He was curious why his property was included when the potential flooding has moved away from his house.

He commented that in the past the street was a little low. However, when the Urbana Park District made improvements to the Thornburn Center, the parking lot was designed with drainage in mind. It does a wonderful job of retaining water. The general area has had no water problems in years. Mr. Engstrom responded that there are some properties that are similar to Mr. McNeil's property in that they are barely touched by the floodplain. Basically, the reason for the district is to make sure that any development on properties near the floodplain does not impact the floodplain. Even though you might just have a sliver of the floodplain on your property, it could be possible that redevelopment (regrading of the property) could have an impact. This is something that the City just wants to be aware of and make sure there are no negative impacts. Mr. Ross understood this.

He mentioned that the three houses there including his are part of the Urbana Park District's long term plan, so this is one more reason for his property to not be included because at some point in the future it will probably be open park space.

Mark Nilges approached the Plan Commission to express curiosity about why his property was added to the floodplain as well. Mr. Engstrom replied that it is probably due to better modeling with software and better data on what the topography is. Mr. Nilges commented that his house is built up high and the backyard slopes down. Being included in the district will only devalue his property and raise his insurance.

Steve Cox approached the Plan Commission and stated that he had his lot surveyed in 2004 and found that only a small portion of the backyard was in the floodplain. Due to the survey, he received a refund for the flood insurance that the mortgage company required him to purchase in 2003. Mr. Engstrom explained that the Boneyard Creek District is only a zoning overlay district. It does not have anything to do with the actual FEMA Floodplain Insurance requirements. He understood the requirements to only apply if the floodplain touched the house or if the land owner builds into the floodplain. So, the overlay district will not affect the flood insurance requirements or lack thereof.

Mr. Cox inquired about the bonus revisions with regards to the extra lot size. Mr. Garcia explained that in terms of building calculations, the City could take the distance from the edge of the his property line to the middle of the Boneyard Creek into account when calculating the maximum square footage for buildable area.

Mr. Garcia went on to say that the provisions were first put into place in 1979 when the City first developed the Boneyard Creek District. Current City staff has found some issues with interpreting how the bonus provisions would work, so they have been discussing how to make the bonus provisions clearer or to rework them to make them more usable.

There was no further input from the audience, so Chair Fitch closed the public input portion of the hearing. He, then, opened the hearing up for Plan Commission discussion and/or motion(s).

Mr. Otto stated that FEMA has restrictions on what can be built within the floodplain. FEMA is not concerned as long as the building does not touch the floodplain; however, the City flags the whole property even if only a corner of the property is inside the floodplain. This requires a landowner in the district to apply for a permit for what? Mr. Engstrom said mostly to check for changes in grading to make sure there would be no additional drainage into the floodplain area.

Mr. Otto asked if the building permit could possibly be approved by the Zoning Administrator without having a hearing if the proposed development did not change the topography back within the floodplain area. Mr. Engstrom said that is correct.

Ms. Byndom questioned if the value of a property would decrease because of being added to the floodplain area. Mr. Engstrom said probably not unless the potential buyer intended to develop the entire lot including the part of the lot that is located in the floodplain. In general, he did not think it would decrease the property values. In fact, there are the bonus provisions that would be beneficial to landowners who want to develop or redevelop their lots in the district.

Ms. Byndom asked if the landowner would need to publish that the property is located in the Boneyard Creek District when they go to sell the property. Chair Fitch answered that it would be published that the property is in the district, and it could have an impact on the sale depending on what a prospective buyer wants to do with the property. Mr. Otto added that lenders want to know if the building is in the floodplain, not so much the entire property. Floodplain maps are estimates of the topography, but there are actual publications that show the base flood elevation. A surveyor can establish that your house is above the base flood elevation, and then you will not need any floodplain insurance.

Chair Fitch asked if all the newly added properties are residential. Mr. Engstrom stated that they are primarily residential.

Chair Fitch stated that he would like to have more information about the properties that are only partially in the floodplain. Mr. Garcia showed a map indicating the old boundary (red), the new boundary (blue) and unchanged areas (purple).

Chair Fitch asked what the gain is to the City of Urbana of bringing these properties into the protection of the Creekway District. Mr. Engstrom replied that is just ensuring that any potential developments do not have a negative impact on the floodplain. Mr. Fitch asked if it would be possible to look at a provision that says we flag these as possible future Creekway extensions if there is a significant redevelopment. Mr. Engstrom said yes, but with the way that the proposed zoning map amendment was being presented it would be something that would require a future text amendment to the Zoning Ordinance. Mr. Garcia added that if the potential redevelopment would be something major, then the Plan Commission would have a public hearing. A minor development would be administratively reviewed.

Mr. Otto explained that the City does not have any control over the floodplain. FEMA determines the floodplain. If you look at the actual FEMA maps, they have foot-by-foot what the grade is as it goes downstream. A homeowner can pay a surveyor to determine if they are in

or out of the floodplain. The proposed request is only adding and removing properties from the City's Boneyard Creek District, which flags property for review and consultation of future development plans. It does not change the FEMA Floodplain maps.

Mr. Otto stated that it makes sense to remove the properties that FEMA has determined to no longer be inside the floodplain. The question is should the City continue to use the old principle that if the corner of the property is within the floodplain to list the entire property. He sees it as being straight forward and not that onerous on the owners. It is not changing anything dramatically and is consistent with the way it was conceived 30 years ago.

Mr. Otto moved that the Plan Commission forward Plan Case No. 2239-M-14 to the Urbana City Council with a recommendation for approval as presented herein. Mr. Fell seconded the motion. Roll call was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	No
Mr. Otto	-	Yes	Ms. Byndom	-	Yes

The motion passed by a vote of 3-1.

Mr. Engstrom stated that this case would be forwarded to the City Council on September 15, 2014.

Plan Case No. 2240-SU-14: A request by Henson Disposal, Inc. for a Special Use Permit to establish a construction and demolition debris recycling center at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District.

Chair Fitch opened this case and continued it to the next regular meeting of the Plan Commission at the request of the petitioner.

Plan Case No. 2241-SU-14: A request by Southwind RAS, LLC for a modification of an approved Special Use Permit for a recycling center at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District.

Chair Fitch opened this case and continued it to the next regular meeting of the Plan Commission at the request of the petitioner.

Mr. Engstrom explained that Plan Case No. 2240-SU-14 and Plan Case no. 2241-SU-14 are interrelated and the petitioner is requesting that they be heard together. The owner of Henson Disposal had a conflicting public hearing for an existing property in McLean County, which is why he asked for a continuance.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

Carol McKusick talked about the following:

- The way City staff facilitates cases and business that is not considered a case, such as the By-Laws.
- Distribution and Timeliness of the distribution of materials. She felt that the ability for applicants to switch out materials up to the time of the meeting would be an advantage for the applicants. One would think that when a case is opened that there would be materials provided for the Plan Commission members and members of the audience to begin reviewing.
- By-Laws – Article V.4: The Plan Commission can add something to the agenda by unanimous vote. Should also have a provision for electronic meetings. This would allow people to conference in electronically to make a quorum.
- By-Laws – Article VI.17: Presentation of evidence. Chair Fitch stated that if the Plan Commission did not take evidence from a petitioner or an opponent, then it would open the City up to litigation. It would seriously damage any decision made by the Plan Commission. They also take evidence through the end of the public hearing to be able to make the best decision possible. Ms. McKusick talked about the permanent filing of evidence and materials in the corresponding case files. Chair Fitch explained about the packets. Other evidence received late after the packet has been distributed should be copied and made available on the back table prior to the start of a meeting.
- Quorum – She changed her opinion about holding meetings without a quorum present. Any commission has to make decisions, and decisions have to be made by a quorum, so no meeting should be held without a quorum.

10. STAFF REPORT

Mr. Engstrom reported on the following:

- Plan Case No. 2235-SU-14 regarding the Kingdom Hall Church expansion was approved by the City Council.
- Plan Case No. 2234-T-14 regarding the text amendment proposing the addition of medical cannabis dispensaries and cultivation centers was approved by City Council.
- 2014 Illinois APA Conference in Evanston, Illinois. He encouraged the Plan Commission members to attend if they are able.

Chair Fitch asked if there are any area businesses who have applied for either a cultivation center or a dispensary. Mr. Engstrom replied that there are multiple parties that are going to apply for dispensaries. Mr. Garcia noted that there is one group interested in opening a cultivation center. The group is interested but having difficulties in locating a site for the center.

11. STUDY SESSION

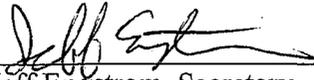
There was none.

September 4, 2014

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:29 p.m.

Respectfully submitted,



Jeff Engstrom, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: September 18, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins,
Bernadine Stake, David Trail

MEMBERS EXCUSED: Dannie Otto

STAFF PRESENT: Jeff Engstrom, Interim Planning Manager; Kevin Garcia, Planner
II; Teri Anzel, Planning Administrative Assistant; Scott Tess,
Environmental Sustainability Manager

OTHERS PRESENT: Richard Guerard, Tom Kirk, Carol McKusick, Patrick Moone,
Susan Taylor

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

Chair Fitch called the meeting to order at 7:30 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the September 4, 2014 meeting was presented to the Plan Commission for approval. Mr. Fell moved to approve the minutes. Mr. Hopkins seconded the motion. The minutes were then approved by unanimous voice vote as presented.

4. COMMUNICATIONS

- Plan Case Nos. 2240-SU-14 and 2241-SU-14 Updated Staff Recommendations

5. CONTINUED PUBLIC HEARINGS

Plan Case No. 2240-SU-14: A request by Henson Disposal, Inc. for a Special Use Permit to establish a construction and demolition debris recycling center at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District.

Plan Case No. 2241-SU-14: A request by Southwind RAS, LLC for a modification of an approved Special Use Permit for a recycling center at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District.

Chair Fitch reopened the two cases to be reviewed simultaneously. He reviewed the procedures for a public hearing.

Kevin Garcia, Planner II, gave the City staff presentation on the proposed two Special Use Permit requests. He began by reviewing the original special use permit that was previously approved in 2013 for Southwind RAS, LLC at 910 and 1000 West Saline Court and noting the intent for each of the proposed special use permit requests. He described the two subject properties and the surrounding adjacent properties by noting the zoning, existing land uses and the future land use designations of each. He talked about the proposed uses for each site. Referring to Exhibits C-3a and C-3b, he explained how trucks would enter the sites to be weighed and processed.

He discussed the Illinois Environmental Protection Agency (EPA) proposed bill, HB 4606, which would exempt construction and demolition debris recycling centers from having to get permits from local authorities. Since the Governor vetoed the bill on August 18, 2014, legislature will need to vote on the Governor's changes. Until the bill is approved or if legislature fails to act on the Governor's changes, Henson Disposal will need to obtain a local siting permit from the City of Urbana.

He reviewed the requirements for a special use permit according to Section VII-4.A of the Urbana Zoning Ordinance and read the options of the Plan Commission. He, then, presented the updated City staff recommendation for each case, which is for approval of each proposed special use permit.

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

Chair Fitch asked for verification on the two requests. Henson Disposal is requesting a special use permit to allow the use of a construction waste recycling facility and Southwind is asking for approval of an amendment to their approved special use permit to allow them to move the entrance and scales further north on the site. Mr. Garcia said that was correct.

Mr. Fell asked if City staff is okay with whatever runoff comes off the waste and runs into the City's storm sewer. Mr. Garcia replied that the City Engineer has reviewed the plans and approved them. Scott Tess, Environmental Sustainability Manager, added that the proposed industrial development has a regional retention pond that was developed along with the road to

handle the stormwater for all the properties. Any runoff will settle in the pond and not travel further.

With no further questions from the Plan Commission for City staff, Chair Fitch opened the hearing for public input.

Rich Guerard, Attorney for Henson Disposal and Southwind, and Tom Kirk, Principal of Henson Disposal, approached the Plan Commission. Mr. Guerard pointed out that Pat Moone, of Farnsworth Group, prepared the Site Plan for both cases and was also available to answer any questions.

Mr. Guerard stated that Mr. Garcia gave a complete report of the site and of the operation. So, they would like to only add a couple overall comments. They are complying with all of the ordinances. There will be no variances. The two developments will be located in the heavy industrial zoning district with compatible uses adjacent to them. He noted that this will be a green technology for both uses. The recycled asphalt shingles has now been approved for use. It is an additive that is used in IDOT, the Tollway Authority, the City of Chicago and most of the counties. It is a green technology that recycles 99% of the asphalt shingles that goes into an asphalt product that improves the mix rather than going into the landfills. It is a similar operation with construction and demolition debris. Instead of filling up the landfills, the products are sorted and recycled. Companies who are trying to qualify for LEED or green buildings, they have to have a place to go to have materials recycled.

With regards to the water runoff, he stated that neither site would accept hazardous materials. Southwind RAS has already applied and received its NPDES permit. They have already submitted a plan for BMPs (Best Management Practices) for drainage and such. It has been approved by the state and by the City Engineer. Also, the asphalt shingles are the same shingles that people have on their homes, so there is not any type of petroleum in them.

Mr. Trail asked if they planned to use water for dust control. He wondered how much water the process would require. Mr. Guerard responded saying that with regards to recycling of asphalt shingles, they use grinding equipment that will grind the shingles into a granular material. Inside the grinding equipment are spray bars, and they spray just enough to keep the dust down. Tom Kirk, of Henson Disposal, stated that they have spray bars and dust control inside the building. Their facility in Bloomington has the same kind of grinding equipment as the one that Southwind RAS will use. It only uses about 1/3 of a gallon of water per minute. There is not really any runoff water because the materials soak up most of the water. They try to use as little water as possible because they get charged by weight. Water is heavy.

Ms. Stake wondered about glass materials. Mr. Kirk explained that they do not recycle glass. Glass materials are used as Alternate Daily Cover (ADC) in the landfill to cover the garbage to cut down on the smell. Household products that are sold in glass containers can be recycled and turned into colored glass. Henson Disposal applies to construction waste; not household waste.

Carol McKusick approached the Plan Commission. She asked if the location of the entrance was within 400 feet of the property at 910 West Saline Court. Mr. Engstrom said that since both uses

are basically using one site, there will only be one entrance for the two uses. It really does not matter. Ms. McKusick said it might matter because Henson Disposal is dependent on EPA regulations.

Will there be a certain amount of mixture to the loads going in for the asphalt shingles? Southwind RAS will be going forward with their development because they have all of their permits in place. Will they be only accepting shingles? Mr. Engstrom stated that Southwind RAS does have all of their permits from the EPA. Those permits are based on the Site Plan; however, he did not feel that the changes to the Site Plan were important to the permits. So, the permits for Southwind RAS are still valid, and Henson Disposal will be applying for their permits once they get approval for the zoning.

Ms. McKusick wondered when the two companies planned to begin their operations. Mr. Fitch stated that the written staff reports say May to June of 2015. Ms. McKusick suggested that the City post the EPA number on the internet so people will know where to find it.

With no further comments or questions from the audience, Chair Fitch closed the public input portion of the hearing. He, then, opened the hearing up for Plan Commission discussion and/or motion(s).

Mr. Fell commented that as an architect, he has more clients trying to get LEED certified for their buildings. It is easy to get the lowest level of LEED certification on a building because you can get that with transportation corridors, etc. To get the highest level of LEED certification is really difficult because it is hard to find a location for your waste. If they have to the waste a long way, it gets very cost prohibitive. He feels the two uses would be beneficial to the community.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2240-SU-14 and Plan Case No. 2241-SU-14 to the City Council with a recommendation for approval subject to the conditions listed in the revised staff recommendations. Mr. Fell seconded the motion. Roll call on the motion was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Ms. Stake	-	Yes
Mr. Trail	-	Yes	Ms. Byndom	-	Yes

The motion was passed by unanimous vote. Mr. Garcia explained that these two cases would be forwarded to the City Council on October 6, 2014.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

There were none.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

Carol McKusick talked about the following:

- Board of Government Information could make access to the boards and commissions efficient and very accessible. A Board of Government Information could be a board of experts could figure out a range between the State of Illinois Open Meetings Act and Freedom of Information laws and each City board and commission bylaws. There is a lot of intricacy to the ordinances for each board and commission. The Plan Commission is supposed to review their bylaws once a year. This process was started in March of 2013 and has yet to be completed a year and a half later. Mr. Fitch stated that the Plan Commission does not have any purview over a Board of Government Information. He believed this would need to be presented to City Council. He suggested that she talk to her Alderperson.

10. STAFF REPORT

There was none.

NOTE: Ms. Stake was excused at 8:17 p.m.

11. STUDY SESSION

Presentation on the Urbana Climate Action Plan Phase 2

Scott Tess, Environmental Sustainability Manager, gave a presentation on the following:

- Background
 - 2012 – Climate Action Plan Phase 1 completed
- Climate Action Plan Phase 2 Document
 - 2015-2020 time frame
 - What it includes
- A Few Acronyms
 - GHG = Greenhouse Gases
 - MT or MTCO₂e = Metric tons of CO₂ equivalent
- Phase 1 Accomplishments
- Our Goals
- Where we are at
 - 2007 and 2013
- Modeling
- 6 Goal Areas: 23 Actions

- Reduce emissions from building energy consumption
- Reduce emissions from gasoline consumption
- Increase renewable energy purchasing and installation
- Adapt to climate change impacts
- Partner to enhance local participation in existing programs
- Monitor progress towards climate action plan goals

Mr. Trail wondered how much effort is going into the adaptation versus how much reduction of greenhouse gases. Mr. Tess referred to the Home Energy Performance Program to use as an example. To sweeten the deal on Ameren's Home Energy Efficiency Incentives, the City did a lot of promotions around this in addition to Ameren's Act on Energy and spent around \$74,000 over a year to year and a half. Per dollar it was very effective and cheap way to get greenhouse gashouse reductions. If the City were to restart that program, it would be around \$60,000 to \$70,000 per year. Adaptation strategies are hard to generalize.

Mr. Trail wondered what the basic ratio would be. Mr. Tess stated the four actions of Adapting to Climate Change Impacts. Many of the strategies involve changing how we do. There are not a lot of cost implications.

Mr. Trail wondered how urgent does the City perceive adaptation to be. Mr. Tess stated that we have to do both adaptation and greenhouse reduction. The City Arbor Division has been working towards diversifying the species list for years. The Climate Action Plan would only be codifying it and setting numerical targets. Representatives from the water company, utility company, Public Health came and talked with City staff about what a changing climate would mean for their work. One conclusion they came to is that many strategies are outside of the City government. So many of the items on the top ten list are not within the City's purview. Another conclusion they came to regarding the climate adaptation strategies is that they would not being doing new things, just doing more of what we are already doing. The last conclusion is to plan to re-assess frequently.

Mr. Fell commented on Goal #1 by saying that it would be bad to REQUIRE new commercial buildings to achieve LEED certification and it would affect development in the City. Developers will look at it as a penalty because it is expensive to do and not always within their economic interest to do. Incentives are very good and do encourage developers to try for LEED certification. Mr. Fitch added that he read an article about cities increasing the FAR on a project if the developer achieves LEED certification. There may be other bonus points for doing other things. He agreed with Mr. Fell. Mr. Engstrom pointed out that City staff is working on an amendment to incorporate LEED for neighborhood design standards into the PUD section of the Zoning Ordinance. Staff have not looked into offering incentives as mentioned by Mr. Fell and Mr. Fitch, but could definitely research it. Mr. Tess replied that it could also include tax abatements.

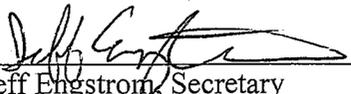
Chair Fitch believed this is a great study and is glad to see the success that the City is having.

September 18, 2014

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:49 p.m.

Respectfully submitted,



Jeff Engstrom, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: October 9, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Corey Buttry, Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins, Dannie Otto, David Trail

MEMBERS EXCUSED: Bernadine Stake

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services; Jeff Engstrom, Interim Planning Manager; Teri Andel, Planning Administrative Assistant; Brad Bennett, Assistant City Engineer

OTHERS PRESENT: Mohammad and Road Al-Heeti, Mir Ali, Waqar Ehsan, Waleed Jassim, Mikal Karim, Charles Lozar, John C. Marlin, Brant Muncaster, Waleed Muhammed, Faruq Nelson, Zeenet Rashid, Chuck Reifsteck, Stanley Summers, Steve Summers, Bridgett Wakefield, Aaron Wozencraft

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

Chair Fitch called the meeting to order at 7:30 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the September 18, 2014 meeting was presented to the Plan Commission for approval. Mr. Fell moved to approve the minutes. Ms. Byndom seconded the motion.

Mr. Trail requested that the minutes reflect how much water Mr. Kirk stated the grinder in their facility in Bloomington uses. Mr. Engstrom responded that this information will be added to the minutes.

The minutes were then approved by unanimous voice vote as amended.

4. COMMUNICATIONS

Regarding Case No. CW-2014-01:

- Letter from Patricia A. Fitzpatrick in opposition
- Email from Kevin Hunsinger in opposition
- Letter from Gwain Zarbuck II DC of Zarbuck Chiropractic Clinic in opposition
- Map Indicating the Number of Floors that Surrounding Buildings have

Regarding the future Digital OASS Text Amendment:

- Driver Visual Behavior in the Presence of Commercial Electronic Variable Message Signs (CEVMs) dated September 2012 submitted by Cain Kiser of Adams Outdoor Advertising

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Case No. CW-2014-01 – A request by the Central Illinois Mosque and Islamic Center for a Creekway Permit to construct a dormitory/gymnasium at 711 West Western Avenue in the R-5, Medium High Density Multi-Family Residential Zoning District and the Boneyard Creek District.

Chair Fitch opened this case and then reviewed the procedures for a public hearing.

Jeff Engstrom, Interim Planning Manager, presented the staff report for this case to the Plan Commission. He began by talking about the proposed development. He described the subject property and the surrounding adjacent properties noting their zoning, existing land uses and future land use designations. He reviewed the exhibits attached to the written staff memo and referred to the handout on Surrounding Building Heights.

He talked about Western Avenue, which functions more like an alley than a street due to the width of the pavement. Referring to Exhibit E, the Proposed CIMIC Campus Site plan, he talked about the two subject properties. He also discussed the previous approval granting a Boneyard Creekway Permit for the proposed development and explained that CIMIC was not ready to start

construction on the project and the approval lapsed in the last three years. They have gotten all of their needed financing and are ready to move forward with the project. They are asking for re-approval of the project with a few minor changes to the Site Plan. Those changes are 1) handicap parking be located across Western Avenue with the other parking spaces, 2) additional reduction in the setbacks along Busey Avenue.

He stated that thirteen additional parking spaces are required for the dormitory use. The ancillary uses are covered in the existing mosque parking lot. CIMIC plan to build to LEED standards and to pursue the University of Illinois certification for the housing. They plan to provide a multi-use path easement along the Boneyard Creek to the City of Urbana. Referring to the other exhibits, he talked about the Open Space area.

He also talked about how most of the proposed parcel is in the floodplain. In order to remediate this, the applicant is proposing to elevate the building and provide compensatory drainage storage under the building. He showed where the entrances into the proposed building will be located and explained that people who drive to the building will park across Busey Avenue in designated parking spaces in the CIMIC parking lot, then walk up Busey Avenue to Western Avenue, cross the street and enter through the main entrance along Western Avenue. He mentioned where the waste receptacle would be located and that it would be screened.

He briefly reviewed the landscape plan and the floor plan layouts. He, then, reviewed the bonus provisions that the applicant is requesting, which are as follows: 1) Increase in the maximum height allowed from 35 feet to 47 feet; 2) requested building setbacks along Western Avenue and along Busey Avenue; 3) handicap parking be located in the parking lot across Busey Avenue rather than at 711 West Western Avenue; 4) allow the Mosque and the proposed Annex parcels to be treated as one zoning lot so that they can share the Floor Area Ratio and Open Space Ratio to meet the required standards; and 5) allow for the transfer of development rights to move 13 parking spaces and 11,979 square feet of FAR from 106 South Lincoln Avenue to 711 West Western Avenue.

He talked about the review process noting the criteria that the Plan Commission should use to determine whether they just grant the proposed Creekway Permit. He talked about the meeting that was held between the Boneyard Creek Commissioner, the Zoning Administrator and the City Engineer. He stated that after reviewing the Site Plan, they decided to forward this case to the Plan Commission and to recommend approval of the proposed development including the requested bonus provisions and subject to the conditions as recommended by City staff.

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

Mr. Fell asked if the applicant sold the properties, how would the proposed Annex remain in conformance with the development and zoning requirements with regards to FAR and parking. Mr. Engstrom replied that the transfer of the development rights for parking and FAR will be part of the deed for the Annex property. The 11,979 square feet of FAR that is being transferred is not specific to a certain area of the Mosque property. They will be allowed to expand but will have to subtract the 11,979 square feet of FAR.

Mr. Trail asked if the transfer of development rights would represent an obstacle for the applicant to sell the Annex site as a standalone property. Mr. Engstrom replied that it would not present an obstacle, but it could complicate the matter a little. Upon approval and construction of the proposed Annex, the City would require CIMIC to record the transfer rights before we would issue a Certificate of Occupancy. So, if a future sale happens, then the rights would be sold along with the physical ground of 711 West Western Avenue. Libby Tyler, Director of Community Development Services, added that the transfer of development rights (TDR) is a benefit that is available under the zoning regulations, but it is also with the approval of the proposed permit would be an encumbrance on both lots, which is part of the recording. To sale the two lots individually would create some difficulties. If Busey Avenue was not there, then the two lots would be one zoning lot, and the FAR would be calculated on that entire lot. Also, In terms of parking, she clarified that the proposal does meet the minimal required number of parking spaces. The Zoning Ordinance does allow off-street parking in any zoning district within 600 feet of a property. The City allows agreements between property owners because parking is a premium and we want to encourage that it be used optimally. So, there are some uses in the City that do provide some or all of their parking off-site within 600 feet.

Mr. Otto clarified that if the Mosque had 30,000 square feet FAR on the west side and are currently using 13,722 square feet for the mosque building and transfer 11,000 square feet FAR to the proposed Annex across the street, then that leaves CIMIC around 6,000 square feet FAR to build on anywhere on the west property.

He went on to say that even though they will have an easement for the parking rights, if the lot was sold there would not be a transfer of title to the land for the parking spaces. The deed for the west property would simply show that the owners of the east side have an easement that would allow them to park vehicles on the west side. Mr. Engstrom replied that is correct. The Mosque property would still be one lot but with an easement for parking spaces for the east property.

Mr. Trail asked if CIMIC sold the two properties to separate owners, the new owner of the west property would not get the transferred FAR back. Mr. Engstrom said that is correct.

Mr. Fell stated that the handout showing the number of stories or floors is a bit of a misrepresentation because even though it says the proposed building will be three stories, it will actually be four stories tall because of the ground floor being left open. He asked if City staff knew the height and the bulk of the adjacent properties. Mr. Engstrom replied that they did not measure the adjacent properties because it would be too hard to do. Instead, they provided the handout stating the number of stories of each adjacent building. He added that many of the two story buildings are higher than two stories. The height of the building is measured to the middle of the pitched roof line or half way to the top, so the tip of the roof could easily be higher. The proposed building will have a flat roof so there will be no pitched area and the roof will all be at 47 feet. Ms. Tyler clarified that 47 feet is the same height that was presented and approved in 2011. She pointed out that the additional 12 feet is the maximum bonus height allowed in the Boneyard Creekway.

There were no further questions for City staff, so Chair Fitch opened the hearing up for public input. He explained the procedures for a public hearing.

Brant Muncaster, of Gorski Reifsteck Architects, stated that he represented the petitioner. He thanked Mr. Engstrom and Ms. Tyler for their help on the proposed project. CIMIC has worked with City staff quite a bit and felt that they had created a project that deals with all of the issues and conforms to the Zoning Ordinance and building codes. Mr. Engstrom's presentation covered all of the major notes of the proposed project. He would answer any questions.

Mr. Trail asked about the south side of the proposed building. Will it be open or closed in as crawl space? Mr. Muncaster replied that the entire building will be elevated because they are changing the contour of the floodplain. They need to allow water to come in and occupy a similar volume; otherwise, the flood water would spread to the adjacent properties. With the building being open on the ground level it makes the property comparable to being undeveloped as it is now.

Mr. Trail asked if someone would be able to walk under the building. Mr. Muncaster answered by saying that there would be three to four feet in height of open space under the building. They plan to cover it with prairie grass.

Charles Lozar, owner of 714 West Elm Street, started out by thanking CIMIC for a public offer they made to him when there was a fire in one of his buildings. He went on to say that many of his objections to the 2011 proposal have been corrected in the newly proposed plans. However, density and traffic in and out of the area will increase if the proposed Annex is approved, and Busey Avenue is already busy. The property to the immediate north of the subject property will never see sunlight once the proposed Annex is built. No one will be willing to purchase the subject property in the future due to the parking arrangement. Although the architect who designed the proposed Annex did a very good job, he expressed concern about the open space becoming a shelter for animals. He asked if the proposed site would be tax exempt because of its religious affiliation. Ms. Tyler replied that she believed it would be tax exempt.

John C. Marlin, owner of 712 West Western Avenue, stated that it is an awkward block with the Inter-Urban railway having gone through there in the past and with the fill issue of the old Boneyard Floodplain, which makes some of the ground unstable. So, trying to design a building of this height and scale for the size of the subject property has posed problems. He believes that the problem lies in trying to put a gymnasium in a dormitory.

He stated his concerns with the proposed Annex, which were as follows: 1) Proposed balconies will be too big and awkward and will create more of a shadow problem. In addition, the architect stated at the Boneyard Creekway Conference meeting that they might install the air compressors for the air conditioners on the balconies. Two problems with this would be the odor and the noise. He suggested that the air compressors and other noise making devices be located on the roof of the building or on the side of the building with shielding; 2) Location and accessibility of the garbage dumpsters. He recommended that it be put in at an angle so that garbage trucks can back in easier without getting in the sidewalk or adjacent parking lots and front yards; and 3) Plowing of snow along Western Avenue. Many homes front right along Western Avenue.

Mr. Marlin talked about parking and how there used to be enough room for people to park next to their buildings along Western Avenue. Now the City allows people to park in the right-of-way.

In terms of a path along the Boneyard Creek, the City may an opportunity to go from Lincoln Avenue to Busey Avenue. It would give good access to the Mosque and to the proposed Annex.

Mr. Muncaster re-approached the Plan Commission. Mir Ali, petitioner, joined him. Mr. Muncaster responded to some of the concerns of the public. He addressed the concern that the building at 712 West Western would never see the light of day. He noted that the building would be 43 feet away from the proposed Annex. While 712 West Western would be shadowed by the proposed Annex during most of the day in the winter, there would still be times when sunlight would hit the property. With regards to the opening underneath the building, he stated that they planned to put gated screenings around it to keep animals out but would still allow maintenance workers to get in. He understood that the balconies would create a little more shadow on the neighboring property; however, the balconies would not be that big and would be beneficial to the residents that live in the building.

Mr. Ali stated that some of the issues were the same as the issues in 2011. He appreciates Mr. Lozar and Mr. Marlin's comments and will take them seriously.

The issue of traffic they have dealt with intensively. It should not be an issue now. They take parking seriously and have a Parcel Manager who looks around and keeps an eye on the parking. Regarding sunlight access to 712 West Western Avenue, there will not be a shadow all of the time. As for being tax exempt, CIMIC owns a couple of apartment buildings that they pay taxes on, so he assumes that they will pay taxes on the proposed dormitory.

With regards to the proposed Annex being too big, Mr. Ali replied that there are many large buildings in the City. CIMIC is located next to the University of Illinois campus where there are many other large buildings. Mr. Lozar's apartment building is many stories. He believes that the proposed Annex will help beautify the area.

They came up with the concept of a gymnasium and student housing as one idea. The dormitory is for students who are young people, and they want to encourage the students to be physically active. They also plan to use the gymnasium for multi-purpose activities.

As for the mechanical units being located on the balconies, he stated that they are still in the process of studying this. They have not made any final decisions. They will take Mr. Marlin's concerns seriously and if they think it will create any noise issues, then they will consider placing the units on the roof. Mr. Muncaster added that part of the project is to meet some of the LEEDS standards to be LEED Certified. There are many ways to achieve certain points to get to a certain level of LEED Certification. One of the ways is the efficiency of the mechanical systems. So, they were considering mechanical units for each individual apartment, which might require them to have the condensers on the balconies. If they did this, then they would screen the condensers to dissipate the noise and hide them visually.

Mr. Ali stated that he believes that the neighbors will be happy once the building is constructed because it will improve the area. They are aware of not creating problems for their neighbors. Therefore, he requested that the Plan Commission consider approving the proposed development.

Ms. Byndom asked if the gymnasium would be for the occupants in the student housing or would it be open for the public. Mr. Ali replied that it would be only for the occupants.

Bridgett Wakefield, of Gorski Reifsteck Architects, talked about the shadowing. She stated that they did not have time to do a solar study; however, if you look at the handout of Mr. Engstrom's showing the number of floors that each adjacent building has. The adjacent building at 714 West Elm Street has 3.5 floors and shows how big the shadow is. This building is similar to the proposed development in height. So, the handout proves that the building at 712 West Western Avenue will see the light of day.

With no further comments from the audience, Chair Fitch closed the public input portion of the hearing. He asked the Plan Commission if they had any additional questions for City staff.

Mr. Fitch asked if 702, 704 and 712 West Western were non-conforming properties with regards to the front-yard setbacks. Mr. Engstrom said that they are non-conforming because they were built within the required front-yard setback.

Mr. Fell wondered how far the balconies on the proposed development could extend into the setbacks. Mr. Engstrom answered saying that balconies could extend five feet into the required setbacks.

Mr. Trail asked if there was any concern about pedestrian traffic between the proposed Annex and the parking lot across Busey Avenue during the original public hearing. Also, has the City discussed putting in a pedestrian crossing in the middle of the block on Busey Avenue to make it safer? Does the City have any intention of making Western Avenue a one-way street? He noticed a "Do Not Enter" sign posted off the Lincoln Avenue entrance onto Western Avenue. Mr. Engstrom replied that with regards to the crosswalk, City staff discussed this and the City Engineer did not want a mid-block crossing exclusively for the proposed Annex. City staff felt that crossing at Western Avenue and Busey Avenue would work best. In the future, when the City makes improvements to the Boneyard Creek, the City will install a crosswalk then for the purpose of the pathway. There are currently no plans to change Western Avenue to a one-way street.

Mr. Trail wondered if it was usual to allow handicap parking to be located across the street from the use. Wouldn't it be better to put the crosswalk for the Boneyard Creek pathway closer to CIMIC and the Annex so that CIMIC would ensure that the sidewalks are handicap accessible in the future? Mr. Engstrom said that it is unusual to have handicap accessible parking located across the street from the use, but CIMIC contacted the State of Illinois architect's office that oversees parking and got a letter to support it. When the Boneyard Creek pathway and crossing is installed, he believes it will become the de facto crossing for handicap people.

Ms. Tyler asked Mr. Muncaster to talk about the condition of the sidewalks. Mr. Muncaster stated that they have not looked at the sidewalks on the west side of Busey Avenue, so he is not sure what condition they are in currently. Part of the project will include constructing new sidewalks along the east side of Busey Avenue.

Ms. Byndom expressed concern about how difficult it would be for a person in a wheelchair to cross when there is snow or bad weather. Mr. Fitch stated that it was originally located on the east side next to the Annex. The Plan Commission could make a motion to move the handicap parking space back to the east side of Busey Avenue. Mr. Engstrom explained the reason for moving the handicap parking space to the west side is because they could not fit the parking space in without it extending into the City right-of-way. Ms. Wakefield added that there were a few factors that played into wanting to move the handicap parking space. A single handicap parking space located next to the proposed Annex building would not be maintained as quickly in a snow as it would be located in the parking lot. They had heard from many neighbors that Western Avenue is not one of the first streets to be plowed; whereas Busey Avenue is. They are just trying to maintain the best place for people to park whether they are in wheelchairs or not. One of the requirements by the State in approving the location of the handicap parking space is that CIMIC must designate the closest available parking space to the proposed Annex building as the handicap parking space.

Mr. Otto clarified that there will be 38 beds in a 24,600 square foot building. If instead of having a gymnasium, they provided more housing units, how many additional beds would that accommodate? Mr. Engstrom replied there could be about twice as many.

Mr. Otto asked Mr. Lozar how many units are in his building at 712 West Elm Street. Mr. Lozar replied 33 beds.

Mr. Otto explained that he was only trying to point out that there could be more density in terms of beds if CIMIC did not construct the gymnasium. Mr. Lozar pointed out that in design criteria for a normal development in the R-5, Medium High Density Multiple Family Residential Zoning District, every bed generates a half a parking space requirement.

Mr. Trail questioned the setback along Western Avenue. Mr. Engstrom had previously mentioned that the average setback is 25 feet. Is that for the south side only of Western Avenue? Mr. Engstrom said yes.

Ms. Byndom wondered if the garbage truck would have any problems with accessibility to the trash receptacles. Mr. Muncaster responded saying that Western Avenue is 17 feet wide and the actual garbage enclosure is another 15 feet, so it gives a good area for a garbage truck to turn around. Mr. Fell added that the garbage truck will drive down the street, wheel the dumpster out to the truck and dump it, so they will not need to turn around.

Mr. Fell commented on the bulk of the building. He believes that the increase in the height of the building will be less of an impact than it could be if they had a three story building with a pitched roof and tried to stick the top floor into the pitched roof. They could have created a

much greater impact on the neighbors, especially to the north with no increase in height. So, he believed it was better to allow the 12-foot increase in height.

Mr. Otto moved that the Plan Commission approve Case No. CW-2014-01 subject to the conditions recommended by City staff in the written staff report. Ms. Byndom seconded the motion. Roll call was as follows:

Ms. Byndom	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes	Mr. Trail	-	Yes
Mr. Buttry	-	Yes			

The motion passed by unanimous vote.

Plan Case No. 2223-CP-14 – A request to adopt the Active Choices: Champaign County Greenways & Trails Plan as an amendment to the 2005 Urbana Comprehensive Plan.

Chair Fitch opened this case. Jeff Engstrom, Interim Planning Manager, presented this case to the Plan Commission. He talked about the proposed plan and what it contains and that it will replace Appendix C, Greenways and Trails Classification Map in the 2005 Comprehensive Plan. He briefly talked about the process that was followed to create the proposed Active Choices plan. He pointed out that the 2014 Urbana Bicycle Master Plan will supersede the Greenways and Trails Plan upon its completion later this year.

He mentioned that the Plan Commission had already reviewed and made a recommendation for approval to the City Council for this case; however, the City Council recognized that City staff had missed a step by not having the Bicycle and Pedestrian Advisory Committee (BPAC) review the plan, so City staff started the process over again. BPAC reviewed the proposed plan last month and while recognizing that the 2014 Urbana Bicycle Master Plan should be the controlling document for the City’s bicycle and trail planning, they recommend that the City adopt the proposed plan without any changes. He presented City staff’s recommendation for approval.

Mr. Trail asked if the Urbana Bicycle Master Plan would supersede the proposed plan in whole or in part. Mr. Engstrom explained that what the City staff is proposing to adopt is the Future Conditions Map, which will be superseded when the City adopt the Bicycle Master Plan.

Mr. Trail questioned if it wouldn’t be easier to adopt the relevant parts of the proposed plan into the Bicycle Master Plan and call it one document. Mr. Engstrom stated that it was just bad timing. When the Greenways and Trail Plan was originally created, it was the County’s and many municipalities within the County main bike and trail planning document. Since then, the City of Urbana has started doing our own Bicycle Master Plan. The Greenways and Trails Plan is still needed for the overall county more so than for the City of Urbana. Even so, the City still adopts it because of our system of plans. Libby Tyler, Director of Community Development Services, added that the 2005 Comprehensive Plan is mother plan. There are other plans that have been adopted as elements of the Comprehensive Plan because they add to the impact and the importance of the plan for obtaining grants and showing compliance.

The City wanted the Appendix C, Greenways and Trails Plan to be an element of the 2005 Comprehensive Plan so that we could require some greenways and trails as part of future developments and to show granting agencies it was part of an adopted plan. Since 2005, the City has created a Bicycle Master Plan and periodically updates it, which the City also wants to adopt as elements of the Comprehensive Plan again to be able to integrate them into development and obtain grants also.

She believes that the Greenways and Trails Plan is a different type of document than the Urbana Bicycle Master Plan. The Greenways and Trails Plan is more of a recreational document, and the Urbana Bicycle Master Plan is more about bicycles as urban transport in the City. If the proposed plan is adopted as an element of the 2005 Comprehensive Plan, then it will replace the old Greenways and Trails Map that currently exists. If the City then adopts the Urbana Bicycle Master Plan update, then it will supersede the proposed Greenways and Trails Plan.

Mr. Trail asked for clarification in that the proposed plan will not overlap with the Urbana Bicycle Master Plan. Even though the Urbana Bicycle Master Plan will supersede the proposed plan, they do not cover exactly the same things and that when they come into conflict, we will consider the Urbana Bicycle Master Plan to be the guiding document. Mr. Engstrom said that is correct.

Mr. Hopkins argued that the City should not adopt the proposed plan. There needs to be more distinct ways of distinguishing between things that the City adopts as City policy and plans that we acknowledge we know about and are taking into account. For example, the proposed plan shows Olympian Drive being extended to High Cross Road. By adopting it, it means that not only is the City planning to build a bikeway there but it also means that the City plans to change the Comprehensive Plan and made the decision to extend Olympian Drive to High Cross Road, which the City has not done. So if the City adopts the proposed plan, then we will have adopted a plan that is in direct conflict with other City policies. He feels that the City could acknowledge the proposed plan that the City has read it, but he opposed adopting it.

Ms. Tyler replied that Olympian Drive has been phased. The choice was to fund just the western portion. When looking at the Comprehensive Plan and the Long Range Transportation Plan, which guide the City's future arterial development, it shows Olympian Drive extending eastward. Mr. Hopkins stated that it shows it as an option. It was a very explicit decision in the record of adopting the Comprehensive Plan that this decision had not been made. Ms. Tyler responded that the plan that guides roadways, which is the Comprehensive Plan, would rule as well as the Long Range Transportation Plan; not the proposed Greenways and Trails Plan. The danger of not adopting these alignments is that we tie the Comprehensive Plan and its elements into our development regulations explicitly in the Subdivision Ordinance. If we do not adopt Appendix C, then we will lose the ability to require those alignments as part of development review. So, we are using a provision in the State Statute that allows a community to use the official plan or map to mandate these alignments. She did not believe that there were any intentions to override the City's Mobility Map. Mr. Hopkins argued that if we are going to back our development regulations as an official map argument and we have adopted plans that are in direct conflict, then we are not creating good backing. If we need to adopt elements of the

proposed plan, then they should be adopted as part of the Bicycle Master Plan or as amendments to the Comprehensive Plan.

Ms. Tyler commented that if the Plan Commission noticed an annotation in the proposed plan that they feel would be in direct conflict with the City's Mobility Map, then she would offer an amendment. Mr. Fitch stated that he did not want to get in the business of amending the plan because there are so many places that they would suggest changes. Mr. Hopkins pointed out that is what the Plan Commission is being asked to do. They are being asked to adopt an amendment to the Comprehensive Plan. Ms. Tyler stated that the proposed plan is an element to the Comprehensive Plan, not an amendment.

Mr. Fitch asked how they have handled similar cases in the past. Do they deny the case and go on record that they acknowledge they read the plan? Mr. Trail stated that he felt that the system of plans is basically great. Someone is going to look at adopted plans for guidance. If a proposed plan is not in conformance with other City plans and is not increasing the clarity in the mind of someone who would be looking at the plan for guidance, then he doesn't think we would want to adopt it. If the proposed plan is going to be immediately superseded, then maybe they should just acknowledge the proposed plan rather than adopting it.

Mr. Hopkins stated that the legal backing to make development deals is important but it is not clear to him that adopting the proposed plan is the right thing, if it is not actually the City's bicycle road plan and the County's road plan for the City of Urbana. Ms. Tyler stated that it is a county-wide process and the City of Urbana has participated in that process. The problem is that we have a really old Appendix C, and we have an opportunity to update it even though it is not a perfect map. However, adopting these sets of maps for replacement of the old may, then the City has a better chance to get funding for some of the greenways. Mr. Hopkins stated that if there are things in the proposed plan that will not be in the update to the Urbana Bicycle Master Plan that we will want to use to get funding, then we should put them in.

Mr. Hopkins mentioned again that the decision to extend Olympian Drive to High Cross Road has not been made and if they adopt the proposed plan, then it would hold up even though it conflicts with the Comprehensive Plan. Ms. Tyler stated that Map 29 shows Olympian Drive going from the color green to the color black and annotates "Future Olympian Drive". She said that they could add a question mark; however, she feels that the City's Mobility Map rules. She does not think that they are necessarily inconsistent unless someone wanted to distort the meaning of the one map.

Mr. Fitch recommended that the Plan Commission recommend that when the proposed plan conflicts with any of the City's plans, then the City's plans carry. Ms. Tyler stated that would help. Mr. Fell argued that we cannot say that because we do not know what future plans are going to say.

Ms. Tyler commented that City staff for reasons that were discussed during this hearing would like to get the proposed plan adopted as an element of the 2005 Comprehensive Plan by the City. City Council can spell out in the adopting ordinance that they approve the proposed Greenways & Trails Plan except where it may conflict with the 2014 Update of the Bicycle Master Plan.

Then that way they can adopt the parts of the proposed plan that they agree with and can benefit from.

Mr. Trail asked about the level of plans. Mr. Engstrom explained that there are some regional plans that the City "Accepts" and some that the City "Adopts". Because the Greenways & Trails was already a map in the Comprehensive Plan, City staff decided it would be best to adopt the proposed plan to replace the old map. Ms. Tyler added that there are two reasons for "Adopting" the proposed plan, which is as follows: 1) Update the map in the 2005 Comprehensive Plan and 2) It includes some alignments, which are important in order to get them built as part of the official plan.

Ms. Tyler stated that the City Council really wants a recommendation from the Plan Commission with regards to planning documents such as the proposed plan. They will not feel comfortable adopting a plan with a recommendation. City Council may notice other alignments that they will take exception to. There are two that were mentioned tonight. One is on Broadway and the other is Olympian Drive. Mr. Engstrom added that there were a few other minor alignments that conflicted but he did not have the full list with him.

Mr. Hopkins wondered if the projects listed as "High" time frame were related to the City's Capital Improvement Plan (CIP). Mr. Engstrom said yes. All of the projects on the list come from the CIP, the Bicycle Master Plan and from other plans such as the Urbana Park District's Plan. Not all of the projects are budgeted and/or scheduled, but they are all plans that are on the horizon.

Mr. Trail asked if the list of projects was for the County. Mr. Engstrom explained that Rebecca Bird, a former planner, and Craig Shonkwiler, Assistant City Engineer, participated in compiling the proposed plan. They had input in assigning the priorities. Although it is a County plan, but it is the priorities that City staff has recommended they put into it.

Mr. Hopkins questioned if the Urbana Bicycle Master Plan would include the same list. Mr. Engstrom said yes with better wording. Mr. Hopkins recommended City staff use a better color scheme as well because it is hard to read the map.

Chair Fitch stated the options of the Plan Commission, which are as follows:

1. Recommend approval with a formal condition
2. Deny the proposed plan
3. Recommend approval and let the record speak for itself

Mr. Hopkins added another option would be for the Plan Commission to recommend that the proposed plan be adopted as an element of the 2005 Comprehensive Plan to be completely superseded by the Urbana Bicycle Master Plan and acknowledging that some things in the proposed plan may be inconsistent with other elements of the Comprehensive Plan.

Mr. Trail wondered what the consequences would be if they decide not to adopt it. Ms. Tyler responded that the proposed plan is a type of plan that ideally the Plan Commission would have

been involved in and felt ownership of. Obviously, this has not happened. It has been some time in the making. As she understands it, it is a grant from the State of Illinois. The regional Metropolitan Planning Organization (MPO) took on the proposed plan for the City of Urbana, and the State of Illinois has funded this plan for the City of Urbana. A planner and engineer participated in the process of updating the document, which took some time, so now the document is out of date. It would send an anti-planning message for the Plan Commission to recommend denial. It would make it hard for the City Council to adopt it, which would be awkward.

In addition, they discussed ways to cobble together an approval that accounts for the fact that the Urbana Bicycle Master Plan is more up-to-date and more detailed. There are elements of the proposed Greenways & Trails that would be left out if the City allows the Urbana Bicycle Master Plan to entirely supersede it because there will be territory that will be left out. Also, the Greenways & Trails Plan is not a bicycle plan. She hoped that the Plan Commission did not move to deny it, because it would create awkwardness not only for this particular project but in the future.

Mr. Trail commented that Ms. Tyler was alluding to the idea that if the City does not adopt the proposed plan that it will create an obstacle to get funding or to get state approval. What is the practicality of this happening? Ms. Tyler replied that specific grants require cities to have an official map in the Comprehensive Plan. If the City does not adopt the proposed plan, then the maps in the plan will not become part of the Official Map for the City of Urbana, which we use to enforce development regulations. There may be a residential development in an area adjacent to one of the greenways in the proposed plan. By adopting the proposed map, the City can use the City's Subdivision Ordinance to get that greenway as part of the development lawfully. She felt this would be a good thing to do. Every plan gets a little out-of-date and has errors in it. She trusts the City Council and the Plan Commission to know what is the most recent document and if there are questions, then to come back to seek further clarification or to ask for an amendment.

Mr. Otto asked for clarification regarding the sequencing of documents. Ms. Tyler explained that the Urbana Bicycle Plan, once it is updated and adopted, will be the last word because it would be more recent and it would be more specific.

Mr. Trail asked if it was possible for City staff to create an enumeration of conflict. Mr. Engstrom said that City staff could do that. It might delay the process but not beyond the adoption of the Urbana Bicycle Master Plan.

Mr. Trail wondered if it would be possible for the Plan Commission to continue the case. Ms. Tyler responded that it is possible to hold the case open. It will allow time to see if anything else comes up and to work on some motion language that the Plan Commission might feel comfortable with. If there is confusion and concerns, she would almost always try to recommend continuation.

Mr. Trail moved that the Plan Commission continue the case to a future meeting of the Plan Commission. Ms. Byndom seconded the motion. Roll call was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Otto	-	Yes
Mr. Trail	-	Yes	Mr. Buttry	-	Yes
Ms. Byndom	-	Yes			

The motion was passed by unanimous vote.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Jeff Engstrom reported on the following:

- Corey Buttry – New member on the Plan Commission
- Henson Disposal and Southwind RAS Special Use Permit requests were both approved by City Council.
- Joint Meeting with the Plan Commission, the Bicycle & Pedestrian Advisory Commission and the Sustainability Advisory Commission will be held on Thursday, October 30, 2014 at 7:00 p.m. in the City Council Chambers regarding the Long Range Transportation Plan 2040.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Jeff Engstrom, Secretary
Urbana Plan Commission

MINUTES OF A SPECIAL JOINT MEETING

**URBANA PLAN COMMISSION
URBANA BICYCLE & PEDESTRIAN ADVISORY COMMISSION
URBANA SUSTAINABILITY ADVISORY COMMISSION**

APPROVED

DATE: October 30, 2014
TIME: 7:00 P.M.
PLACE: City Council Chambers
Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBER PRESENT: *(Urbana Bicycle & Pedestrian Advisory Commission)* Brandon Bowersox-Johnson, Cynthia Hoyle, Audrey Ishii, and Susan Jones; *(Urbana Plan Commission)* Corey Buttry, Tyler Fitch, Bernadine Stake and David Trail; *(Urbana Sustainability Advisory Commission)* Marya Ryan, Bart Bartles, Morgan Johnston, Todd Rusk, Andrew Stumpf, Rachel Vellenga, and Stephen Wald

STAFF PRESENT: Elizabeth Tyler, Jeff Engstrom, Christopher Marx, Teri Andel, Bill Gray, Craig Shonkwiler, Scott Tess, Femi Fletcher-Washington

OTHERS PRESENT: Rita Black, Bill Brown, Ashlee McLaughlin, Prateek Mittal, Dennis Roberts, Charlie Smyth, Susan Taylor, Matt Yoder

1. CALL TO ORDER AND ROLL CALL

Chair Fitch, of the Urbana Plan Commission, called the meeting to order at 7:01 p.m. Everyone around the dais and the table introduced themselves and announced which commission they serve on.

2. COMMUNICATIONS

- Weekly Newsletter of the Midwest high Speed Rail Association, Article on “What Japan Started” submitted by Bernadine Stake

3. STUDY SESSION

Presentation by the Champaign County Regional Planning Commission staff on the Draft 2040 Long Range Transportation Plan (LRTP)

Chair Fitch opened this item on the agenda. Jeff Engstrom, Interim Planning Manager, introduced Rita Black and Ashlee McLaughlin, members of the Champaign Urbana Urbanized Area Transportation Study (CUUATS), as the presenters for the proposed plan.

Ms. Black began by explaining that the first time they gave a presentation to the Plan Commission, the Bicycle and Pedestrian Advisory Commission and the Sustainability Advisory Commission regarding the proposed plan, they only had half a plan to propose. Since then, CUUATS staff has finished the last five chapters and were there to present those chapters to the three commissions.

She also talked about the purpose of the proposed plan. It is a federally mandated document that CUUATS has to prepare every five years. The main purpose is to show how the community will evolve in the next 25 years regarding the transportation system. Once they submit the plan and it is approved by the Illinois Department of Transportation and by Federal Highway and Federal Transit, then CUUATS will be able to get federal funding for transportation planning projects and for transportation infrastructure projects. Without the approval of the proposed plan, they will not be able to get funding for the next five years.

The proposed Long Range Transportation Plan (LRTP) will not replace any particular transportation plan adopted by each jurisdiction who is a member of CUUATS. The proposed plan basically put together a common vision for the development of the transportation system in the future and to identify the major regional transportation projects that may perhaps require federal funding. This is how the Federal Highway Administration becomes aware of possible upcoming projects.

She mentioned that the proposed plan has been available for public comment since October 1st and the comment period will end on October 31st. CUUATS staff has already presented it and received approval from the MTD Board, the Champaign County Board, and the Village of Savoy Board. They presented it to the City of Champaign City Council and should receive a resolution of approval in November. The City of Urbana is the last entity to review the proposed plan and hopefully approve it.

Ms. McLaughlin proceeded with a presentation on the last chapters of the proposed LRTP plan, which was as follows:

- Previous meeting covered Background Data and Existing Conditions
- Present meeting will cover Planning for the Future and 2040 Vision
- Planning for the Future
 - Public Visioning
 - Agency Projects
 - Reference Studies
 - Planning Pillars
 - Statistical Models
- 4 Visioning Meetings – Hired an outside facilitator and a graphic recorder
 - General Public
 - Business Developers
 - Youth

- Social Service Employees
- Project Voting Board
- Local Transportation Plans relevant to LRTP
- LRTP 2040 Planning Pillars
 - Safety and Security
 - Balanced Development
 - Multimodal Connectivity
 - Accessibility and Affordability
 - Healthy Neighborhoods
 - Resilient Economy
- CUUATS Statistical Models: Defining Development Scenarios
 - Traditional Development
 - LRTP 2040 Vision
 - Mobility
 - Accessibility
 - Regional Connectivity
- CUUATS Models
 - Population Projections
 - Employment Projections
 - 6 Models
 - TDM – Travel Demand Model
 - LEAM – Land-Use Evaluation and Assessment Model
 - SCALDS – Social Cost of Alternative Land Development Scenarios
 - MOVES – Motor Vehicle Emission Simulator
 - LAMA – Local Accessibility and Mobility Analysis
 - HIA – Health Impact Assessment
- LRTP 2040 Vision
 - Project Maps
 - Funding
 - LRTP 2040: Sustainable Choices Vision Summary
 - Mobility
 - Accessibility
 - Regional Connectivity
 - 2040 LRTP Pedestrian and Bicycle Vision Map
 - 2040 LRTP Transit, Air and Rail Vision Map
 - 2040 LRTP Roadway Vision Map
- Fiscally Constrained Projects in the FY 15-18 TIP: \$145,000,000 Map
- Bicycle and Pedestrian Constrained Projects
- Table 13.1 Future Funding Projections
- Next Steps
 - Agency Presentations September-December
 - Public Comment Period October 1-31
 - Final Approval – December 2014

Mr. Engstrom asked Ms. Black and Ms. McLaughlin to comment more on specific roadway projects especially in the City of Urbana. Ms. McLaughlin talked about the MCORE Projects in the City of Urbana, which are improvements on White Street, two sections of Green Street, Wright Street and Armory Avenue. Ms. Black added that the improvements on Green Street include exclusive bus and bike lanes between Wright Street and Lincoln Avenue. Other projects in the City of Urbana are the extension of Florida Avenue to High Cross Road, the extension of Olympian Drive from Lincoln Avenue to US-45, the improvements of IL-130 from University Avenue to the future extension of Florida Avenue and then continuing improvements up to Curtis Road, and improvements on Curtis Road from IL-130 to US-45. They have not decided what type of improvements to make on Curtis Road. CUUATS staff recommends improving arterial roadways surrounding the communities to have complete streets with bicycle pathways and to make them safer to use. Ms. McLaughlin added that the extension of Florida Avenue is carried over from the 2035 LRTP Plan but it was also a public priority project in their voting process.

Ms. Johnston inquired as to what the circles on the map represent. Ms. Black explained that the blue circle on IL-130 represents a possible interchange location with I-74, which came from discussion during the creation of the IL-130 Corridor Study that was performed several years ago. It does not mean that an interchange will be developed, it just shows where a possible interchange could be located if the need arose.

Ms. Stake wondered how much CUUATS considered the rail in creating the proposed plan. There are too many cars, and there should be some way for people inside the City to travel without using vehicles. She mentioned an article she found and handed out about transportation in Japan. Ms. Black stated that they are not considering rail as a way for people to travel within the community, but rather they have considered rail for outside modes of transportation by increasing the number of trains coming through the community with the current Amtrak service and by promoting high-speed rail. A few years back they made an attempt to study a possible inter-city rail system between the City of Champaign, the University of Illinois and the City of Urbana, but it did not go over well with the public. In terms of moving people, they encourage people to switch from cars to biking and walking and by improving the bus service in the community. The Draft plan proposes four different areas to have transit hubs, which as a result would better serve these areas.

Ms. Ishii commented that there is an increase in people using Curtis Road while Windsor Road has tons of capacity and sits empty. She wondered why this is. Could it be because there is a much higher speed limit on Curtis Road? If the City is more interested in infill development and not having a ring road or urban sprawl, then why don't we consider lowering the speed limit on Curtis Road and making it a lot less convenient to use it to cut around the City? If we make it convenient for cars to drive there by having a higher speed limit, then that will be where development goes. Ms. Black responded that CUUATS does not control the speed limit on the roadways. Speed limits are the control of each municipality or township. Also, CUUATS is not proposing a four-lane road on Curtis Road in Urbana. They are only proposing to improve the roadway and include facilities for all the different modes of transportation to make it safer.

Ms. Hoyle stated that she did not see the current mode share and the future mode share. Ms. Black replied that the current mode share is in the Existing Conditions section of the proposed plan. Ms. Hoyle commented that 35% of the work trips in Urbana are non-auto. The overall

mode share percentage changes because we average in Savoy and possibly Tolono in the future. Ms. Black explained that they separated each average, so the average of 35% is only for the City of Urbana.

Ms. Hoyle said that being a member of the Steering Committee for the LRTP, she feels that the LRTP has been a foundational document in changing the City's developmental patterns. Since she moved to Urbana in 2001, there has been a significant decrease in fringe development and fringe roadway building and a significant increase in infill development. She believes that the LRTP played a big role in this.

She mentioned that there was much opposition which made it hard to get the LRTP approved the first time. Other entities in CUUATS felt the plan was too oriented towards bicycling and transit, while the City of Urbana is complaining about road building. So, clearly there is a diversity of opinion. In order to pass a plan there has to be some degree of compromise to be able to get our federal funding.

The progress that has been made has been noted. The City of Urbana recently came in No. 4 on the list of car independent university neighborhoods. Thousands of students attend the University of Illinois and do not bring their cars with them. Smart Growth America issued a report called "Measuring Sprawl in 2014" in which Champaign-Urbana ranked No. 4 nationally as a smart growth community. The City of Urbana will not rest on our laurels. By American standards, we are doing well; however, comparing us to international standards, we are not doing well. Part of this is a result of funding and governmental structure. So, she wanted to draw attention to the City's mode share.

She agreed that people are driving at excessive speeds on Curtis Road. Curtis Road was not built to support excessive speeds. Lower the speed limit is not effective in lowering speeds. They would need to change the roadway design. So, she hoped as they look to design improvements to Curtis Road in the future, that they would look to explicitly design the road to provide for lower speeds so we can increase safety.

Mr. Bowersox-Johnson stated that he feels Windsor Road is an adequate arterial road on the south side of the City of Urbana for now. If Curtis Road was developed as an arterial street too soon, then it might encourage leap frog development and sprawl. Given that the proposed plan is a 2040 plan, Curtis Road may become the edge of the community by the year 2040. Upgrades in time are important. He asked City of Urbana staff if the City is adequately prepared. Will our land use plans, the Comprehensive Plan and our own infill priorities control development along Curtis Road even if Curtis Road gets an upgrade, so that it won't automatically unleash a bunch of development patterns that we don't want? Do we have adequate controls as the city to make our south side growth sustainable? Mr. Engstrom replied that this is no sewer service available very far south of Windsor Road. It will take a very large capital project to extend sewer service out there. In addition, the City's documents call for more densification and try to limit the leap frog growth as well.

Ms. Ishii expressed concern about the proposed plan being for 2040 and the reference documents are the 2005 Comprehensive Plan and the 2008 Bicycle Master Plan for the City of Urbana, and the City of Champaign Plan for 2008. So, she feels that the proposed plan is leap frogging the City's plans. There is no reference to the Climate Action Plan or the future Bicycle Master Plan

Update nor is greenhouse gases mentioned in the proposed plan. Ms. Black explained that proposed updates such as the future Bicycle Master Plan is not included because the updated plan has not been approved. With regards to the Climate Action Plan, CUUATS staff provided comments to Scott Tess, Environmental Sustainability Manager for the City of Urbana, regarding the bike trips in the future and about the greenhouse gas emissions. The problem is that the LRTP is a regional plan, not just a plan for the City of Urbana. So, their goals need to be more regional to include Champaign, Savoy, Urbana, Tolono and Bondville. They used the 2005 Comprehensive Plan because it is the latest version of the City of Urbana.

Mr. Engstrom stated that there is not anything mentioned in the proposed LRTP plan that is not already mentioned in the 2005 Comprehensive Plan. There was much effort in updating the Comprehensive Plan, and it took two years to complete. It only gets updated every decade or so. The previous version was 1982. City staff feels that CUUATS is really taking the City of Urbana plans into account in the proposed LRTP plan. As Ms. Black explained, CUUATS cannot formally include plans that have not been adopted. He pointed out that while the Regional Planning Commission was collecting information for the LRTP, they were also collecting information that will be included in the updated Bicycle Master Plan.

Chair Fitch commented that it may be time for the City of Urbana to start thinking about updating the 2005 Comprehensive Plan again. He pointed out that the City adopts other plans as extensions of the Comprehensive Plan to keep it current. Sometimes plans do jump over each other. He liked the statement made by Ms. Black in the beginning that the proposed plan will not trump any of the City's plans.

Ms. Johnston wondered when the next round of the LRTP would begin. Ms. Black answered that the next LRTP will need to be done by 2019. They started 30 months before the proposed plan needs to be done, and CUUATS staff does not feel that they have had enough time. So, they may start on the next update 36 months before the plan needs to be approved, which would be around January of 2017. Ms. McLaughlin added that they do annual report cards by checking in with the LRTP and other relevant plans to see if the goals in the LRTP are relevant, to see how much progress they are making on them, and to see if they need to make any adjustments.

Ms. Hoyle wondered if the City currently has designated truck routes. Ms. Black said no. Ms. Hoyle stated that this was something called for in the 2035 LRTP plan. Ms. Black said yes. It is one of the strategies to develop a freight plan and to designate freight routes within the community. Funding has prevented them from achieving success with this strategy.

Ms. Hoyle noticed that there are new roadways listed in the report card. The roadways had primarily been built within the existing municipal boundaries. She wondered what the definitions are for constructed, improved and annexed. Do we know which roadways were constructed, improved or annexed? Ms. Black replied that they know this information but do not provide all of the details in the report card. Ms. Hoyle felt it would be helpful to know how much roadway is new construction. It seems that there has been a significant reduction in new construction of roadways since she moved here. Annexed roadways are existing roadways that became part of the municipal roadway system once an area is annexed, correct? Ms. Black said yes.

Mr. Trail commented that the report is projecting into the future and is based a lot on economic assumptions that seem to be based on the concept that the next 25 years will be a lot like the last 25 years. For instance, there is a projection that there will be more new jobs than there will be new citizens over the next 25 years. He questions how accurate this could be given the changes in the labor force participation rate in the country. He understands that CUUATS staff keyed the projection off the unemployment rate, which the unemployment rate increasingly don't seem to mean much because we don't have the labor force participation that we use to.

He went on to talk about a beltway around the community. When he looks at the proposed plan, he sees a beltway forming, and it is the fastest way to get development completely out of control. The section on inter-community transit appeared weak to him. The bus network is not a significant transit option. You want to make transit attractive if you want people to use it. He did not see any transit orient development in the proposed plan. He sees a lot of willingness to invest speculatively in road projects. He would expect to see some investment in transit projects that will draw development to the areas we want them. If you want infill development, then invest in transit, and amenities will make that infill development attractive and economically viable for developers.

His first impression of the community was that this is a great place because there is no traffic. The road system is overbuilt. He learned from the presentation that a lot of the proposed plan is driven by highway funding. He would like to see more about the rail in the proposed plan. Ms. Black responded by saying that they just received \$50.6 million for transit improvements. They only receive \$250,000 a year for highways.

Ms. Stake asked how other countries afford constructing the rail system. You can go anywhere in other countries without a car. She does not understand why the United States cannot start to think about installing rail.

Ms. McLaughlin responded to Mr. Trail's points. With regards to the economic projections, they are pretty optimistic. They are more conservative than they were to begin with. A couple of the tricky things about doing projections in this area are that the health industry and the education industry are the two fastest growing industries right now. This is the biggest portion of employment in the area, so they had to taper off the rates significantly. Despite this, they are still seeing pretty huge numbers. They used all of the regional and national measures that they could. They measured them against the few years between 2010 and present day and that is how they got the projections.

In addition, she agreed that we have a great road system. There are only two new construction roadways being proposed, which are the Florida Avenue extension and the Olympian Drive extension. They are both pending development and would have to be funded by development in those areas. Also, they are not proposing any new improvements outside of the core area. They are trying to focus investments on existing infrastructure.

Ms. Hoyle understands and agrees with Ms. Stake's frustration with how the transportation system is funded and built in this country. One has to look no farther than the last re-authorization of the country's transportation bill in which Congress eliminated dedicated funding for safe-routes-to school programming and eliminated dedicated funding for enhancements

which funds bike and trail. They also tried to eliminate dedicated funding for transit. So, we as a community deal with the fallout of the decisions made at the federal level.

Given the perimeters of which we are operating, the proposed plan will help the community continue to move forward in becoming a community that has transportation choices and housing choices for people that are not seen in other places. There are people who choose to live here because they know they do not have to drive everywhere.

Mr. Bowersox-Johnson inquired about interstates being barriers for pedestrians and bicyclists. It is one of the biggest issues that they hear about so he appreciated it being mentioned in the proposed plan, which is the guide for federally funded projects. What else can they do to bolster desired projects? Ms. Black responded that they have guidelines for installation of accessible pedestrian signals and countdown signals. One performance measure when they do evaluation of the plan every year is to point out how many new accessible pedestrian signals and countdown signals are in the community.

Regarding bridges, it is a concern of CUUATS staff. The map in the proposed plan shows that it is a priority project for the community to provide complete streets on the bridges over the interstates. She mentioned that she just came back from Brazil where they have bike facilities along the interstate system there. The United States is more developed than Brazil, and we have not been able to do that yet. It is frustrating.

Mr. Trail asked CUUATS staff to talk about some of the assumptions that went into the vehicle miles travelled model. Nationally, we are still below the total vehicle miles travelled from seven years ago. It is showing no signs of increasing at this point because more people are discovering that cars are expensive and they can do without them. So, looking at the numbers it seems to track with population and he wondered if they were unreasonably high. Ms. Black stated that when they developed their model they took all the factors into consideration. Projections are projections.

Chair Fitch asked what the next steps were in reviewing the proposed plan. Mr. Engstrom explained the process. He mentioned that the proposed plan would be presented to the Committee of the Whole in a special meeting on November 10th and to City Council for adoption of a resolution on November 17th.

Ms. Ishii wondered if there is a change to the proposed plan, would it be best for the City Council to not endorse the plan until the changes were made. Ms. Black said yes; however, CUUATS has already received approval of the proposed plan as presented from the other agencies. They can put as a recommendation from the City of Urbana. If they were to make major changes now, then it would require that they start over with the approval process and take the plan back to the other agencies to be approved again with any changes. CUUATS does not have time for that. They need to give the document to the Federal Highway Administration in December of this year.

Ms. Hoyle wondered when updates or amendments to the plan could be made. Ms. Black answered by saying that once the proposed plan is approved, then any agency can submit an amendment. It would need to be discussed by CUUATS and presented for approval to all the agencies.

Ms. Black went on to point out that there have not been any decisions made about the type of improvements to be made to Curtis Road in Urbana as of yet. They are only proposing that a corridor study be performed and have extended the study area to the IL-130. A corridor study can better define what the community wants for their portion of Curtis Road. Mr. Bowersox-Johnson stated that he likes this concept a lot. If the University of Illinois is not going to be cooperative in changing the character of Curtis Road, then there is no reason for the City to build Curtis bigger on our end. It really all matters in its entirety. Ms. Black noted that she applied for funding for the study to cover Curtis Road from First Street to IL-130. A small piece cannot be studied independently.

Mr. Rusk suggested that CUUATS and the Sustainability Advisory Commission (SAC) interact on the Climate Action Plan. One effort could be focused on modeling the transportation effects on carbon emissions. Also, SAC does not have the expertise to consider all of the other kinds of benefits. So, when they talk about incorporating actions and strategies into the Climate Action Plan, there is a constraint on what is the economic benefit of that. If there was some way to work with CUUATS, then it would be really helpful. Ms. Black stated that CUUATS has been working with Mr. Tess. They are open to working with City staff and SAC. Ms. McLaughlin added that it has been difficult to monitor air quality stations. This would be a great limitation that they would like to work together to overcome.

Ms. Hoyle suggested that they add to items to the proposed plan, which are as follows: 1) the City of Urbana develop a Pedestrian Action Plan and 2) create a Smart Trips program. These both are things that as a community could undertake doing that fit a lot of the other goals that we have on a broader scale for sustainability.

Mr. Fitch addressed concerns about Curtis Road by pointing out that the 2005 Comprehensive Plan shows Curtis Road as a major arterial road from High Cross Road to a certain point, then it shows it as a minor roadway. The land uses designations are residential suburban pattern around it. There are some notes that reference "CUUATS High Cross Road Regional Transportation Plan link" and "Carefully consider roadway design to be compatible with South Farm uses".

Mr. Bowersox-Johnson commented that he really appreciated the creative public input session with the graphic facilitator and the artwork because it is hard to get people to come to public input meetings and to stay engaged to give input. He appreciated that the proposed plan does talk about sustainability and the community's values. It is clear that a lot of work went into the proposed plan. Ms. Stake appreciated the work done on the proposed plan.

4. AUDIENCE PARTICIPATION

- **CHARLIE SMYTH** stated that there is one inconsistency in the proposed plan. Referring to Page 166, Item 7, he read the following, "***Curtis Road improvements between IL-130 and Race Street (Choices 2035): This segment of Curtis Road is proposed to be constructed as a four-lane section to match improvements made on Curtis Road from Staley Road to Prospect Avenue in Champaign This project will include off-street facilities for pedestrians and bicyclists.***" The 2005 Comprehensive Plan and the discussion during the Study Session talk about a two-lane rural with complete streets (bikeable shoulders and sidewalks). What is written in the proposed plan is wrong. Ms.

Black responded by saying that the excerpt that Mr. Smyth read is from the 2035 Plan. CUUATS is currently only proposing a corridor study for the Curtis Road area, which is why for the proposed 2040 Plan, they are not proposing any specific design for Curtis Road. Mr. Bowersox-Johnson suggested adding a small change in the wording in the proposed plan to clarify this. Ms. Black stated that CUUATS staff will add that clarification.

- **DENNIS ROBERTS** stated that the proposed plan is very comprehensive plan and has taken a lot of thought for the different agencies to compile this. The City of Urbana will be looking at the plan, but are heavily indebted to the input of other agencies in the Champaign area. The concern has come up that if the community of Urbana sees weaknesses in the plan as far as the direction in which the City of Urbana wants to go (for example, adding the concept of interurban rail) and it cannot be added to the plan as a vision, even though it is a vision plan, then it is very upsetting. It is possible that the United States Government could have a change in conscience and there could be funding for interurban rail in 2040.

It appears that the expectation is for the City Council to approve the proposed plan because there is no way to change it without going to five other agencies that have already accepted it. In other words, the City Council is being asked to rubber stamp something that we as a city will not be able to massage into something that matches the vision that we have for our future. If the City Council does not endorse the proposed plan, then what happens? Libby Tyler, Director of Community Development Services, stated that the proposed plan is still in the public comment period, so the plan can be modified and improved. The point of this meeting is not to rubber stamp the proposed plan, but to make comments. There will be further comments from the City Council and from the public at large. Ms. Black replied by saying that the public comment period ends on October 31, 2014. They are still taking comments, but significant changes to the plan will require them to take the plan back to all of the agencies for approval.

With regards to the interurban rail, they went through extensive public comment through the last 30 months of creating the plan, and people requested high speed rail but not rail inside the community. CUUATS staff based the proposed plan on input from all of the agencies and input from the community. They received comments from more than 1,500 people. They took all of the comments into consideration, and based on the comments they defined the pillars of the community and defined the projects for the community in consultation with all of the agencies who are members of CUUATS. They held steering committee meetings every month with the agencies to discuss the process of the plan, which is why at this point they felt that the different agencies had provided substantial input during the 30 months of developing the plan. This is why at this point in time, if they need to make major changes, then they will not be able to do it without consultation with all of the agencies. All of the other agencies have given approval to the plan and feel that this is the plan that they want. If the City of Urbana does not want to improve the proposed plan, then that is fine. They only need the majority of the agencies to approve it.

Ms. Stake stated that at one time there were trains to every single small town in Illinois. Oil companies and car companies did not want trains, so they bought up the trains and tore them out because they were greedy.

Ms. Ishii stated that she understands that they cannot redo the plan at this point; however, she feels that there is some wordsmithing that needs to be done. On Page 155, it states, *"Since some of the regionally significant projects from the previous plan have not been funded or constructed as of 2014, and are still high priority projects, they remained as part of the vision for 2040, (noted with 'Choices 2035' in the Sustainable Choices 2040 Vision project lists)."* When reading this and the section that Mr. Smyth read out loud, it is not clear that specific improvements for Curtis Road are no longer a priority for 2040. In fact, it appears to be a higher priority since it is leftover from the 2035 Plan. Ms. Black said that wordsmithing these sections are not considered significant changes. Members of the Plan Commission, the Sustainability Advisory Commission and the Bicycle and Pedestrian Advisory Commission can send her comments and CUUATS staff will make changes before the Urbana Committee of the Whole meeting on November 3rd. However, completely changing the vision of the proposed plan to include rail cannot be done at this time.

Mr. Trail stated that at the one public input session he attended, public rail was discussed quite a bit. The only specific project discussed was high speed rail because that was the only one they knew about. So, it is not exactly accurate that no one asked for public rail. He believes it is that no one has heard of any projects that they can be in favor of or against. Ms. Black clarified that people asked for increase in Amtrak service and high speed rail, but CUUATS staff did not hear or receive any written comments about rail as a system in the community.

Ms. Hoyle stated that the City needs to change the 2005 Comprehensive Plan before we have a solid case to go forward and say that we do not want Curtis Road to be mentioned as a major arterial street in the proposed LRTP plan.

She went on to say that when she first moved to Urbana, the City was discussing the installation of a trolley system in the community. The Champaign-Urbana Mass Transit District (MTD) wanted to do an alternative study and was soundly beaten up. That project never made it past the point of suggesting a study. MTD never got to looking at alternatives and whether or not it was viable. It was a very ugly and unpleasant conversation. People were very nasty about not wanting to discuss it. This is why it was not included in the proposed plan. She feels that the communities need a trolley system of some sort in our high density areas. We are essentially operating as a light rail system on our high frequency corridors for transit. MTD buses are operating at capacity. Many times of the day, the MTD buses are stuffed even with articulated buses on the routes.

Mr. Engstrom stated that on the Mobility Map, Curtis Road is shown as a minor arterial road. He believes that there is an erroneous note on the Future Land Use maps.

Mr. Bowersox-Johnson stated that he was one of the people who went to Portland, Oregon to look at their trolley system. He felt that it would have been a great fit for the dense, college campus core community in Urbana, Champaign and the University of Illinois campus. He felt that the best strategy for now would be to support the MCORE project that will upgrade us to a bus rapid transit scenario with stations, shelters, stops and easier 0 grade platforms to step on and

off the buses quickly. Bus rapid transit is going to be a great improvement here. Over time, the City of Urbana will have to think about if the first segments of this works well, then how do we extend bus rapid transit to other places in Urbana that are the key traffic generators, the key educational, job or housing spots that for Urbana's economic development we would want upgraded transit in. Maybe if bus rapid transit proves to be successful here, then it will become the basis for someday saying that it would make sense to use a light rail because there would already be stations and stops setup. He believes for now bus rapid transit is the mechanism for getting us there, so we should be part of that investment and be really strategic on how we extend it into Urbana.

Mr. Trail stated that he would expect to see "bus rapid transit" language in the proposed plan if this is what we really want. Ms. Hoyle replied that we are not using bus rapid transit vehicles as defined by the Federal Transit Administration (FTA) so it is not technically a bus rapid transit system. Another thing is that MTD had a difficult time getting funding through FTA because the City of Urbana does not fit their models of long, straight corridors. Instead the City of Urbana is building a system of interconnected streets. MTD went through TIGER to get funding, which is highly competitive. Ms. Black added that this is why some of the terminology is not mentioned in the proposed plan.

Mr. Trail stated that it takes years to work this kind of funding. He assumed that what would work in our favor is that CUUATS has shown a long-term specific interest in trying to make their case and how they are going to decrease road traffic. He is surprised to see a lot of specifics about roadways, some specifics about regional rail, and no specific mention of transit orient development. Ms. Black replied that they have four transit hubs where there will be terminals. They had to submit applications three times to receive funding. Mr. Fitch interrupted the conversation and reminded them that the study session was already closed.

Ms. Stake stated that when she first came to Illinois, there were trains to Chicago. They could eat on the trains. The train system decreased for a while. Now the train system is filled with people again, so there is a possibility to get things going in the City of Urbana again.

5. ADJOURNMENT

The meeting was adjourned at 8:52 p.m.

Respectfully submitted,



Jeffery Engstrom, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: November 6, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Corey Buttry, Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins, Bernadine Stake, David Trail

MEMBERS EXCUSED: Dannie Otto

STAFF PRESENT: Jeff Engstrom, Interim Planning Manager; Matt Rejc, Planning Intern; Teri Anel, Planning Administrative Assistant

OTHERS PRESENT: Caitlin Lill, Carol McKusick

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

Chair Fitch called the meeting to order at 7:32 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the October 9, 2014 meeting was presented to the Plan Commission for approval. Mr. Trail moved to approve the minutes as presented. Mr. Hopkins seconded the motion. The minutes were then approved by unanimous voice vote as amended.

4. COMMUNICATIONS

- Plan Commission Official Bylaws

5. CONTINUED PUBLIC HEARINGS

Plan Case No. 2223-CP-14 – A request to adopt the Active Choices: Champaign County Greenways & Trails Plan as an amendment to the 2005 Urbana Comprehensive Plan.

Chair Fitch re-opened this case. Jeff Engstrom, Interim Planning Manager, presented a brief update of the proposed plan. He reviewed the concerns previously expressed by the Plan Commission at the October 9, 2014 meeting, which were as follows: 1) Inconsistencies between the maps in the proposed Greenways and Trail Plan and the map in the upcoming Bicycle Master Plan and 2) inconsistency with the Comprehensive Plan Mobility Map. City staff produced a list of these inconsistencies, which are shown in Exhibit D of the written staff report dated October 31, 2014. The only inconsistency they found with the Mobility Map is regarding the expansion of Olympian Drive east of US-45.

Staff has also considered the language that would be most appropriate in adopting the proposed Active Choices Plan. He read the options of the Plan Commission and presented staff's recommendation for Option B.

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

Mr. Trail asked what it would mean to adopt as an agency plan. Mr. Engstrom replied that the language would be to accept it rather than adopt it into the Comprehensive Plan.

Mr. Trail wondered where a concern member of the public would go to find to get a concise description of what the relationship of all the plans are and how the concerned citizen would interpret if they were interested in finding out what each plans says about their neighborhood. Mr. Engstrom stated that there is not a concise list of all of the plans. The City has accepted some as agency plans and adopted some into the City's 2005 Comprehensive Plan. This is something that City staff could work on. Mr. Trail responded that he believed much of the Plan Commission's concern would be alleviated if there was a quick and easy way to see what the relevant plans are and what the City of Urbana thinks of them. Mr. Engstrom pointed out that there is a list of City plans that are available on the City's website; however, the external plans are not available in final format.

There were no further questions. Chair Fitch opened the hearing up for public input from the audience. There was none, so he closed the public input portion of the hearing. He, then, opened the case up for Plan Commission discussion and/or motion(s).

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2223-CP-14 to the City Council with a recommendation using Option B – to adopt the Active Choices Plan as an amendment to the Comprehensive Plan, with the general stipulation that any inconsistencies between the Active Choices and other city plans shall not be adopted and the City's existing and future plans shall prevail. Mr. Buttry seconded the motion.

Mr. Hopkins commented that we know we need to create a way of accessing this information on the City's website. This would be a priority when we get fully staffed. Under the current

circumstances, he believed that Option B would be the right choice; however, he felt that the City should change the circumstances so we have a better way of doing this.

Roll call was as taken and was as follows:

Ms. Byndom	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Ms. Stake	-	Yes	Mr. Trail	-	Yes
Mr. Buttry	-	Yes			

The motion was passed by unanimous vote.

Mr. Engstrom stated that this case would be forwarded to the City Council on November 17, 2014.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 2244-T-14: An amendment to Article IX of the Urbana Zoning Ordinance to allow electronic message board displays on signs in the CRE, Conservation-Recreation-Education Zoning District.

Chair Fitch opened this case and then reviewed the procedures for a public hearing. Matt Rejc, Planning Intern, presented this case to the Plan Commission. He began by giving a brief explanation for the proposed text amendment. He reviewed the restrictions according to Section IX-4 of the Zoning Ordinance on all electronic display signs.

He talked about how the proposed text amendment, if approved, would bring the existing electronic display signs at the Urbana High School and the Urbana Middle School into conformance with the Zoning Ordinance. He pointed out that no complaints or ill effects have been noted about the two signs. The Urbana Park District is proposing to have an electronic display sign at the Phillips Recreation Center. He also talked about electronic displays in the CRE (Conservation-Recreation-Education) Zoning District for land uses requiring either a special use permit or a conditional use permit and about the size, setback, brightness and change time restrictions outlined in Section IX-4 of the Zoning Ordinance that would apply as well.

He reviewed the proposed changes to Section IX-4, General Sign Allowances, of the Zoning Ordinance. He summarized staff findings, read the options of the Plan Commission and presented City staff's recommendation for approval of the proposed text amendment.

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

Mr. Fell asked if there was a specific request that instigated the proposed text amendment. Mr. Engstrom said yes. The proposed text amendment came about because the Urbana Park District requested to install an electronic sign at the Phillips Recreation Center.

Mr. Fell wondered what would be the biggest size allowed for an electronic sign. Mr. Engstrom replied that signs in the B-3, General Business, Zoning District could be up to a maximum of 500 square feet; however, they would have to be setback pretty far from the property line.

Ms. Byndom inquired about the maximum size for a wall sign. Mr. Rejc responded that the wall sign itself could have a maximum area of 300 square feet; however, the electronic display board could only be up to 50 square feet. He went on to say that it would not only be park districts or municipal buildings that could use electronic display signs. It could also be uses like a bait shop, a miniature golf course within the CRE Zoning District. Mr. Engstrom added that when looking at the City's Zoning Map, the property owners in the CRE Zoning District are mostly the University of Illinois, the Urbana School District, the Urbana Park District, and the Champaign-Urbana Sanitary District. There is only one small strip just north of I-74 that is privately owned land in the CRE Zoning District. So, it is not a common district outside of the institutional uses.

Ms. Stake asked if a sign owner could display ads. Mr. Engstrom replied that electronic message boards would only be allowed on the on-premise signs and would only be intended to message things for the property that they are located on. Therefore, it is not intended for off-premise advertisements anyway. Mr. Fell asked if the text amendment stated this. Mr. Engstrom said no.

Mr. Buttry noticed that the electronic display sign at the Urbana High School changes every five to ten seconds and the sign at the Urbana Middle School changes every three seconds including animated borders and pictures of their mascots. While it was mentioned that electronic display signs can decrease visual clutter, he did not feel that animation fit in with the compatibility of the surroundings. Mr. Engstrom pointed out that the two signs on the school properties have been non-conforming since they were installed. City staff does not have a mechanism to enforce against non-conformities unless they ask the Urbana School District to remove the signs entirely. City staff has been working with the Urbana School District, and if the proposed text amendment is approved, then it will allow City staff to enforce regulations on the Urbana School District to bring the two signs into compliance with the Zoning Ordinance. Mr. Fitch noted that the City just passed the digital sign ordinance about three or four years ago. Before that digital signs were not allowed at all.

Mr. Trail questioned if there are any other ways that the Urbana School District electronic display signs are non-conforming. Has City staff measured the current brightness of the two signs? Mr. Engstrom answered that City staff has not measured the two signs yet because they do not have a mechanism to bring them into conformance. However, we do have light meters, so we will be working with the Urbana School District to bring them into conformance.

Mr. Trail asked for an example of an existing sign in the B-3 Zoning District that would be on the edge of the brightest sign allowed. Mr. Engstrom replied that the Wendy's sign is bright; however, City staff has not measured the sign yet.

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

Ms. Stake expressed concern about what signs would be allowed. It doesn't seem like there are any restrictions on what sign owners could do. It gets really bad when there are too many signs. Ms. Byndom commented that the majority of the CRE property owners are the University of Illinois, the Urbana Park District and the Urbana School District. So there are not a lot of private buildings that would be advertising.

Mr. Trail asked if there was any reason to believe that there might be a great proliferation of additional electronic signs. When he was younger, there was a church that had a difference of opinion with the municipality and as a result ended up erecting about 40 signs, all individually conforming. He believed that most of the electronic display signs would replace non-electronic signs. Mr. Engstrom responded saying that there has not been a lot of interest expressed in erecting electronic display signs. The proposed text amendment came about from a request by the Urbana Park District to erect one electronic display sign at the Phillips Recreation Center.

Mr. Fell stated that at some point the City felt strong enough about our land to call it conservation land. Now, to say that we allow electronic signs there seems counter-productive to him even if it is a small percentage of the land. What prevents the one private land owner in the CRE Zoning District to put signs up if there are no regulations saying that the signs have to be about the business? If that land owner came in and wanted a sign to advertise for other businesses, how could the City deny him a sign because there are no grounds to do so? Mr. Engstrom replied that with respect to the on-premise versus the off-premise, it is difficult with content neutrality. These are allowed only for on-premise signs, so they are not supposed to have advertisements for off-premise businesses. If someone were to try this, it would be something that the City would challenge legally.

Mr. Fell asked if the proposed Phillips Recreation Center sign would be allowed to advertise pool passes. Mr. Engstrom said yes. Mr. Fell said that it would be an off-premise use. Mr. Engstrom stated that it would be related to the Park District though. Mr. Fell stated that he believed we would be implying regulations that would be impossible to uphold.

Mr. Trail wondered if they could currently put up non-electronic signs that would create the same problems. Mr. Trail stated that the only change would be the electronic part. He did not read anything saying that they would be allowing signs where they currently are not allowed. The proposed text is only saying that under certain circumstances, a portion of the sign could be electronic. Mr. Engstrom said that this is correct.

Ms. Byndom questioned if it would be possible to limit the number of signs on a property. Mr. Engstrom answered that there are currently limits on the number of signs allowed. For freestanding signs, properties are only allowed one freestanding sign per business frontage. A property on a corner lot would be allowed two freestanding signs. The other type of signs is wall signs, and these are limited to 10% of the area of the wall.

Mr. Buttry asked if the City already requires a conditional use permit for an electronic display sign, then is this an extra step to change the zoning of the district they are on? Mr. Engstrom replied that no, the conditional use permit requirement is only for certain uses that were listed in the written staff memo. Electronic display signs are allowed by right with a building permit approval in most B-3 Zoning District uses. They would be allowed by right in the CRE Zoning District uses listed in the written staff memo.

Mr. Hopkins commented that most issues of the concern are going to occur in the B-3 Zoning District, but they are not discussing the B-3 Zoning District. The B-3 Zoning District has less restrictive sizes than the proposed text amendment for the CRE Zoning District. He sees a benefit in the Phillips Recreation Center being able to provide more information than they currently can. If we are letting businesses do this but not the public entities, then it seems inappropriate to him.

Mr. Fell reiterated that he did not think it was a bad thing to have electronic signs in the recreation or education districts, but he has a problem with them being allowed in conservation areas. The City designated the land as conservation for a reason.

Mr. Trail asked if they could currently put a non-electronic sign on the conservation areas. Mr. Engstrom said yes. Mr. Trail wondered under what circumstances you would find a sign in these areas. Mr. Fitch replied at the Phillips Recreation Center or the pool. Mr. Engstrom stated that the University of Illinois has a forest where they could put up a sign announcing what the forest is.

Mr. Hopkins stated that there is one zoning category for conservation, recreation and education uses. So the City does not have a way to distinguish between them. The University of Illinois does not subject itself to City Ordinance. He does not believe that there are any other areas in the City of Urbana zoned CRE other than the Urbana Park District and the Urbana School District at this time. So, the proposed text amendment is okay with him.

Ms. Byndom moved that the Plan Commission forward Plan Case No. 2244-T-14 to the Urbana City Council with a recommendation for approval. Mr. Hopkins seconded the motion. Roll call on the motion was as follows:

Mr. Fell	-	No	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Ms. Stake	-	No
Mr. Trail	-	Yes	Mr. Buttry	-	Yes
Ms. Byndom	-	Yes			

The motion passed by a vote of 5-2. Mr. Engstrom noted that this case would be forwarded to the Urbana City Council on November 17, 2014.

8. NEW BUSINESS

Update to the Plan Commission's Official Bylaws

Chair Fitch opened this item under New Business. Jeff Engstrom, Interim Planning Manager, presented this item to the Plan Commission. He began by explaining that the people on the packet mailing list who receive paper copies received a copy of the bylaws with only the odd numbered pages due to a printing error. Prior to the start of this meeting, City staff handed out a full version of the bylaws. He noted the changes being recommended by the City's Legal Division, which include the following: 1) limiting the time for public input by shortening it to three minutes if the Plan Commission so chooses, 2) limiting public input to topics germane to those on the agenda if the Plan Commission so chooses and 3) no member of the Plan Commission is obligated to respond to any public input provided.

Mr. Hopkins asked if limiting the public input to three minutes or shorter is a meeting time decision or a permanent decision. Mr. Engstrom answered saying it is a meeting time decision. It is intended to allow for cases when there is a lot of public input.

Mr. Trail inquired as to who makes the determination about whether public input is being germane to the topics on the agenda. Mr. Engstrom responded saying that the Plan Commission could write it in to the proposed amendment and say it is up to the Chair or give members of the board the ability to vote on it or to object to the Chair limiting input. Mr. Trail assumed this would only be invoked in some contentious setting, so he would want some language that describes the mechanics of this. Mr. Fitch agreed that they should tighten up the language to make it clear that it will be the Chair's decision and as with other rulings of the Chair, it could be overridden by a majority vote following a motion by the Plan Commission members. So, if the Chair were to do anything unilateral or outrageous, the Plan Commission as a whole would have the final say. Ms. Byndom agreed as well.

Mr. Fitch recommended the language to read as such, "*The Chair may limit All public input may be limited to topics germane to those described on the agenda for that particular meeting....*" Mr. Hopkins suggested using the same language as recommended for reducing the time limit. It would read as such, "*The Chairperson shall also have the authority to limit public input may be limited to topics germane to those described on the agenda for that particular meeting without debate by motion.*" Mr. Trail recommended combining both the time limit reduction and the topics limit in one sentence, so it would read as follows, "*The Chairperson shall also have the authority to reduce the time limit to a shorter time or to limit public input to topics germane to those described on the agenda for that particular meeting.*"

Ms. Stake wondered how this change came about. It seems that three minutes would not be enough time. They should be interested in hearing people's concerns and opinions. Mr. Fitch pointed out that this is only pertaining to Audience Participation and not testimony heard during a public hearing. They currently practice that the topics do not have to be germane to the topics described on the agenda. It is pretty open ended. However, in the past when a person gets up to speak during Audience Participation on a topic that is out of the jurisdiction of the Plan Commission, he has stated as such and directed the speaker(s) to the appropriate bodies. Mr. Trail suggested that they say, "*In the interest of ensuring limited time, the maximum number of people can give input...*" Mr. Fitch liked this suggestion because it puts it in context.

Ms. Byndom wondered if someone goes over the five (5) minute timeline, then does the board vote to extend the time. Chair Fitch replied that the Chair would stop the person and if the Plan Commission wanted to extend the time, then one of the members would make a motion to allow the speaker to continue. Another member would second the motion, and the Plan Commission would vote on the motion.

Mr. Trail talked about how valuable it is to have the rules in writing. The only thing we do not have is rules to deal with when the Plan Commission cuts off the meeting. Some people are concerned about whether they will get a chance to speak during Audience Participation. Mr. Fitch agreed that it is helpful for the audience to know what to expect which is why he has been reading the rules for a public hearing to the audience before opening the public hearings during meetings. It might be better to have the rules for Audience Participation written down for the audience to have.

Chair Fitch brought up the issue of public testimony and cross examining the petitioner. He interprets Article VI.6 to mean that public speakers ask the Chair questions for the petitioner and when the petitioner re-approaches the Plan Commission, the Chairperson can ask those questions of the petitioner. However, he would like language in the bylaws to clarify this procedure better. Ms. Byndom and Mr. Trail agreed with this.

Chair Fitch recommended the following changes to Article VI.6, "*Opponents of the request shall present evidence. Opponents may include persons not in favor of the petition as proposed, as determined by the Chairperson. Opponents may ask ~~shall be allowed a reasonable opportunity for relevant questioning (i.e., "cross examination")~~ of questions of the petitioner by submitting questions to the Plan Commission either in writing or during oral testimony. The Chairperson will direct the petitioner to answer such questions during rebuttal. ~~The chairperson shall direct the Recording Secretary to take note of such in the minutes of the Plan Commission.~~*"

Mr. Trail asked if a petitioner was under and legal compulsion to answer any question asked by the Plan Commission. Mr. Fitch felt it would come down to the Plan Commission having a full record and making sure that the basis for their decision making is fully specified in case of a lawsuit. He did not believe that the petitioner would be legally required to answer any questions.

Mr. Fell wondered if there were any risks with the Plan Commission Chair being the one to decide if a question was relevant or not. Opponents make think their questions are relevant but the Chair may not think so and may not ask the petitioner to answer it. Mr. Trail agreed. Chair Fitch stated that they could change the word "*shall*" to "*may*", so that it reads as such, "*The Chairperson may direct the petitioner to answer such questions during rebuttal.*" Mr. Hopkins stated that Article VI.16 refers to the admissibility of evidence, but that could be different than the relevance.

Mr. Hopkins went on to say that Article VI does not sound like the procedure they follow. "*The petitioner shall present evidence.*" The Plan Commission does not focus on the idea of evidence. He does not know how much of this article is based on the legal requirements for public hearings. He could imagine a slightly looser way of framing this that would be much

more informative to people of what actually occurs. Mr. Fitch agreed that “evidence” is a strong word and that maybe “testimony” would be a better fit.

Mr. Trail wondered if the proposed bylaws are similar to what other boards and commissions use. He would consider this administrative law. Are there model rules for administrative procedures that the State of Illinois has? It doesn't seem that any issue has arisen from the current bylaws and how the Plan Commission processes a public hearing. He asked when the current bylaws were adopted. Mr. Fitch replied that the current bylaws were adopted on July 21, 2005.

Mr. Trail assumed that there must be somewhere in the State that if a municipality holds an administrative hearing, there are certain procedures that must be followed. Mr. Engstrom stated that City staff could check with the City's Legal Division if the Plan Commission wanted more direction on the rules that they are required to follow.

Mr. Trail questioned why the Legal Division is recommending the proposed changes. Was there a specific issue? Mr. Engstrom believed that there was a recent administrative ruling.

Mr. Trail felt that the City would have an interest in having one process for all similar boards and commissions that conduct hearings. This way any citizen or petitioners that come before it would know that there is one set of rules and know how it works.

Chair Fitch opened the item up for public input.

Carol McKusick approached the Plan Commission to speak. She commented that this appeared to be riddled with all kinds of complexity. She suggested that they follow the procedure for amending the bylaws under Article IX. Amendment of Rules. She expressed concern about the Plan Commission taking a vote during this meeting with regards to the bylaws. She realized that this is the first meeting on the bylaws so that the Plan Commission would not be able to vote on them now. Mr. Trail assured her that they would not be able to vote on the bylaws during this meeting.

Ms. McKusick asked if the Plan Commission would review the bylaws one article at a time or list different areas for City staff to make changes to. Chair Fitch stated that he preferred to let City staff add all the changes in total and bring it back to let the Plan Commission review it. If there are no further changes, then the Plan Commission could vote on it at a subsequent meeting.

Ms. McKusick expressed concern about the bylaws being entirely up to the Plan Commission and about the other Plan Commission members being able to overrule the Chair's action or decision. She also believed that a petitioner should be responsible for their answers. She would want to be able to ask a petitioner the question directly rather than the Chair of the Plan Commission asking her question to the petitioner if he felt it was relevant. Public questions may get fumbled by the Plan Commission.

Mr. Trail stated that he understood her concern, but he did not feel that the Plan Commission could legally compel an answer from a petitioner. Mr. Fitch added that he had never seen a

petitioner not want to answer a question that someone had asked. They usually jump up and want to answer questions immediately. Mr. Trail stated that the public is afforded the opportunity to convince the Plan Commission to reiterate their questions in essence. There is nothing that prevents the petitioner from answering the public's questions. There is not much difference between the public asking a question and the Chair reiterating the question to the petitioner. Ms. McKusick responded saying that there is a big difference. The petitioner will either answer the question or be on the record of not answering. She doesn't feel it has to be hostile. Mr. Fitch agreed that it does not have to be hostile, but he is concerned that it could get that way.

Ms. McKusick wondered if it would be possible to have a visual display of the text so the public could see what text is being crossed out and added. She asked if the Plan Commission could define a bylaw review period annually.

Another issue is that the proposed amendment to the bylaws is being treated like a case even though Mr. Engstrom told her in an email that this was not a case. She has a communication of an entire system that she wants to promote for an annual bylaw review period that would be put on the regular schedule of meetings.

The rules for communications to the Plan Commission under the bylaws are weak. She sent emails to City staff to forward to the Plan Commission and because her emails did not refer to specific cases, they were handled differently. Mr. Fitch stated that he asked City staff to gather her emails and forward them to the Plan Commission. Her emails were entered as formal communications during an earlier meeting. Ms. McKusick did not like how they were submitted to the Plan Commission. Mr. Fitch stated that if something was left out, then she could resubmit them to City staff and they will forward the email communications to the Plan Commission and enter them into the record. Ms. McKusick pointed out that communications are not available online. Mr. Engstrom explained that communications are kept in the related paper case files. However, if a communication is not related to a case, then they would be kept in the internal files for that particular meeting. Ms. McKusick felt that communications are not being handled fairly and uniformly and feels that this needs to happen.

With no further public comments or questions, Chair Fitch closed the public input portion of this item. He, then, asked if there were any other changes to recommend to City staff tonight.

Mr. Hopkins stated that there were changes recommended to Article V.5. The Plan Commission will review new language at the next meeting and possibly vote on the change at the following meeting. However, there were some concerns and questions that will take longer than one more meeting to resolve. Mr. Trail agreed that they are more than two meetings away from voting on all of the amendments they want to make. Mr. Fitch commented that it will take as long as it takes, and the key is to get them right.

Mr. Fell wondered if it would be possible to add language to allow the Chair to ask a petitioner to answer a question immediately after an opponent requested an answer. The Plan Commission sometimes will do this anyway. Mr. Hopkins responded that the bylaws say that we should be doing this, but it is something that is not normally practiced. Mr. Trail believed it would be

better to only allow one person to speak at a time. They also have an option to provide one microphone for the petitioner and another microphone for opponents. He reminded the Plan Commission that they have the ability to suspend the rules if the rules become an obstacle during a public hearing.

Chair Fitch asked if there were any other specific changes the Plan Commission wanted City staff to work on. There were none, so Chair Fitch continued this item to the next regularly scheduled meeting of the Plan Commission.

9. AUDIENCE PARTICIPATION

Carol McKusick gave the contact information for the Illinois Environmental Protection Agency (IL-EPA). The phone number for the Champaign Regional Office of the IL-EPA is 217-278-5800. The reason she felt it is important for people to have this phone number is for when Henson Disposal, Inc. starts up their asphalt shingle recycling plant. If they allow mixed construction and demolition waste, then it should not be accepted there.

If they do not build the facility according to the Site Plan, she is not sure if the City will be aware of it. Mr. Fitch clarified that when Henson Disposal submits final plans to get a building permit, City staff will review the final plans to make sure they are in conformance with the approved Site Plan.

Ms. McKusick stated that when there are two different applicants for two different applications answering questions together at a public hearing, then no one is held responsible and it is completely worthless. She gave an example from the minutes of the Plan Commission meeting on September 18, 2014. Mr. Fitch explained that in the minutes Mr. Engstrom only meant that the changes that Southwind RAS was proposing was not significant enough to impact their permits they received from the IL-EPA; however, the changes were significant enough for the City to reconsider the special use permit. It had to do with the traffic coming in and out of the property and the location of the entrance/exit.

Ms. McKusick asked if the underground water goes to a detention pond, then would the pond be lined. Mr. Fitch stated that this would be a question for the City Engineer. He assumed since the City Engineer approved the Site Plan, then the drainage pond must meet the City's requirements.

10. STAFF REPORT

Jeff Engstrom reported on the following:

- DRAFT 2040 Long Range Transportation Plan (LRTP) was forwarded to a special meeting of the Committee of the Whole on Monday, November 3, 2014. From there it was forwarded to the City Council to be heard on Monday, November 17, 2014.

11. STUDY SESSION

There was none.

November 6, 2014

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:17 p.m.

Respectfully submitted,



Jeff Engstrom, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: November 20, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins, Dannie Otto, Bernadine Stake

MEMBERS EXCUSED: Corey Buttry, David Trail

STAFF PRESENT: Jeff Engstrom, Interim Planning Manager; Kevin Garcia, Planner II; Teri Andel, Planning Administrative Assistant

OTHERS PRESENT: Carol McKusick, Harold & Teresa Whitlatch

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

Chair Fitch called the meeting to order at 7:30 p.m. The roll was called, and he declared that there was a quorum present.

2. CHANGES TO THE AGENDA

City staff requested that the items under New Public Hearings be heard and considered before the amendment to the bylaws under Old Business. The Plan Commission approved the change.

3. APPROVAL OF MINUTES

The minutes of the November 6, 2014 meeting was presented to the Plan Commission for approval. Ms. Stake moved to approve the minutes as presented. Ms. Byndom seconded the motion. Mr. Fitch requested the following corrections be made:

- Page 9, Last Sentence – Remove the word “not”
- Page 10, First Line – Change “never” to “not”

The minutes were then approved by unanimous voice vote as amended.

4. COMMUNICATIONS

- Email from Carol McKusick regarding the Plan Commission Bylaws

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

Case No. 2014-A-06: Annexation agreement for a 5.19-acre tract of property north of Perkins Road and east of Cooks Lane

Plan Case No. 2245-M-14: A request by Harold Whitlatch and Teresa Westenhaver to rezone a 5.19-acre tract of property north of Perkins Road and east of Cooks Lane from Champaign County CR (Conservation Recreation) to City AG (Agriculture) upon annexation.

Chair Fitch opened these two cases together since they are related. Kevin Garcia, Planner II, presented these two cases to the Plan Commission. Using Exhibit A, he showed where the subject property is located just outside of City limits but within 200 feet of the nearest sanitary sewer connection, which is at the corner of Perkins Road and Cooks Lane. He talked about the benefits for the City of Urbana and for the petitioners to enter into an annexation agreement.

He explained that part of the proposed annexation agreement is a rezoning of the proposed site from County CR, Conservation Recreation, to City AG (Agriculture). Normally, when a property that is zoned County CR is annexed into the City the zoning converts to CRE, Conservation-Recreation-Education. However, in this case the petitioners plan to build a single-family home on the subject property, which is not allowed in the CRE Zoning District, so the petitioners are requesting that their property be converted to AG should they ever be required to annex. In addition to building a house on the lot, they would like to raise some peacocks, rabbits, and maybe some other small animals. They also would like to produce some hay or corn on the southern part of the proposed site. All of these uses would be allowed by right in the AG Zoning District.

He noted that the 2005 Comprehensive Plan designates the future land use of the proposed site and surrounding properties as "Rural Residential". Rural residential is intended primarily for single-family residential development in areas with unique natural features and is commonly in areas beyond the corporate limits and on larger lots.

Mr. Garcia reviewed how the La Salle National Bank criteria pertain to the proposed rezoning. He read the options of the Plan Commission and presented City staff's recommendation for approval. He stated that he would answer any questions that the Commission had and pointed out that the petitioners were in the audience to answer questions as well.

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

Ms. Stake stated that she did not feel that the AG Zoning District fits well with the residential use. Mr. Garcia replied that the property is five acres, and the petitioners intend to build a single-family house and raise some fowl. The surrounding area is low-density residential with some agricultural uses. It is quite rural in its use as it is. City staff and the petitioners had discussed rezoning the property to R-1 upon annexation, but that would only allow the petitioners to raise animals on a small scale. The Comprehensive Plan calls for "rural residential" uses, and City staff believes that the proposed uses of the applicants would fit into rural residential. The problem is that the City has not created a rural residential zone. So, City staff tried to figure out what existing zoning districts most closely fit with rural residential, and they feel it would be the AG Zoning District. If the Plan Commission wanted to limit the uses allowed on the proposed site, then they could add language to the annexation agreement. Ms. Stake stated that we do not have a definition for "small animals". She felt that "rural residential" is a good idea. She does not want this residential area to be ruined.

Mr. Otto stated that Illinois has a right to farm legislation. He asked if the City's zoning supersedes the State's legislation. The Farm Bureau and other organizations have been concerned that cities not inhibit their right to have confinement agriculture. He asked what the restrictions are on the activities in an urban agriculture zone. Mr. Fitch replied that there is a whole range of uses. Some of the permitted uses include cropping, general agriculture, commercial breeding, farm equipment sales and service, plant nursery or greenhouse, roadside produce sales stand, and elementary or junior high school. He stated that they could talk about the uses more during Plan Commission discussion. Mr. Otto wanted to have the entire list of uses read into the record, so that everyone knows what could occur if the City approves the rezoning request.

Mr. Fell wondered if there were any other island properties that were located out of the City of Urbana that have been annexed. Mr. Garcia explained that the proposed case is for an annexation agreement, which means the property will not be annexed until it becomes contiguous with the City limits. The agreement is for 20 years, so annexation of the subject property into City limits may never happen.

Mr. Fell asked if we disregard the farming aspect of the application, is there any zoning district that would allow the petitioners to build their house without requiring the annexation agreement. Mr. Garcia explained that any time a property owner applies for a permit from the Champaign-Urbana Sanitary District (UCSD) to hook into the sanitary sewer system and their property is within the extra-territorial jurisdiction (ETJ) area, then they are required to sign an annexation agreement. This is a long-standing agreement between the City of Urbana and UCSD.

Mr. Fell inquired if the petitioners subdivided the lot and moved the location of where they wanted to build their home so that it was not within 200 feet of the existing sewer connection, then would they still be required to connect to the sanitary sewer system. Mr. Garcia stated that the State of Illinois' requirement for connecting to an existing City sewer system is more restrictive than the City's requirement in that the State requires connection if a property is within 300 feet of an existing sewer connection. The City of Urbana needs to amend the Subdivision and Land Development Ordinance to meet the State's statute. He did not believe that the petitioners would be able to subdivide the subject property and build their home outside of the 300 feet. Mr. Engstrom added that the current Subdivision and Land Development Ordinance would require them to extend the sewer to the property line.

Mr. Fell wondered when something ceases to be a garden and becomes a farm. Mr. Garcia replied that the Zoning Ordinance says that the smallest farm is 5 acres. He is not sure how big a garden can be. Mr. Engstrom pointed out that the City would consider the property to be primarily a residential use and all the quasi agricultural uses to be accessories to that. Mr. Fell wondered if it was a big garden, then could it be just the opposite of that. Mr. Engstrom said maybe.

Mr. Otto asked if the property was zoned R-1 and they had a big garden plot and sold some sweetcorn off it, would that be in violation of the R-1 Zoning District. Mr. Garcia stated that the only agricultural uses allowed in the R-1 Zoning District is cropping. The petitioners would like to have some livestock, such as peacocks and a couple of horses. It is the non-cropping uses that make City staff believe the R-1 Zoning District would not be appropriate. He pointed out that the property is currently zone County CR, which would convert directly to City CRE, which would allow all agricultural uses. It is because the petitioners want to build a house on the property that they have to seek a different zoning than CRE.

Mr. Fell wondered if a conditional use permit could be granted to allow the petitioners to build a house in the CRE Zoning District. Mr. Garcia said no. The CRE Zoning District does not allow residential uses at all, and the petitioners' home would be the primary use of the property.

Mr. Fell asked if the sanitary connection was at the corner of Perkins Road and Cooks Lane. Mr. Garcia said yes. Mr. Fell questioned if all the surrounding properties are under annexation agreements then. Mr. Garcia said no. Most of the properties that already have homes on them have been around for a while. The subject property has not had a house on it for a very long time.

Ms. Stake questioned whether there was any other CR zoning in the area. Mr. Garcia replied that the swath going west and northeast are all zoned County CR Zoning District. The problem is that the City's CRE Zoning District does not allow the same thing that the County CR Zoning District allows. In terms of converting to a district that the City currently has, the AG Zoning District is the closest zoning district that matches the uses in the County CR Zoning District. Mr. Engstrom added that the property would remain County CR until it is annexed into the City, if it is ever annexed into the City.

There were no further questions for City staff. Chair Fitch read the procedures for a public hearing. He, then, opened the hearing up for public input.

Harold and Teresa Whitlatch, petitioners, approached the Plan Commission to speak. Ms. Whitlatch stated that they bought the property because they wanted to have a rural property to build a house on and to do some husbandry of peacocks and horses. There is a pond on the property and acreage that has been farmed for hay. They may want to grow hay as well. She noted that there is a big piece of the property along Perkins Road that is not buildable because it has electrical lines over it. The property is currently zoned County CR, which allows all of the uses that they want. When they started to build the house, they came upon the sewer issue. So, they met with City staff and found that the City's residential and conservation zoning districts do not fit all the uses they would like to be able to do. However, the City's AG Zoning District does fit.

Ms. Stake asked how many animals they planned to have. Ms. Whitlatch said that she did not know. Some of them will be small animals. They cannot have a hog farm because there is not footage space and buildings to do so. There are restrictions that they will have to abide by.

Ms. Stake wondered how close the subject property is to its neighboring properties. Ms. Whitlatch replied that everyone lives on five acres or more. Some of the neighbors have animals. Mr. Whitlatch added that the closest neighbor is probably 150 yards away. He went on to say that they would like to have about 6 peacocks, a few chickens, and about 25 to 30 rabbits. He is getting older and doesn't want to do a whole lot of work. He just wants to live there and have fun. Ms. Whitlatch pointed out that they would be under the restrictions of the agriculture zone, so there would be certain things that they could not do.

Mr. Fell asked if they had bought the subject property with the intention of building a house without knowing that they had to connect to the sanitary district. If they could choose between connecting to the sanitary sewer system and installing a septic system, what would be their choice? Mr. Whitlatch replied that the area is not conducive to installing a septic system. Mr. Fell asked if they had looked into installing a multi-flow system. Mr. Whitlatch stated that he is not interested in all of that. He likes the idea of connecting to the City sewer system.

Mr. Fitch asked City staff if it is a contractual requirement for the petitioners to have to sign an annexation agreement. Mr. Engstrom said yes. The City of Urbana has an intergovernmental agreement with the Champaign-Urbana Sanitary District. Mr. Fitch inquired if there were any exception or waiver procedures built into the agreement. Mr. Engstrom replied not that he was aware of.

Mr. Hopkins stated that he was trying to think of a way to accomplish this that works for the City of Urbana and for the petitioners. It seemed to him that there may be a way to write into the annexation agreement a category for a rural residential zoning district that City staff would eventually add to the Zoning Ordinance. It could be easily done by taking the AG Zoning District and specifying the permitted uses in that district that will not be allowed on the subject parcel through the mechanism of the annexation agreement. The annexation agreement goes with the deed for the property, so it will be applied to future owners as well.

From his understanding, chickens and peacocks are already allowed in the R-1 Zoning District. Mr. Whitlatch responded saying that his understanding is that people can only have hens, no roosters.

Ms. Whitlatch commented that she wants to be allowed to have the uses without having to wait for the City to create a new zoning district. Mr. Hopkins replied that it may not matter to the petitioners about what uses are allowed and are not allowed, but they may not always be the owners of the property. There are many uses in the AG Zoning District that the City would not want to allow on the subject property in the future. Ms. Whitlatch responded that the City could always rezone the property in the future if they wanted to. Mr. Hopkins stated that it is not that easy to rezone a parcel. Rezoning only happens when there is a trigger.

Mr. Fell inquired as to who pays for the connection to the sanitary sewer system. Mr. Engstrom explained the petitioners would pay for it to begin with, but if the sewer system gets expanded to

other properties in the area, then the petitioners could recapture some of the funds. The UCSD would maintain ownership of the sewer.

Mr. Fell asked if the property owners to the north and across Cooks Lane want to build houses, then they would have to enter into annexation agreements with the City as well, correct? Mr. Engstrom said that is correct. Mr. Garcia stated that he was contacted by two of the property owners within the 250-foot notification radius. They expressed their approval of the sanitary sewer system being extended because Cooks Lane is not good for having septic systems.

Ms. Byndom asked if other property owners who want to hook into the sanitary sewer system would have to pay to do so. Mr. Engstrom said yes, and the petitioners in these cases would be able to re-coop some of their money.

With no further questions for the petitioners, Chair Fitch asked if there were any other members of the audience who wished to speak either in favor of or against. There were none. So, Chair Fitch closed the public input portion of the hearing and opened it for Plan Commission discussion and/or motion(s).

Mr. Fitch commented that there are no waivers from the intergovernmental agreement, but he wants the petitioners to enjoy their property. Mr. Otto wondered why the Plan Commission would want to waiver from the intergovernmental agreement. The City of Urbana wants annexation agreements and over time for the properties around the fringe to become part of the City. It is good for them to be connected to the sanitary sewer system and to the City water.

He is of the opinion that the AG Zoning District is the closest analog to the current County zoning. As a City, we may want to look at some of the characteristics of the current AG Zoning District and tighten the allowed uses up. He does not see much risk with the proposed annexation agreement and rezoning.

Mr. Fell believed that there are people who live in the area specifically because they do not want to live within the City limits. Approving this would kind of spider web the sewer system into the area and force people, who do not want to live inside the City limits, to annex into the City at some point in the future. He feels that it would be more appropriate to rezone the property in some way that allows the petitioners to build their house without having to enter into an annexation agreement.

Ms. Stake loves animals and being out on the farm. However, she was concerned that by approving the rezoning the City would be allowing the petitioners to do husbandry of animals close to neighbors that do not like it. It is a residential area for people.

Ms. Byndom asked if the two property owners that contacted City staff wanted to hook up to the sanitary sewer system, would they also be required to enter into an annexation agreement. Mr. Garcia clarified that the two property owners that contacted him only expressed concern about whether the petitioners planned to install a septic system. They were excited to hear that the sanitary sewer connection would be extended up Cooks Lane. The property owners did not express a desire to hook up to the sanitary sewer system. In fact, he believed one of the two was already connected. The area is not suited for septic systems.

Mr. Fell asked what prompts an annexation agreement. Mr. Engstrom explained that connection to the sanitary sewer system prompts an annexation agreement.

Mr. Otto recalled the background between the two cities (Champaign and Urbana) and the UCSD. There was a problem with developers planting subdivisions not contiguous to the cities and then paying to hook into the sanitary district. They were using the benefits of the metropolis but not paying the taxes. So, the cities entered into the intergovernmental agreement with the UCSD. Mr. Fell agreed that it is a good thing; however, he does not understand why a property owner does not have the choice to install a septic system if he/she wants and build a house without entering into an annexation agreement. Mr. Garcia stated that it is a state requirement, and it is also a requirement in the Subdivision and Land Development Ordinance.

Ms. Byndom agreed with Mr. Otto. She believed that it fits with the Comprehensive Plan designation of "Rural Residential". The area is not suited for septic systems. In addition, the value of the property might increase with being connected to the sanitary sewer system.

Chair Fitch summarized the Plan Commission's discussions. The decision is either to grant the petitioners' request or to accept the request with some language added into the annexation agreement that removes or limits some of the uses that are currently allowed in the AG Zoning District. He did not feel that the Plan Commission was in the position to change the AG Zoning District or to create a Rural Residential Zoning District during this meeting.

The existing City CRE Zoning District does not allow people to do anything except to have quasi-public uses. The R-1 Zoning District depends on how the City views the big garden vs. small farm and what kind of animals would be allowed. It sounds like the petitioners want to do more than what is allowed in the R-1 Zoning District. The AG Zoning District is a closer fit to how they want to use the property. The concern though is that there are some uses allowed in the AG Zoning District that might not be compatible with a residential use.

Mr. Hopkins wondered in what sense the annexation agreement was before the Plan Commission. Mr. Engstrom stated that the annexation agreement was before the Plan Commission because it contained the rezoning. Since the annexation agreement was before the Plan Commission, they had the ability to change the language in the agreement if they wanted. City staff did the negotiations and hopefully came up with something that the City Council can accept.

Mr. Otto expressed concern with dragging this case out. The petitioners have a builder, are willing to pay the expenses for connecting to the sanitary sewer system and are willing to enter into an annexation agreement. The petitioners are willing to do what the City has asked to meet code. The City went through last year and tried to clean the Zoning Ordinance up and failed to do so with regards to the AG Zoning District and the uses allowed in it. Just because the City failed, it should not delay the petitioners from proceeding with their plans. He could not see how the City could tell the petitioners that they have to wait.

Mr. Otto moved that the Plan Commission forward Plan Case No. 2245-M-14 and Case No. 2014-A-06 to the City Council with a recommendation for approval. Mr. Hopkins seconded the motion.

Mr. Fell stated that he planned to vote against the annexation agreement not on the basis that he disagrees with anything the petitioners want to do. Their plans are fine, and he is in favor of their plans. He planned to vote against the agreement because there are people who live in the area that do not want the City boundary to extend out to their properties. Now the sanitary sewer connection will be extended up Cooks Lane and anyone wanting to hook into it or anyone who wants to build on their property will be forced into an annexation agreement with the City. He does not feel that this is right.

Mr. Fell moved a friendly amendment that the Plan Commission vote on the cases separately. Ms. Stake seconded the motion.

Mr. Otto expressed concern that Mr. Fell had an objection to decisions that were made beyond the Plan Commission's control. Essentially, Mr. Fell wanted to deny the petitioners the right to do what they want which was in compliance with the law. Mr. Fell believed it was the same reason they vote on rezonings, which is because it might affect someone else other than the petitioners. Mr. Otto commented that if they vote no on one case and yes on the other it is the same as telling them that they cannot do what they want to do. Mr. Fitch ruled the amendment out of order because it is inconsistent with the original motion.

Ms. Byndom asked for clarification. They cannot do away with the annexation agreement because it is based on the intergovernmental agreement between the two cities and the UCSD. Mr. Fitch stated that the fact that the petitioners have to ask for an annexation agreement does not mean the City has to approve it.

Ms. Byndom stated that other property owners in the area do not have to hook up to the sanitary sewer system or sign annexation agreements just because the sanitary sewer system is extended towards them. Chair Fitch said that was correct.

Roll call was as follows:

Ms. Byndom	-	Yes	Mr. Fell	-	No
Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes	Ms. Stake	-	No

The motion passed by a vote of 4-2. Mr. Engstrom noted that these cases would be forwarded to the City Council on Monday, December 1, 2014.

Mr. Otto requested that City staff present the zoning background for AG and introduce ways to improve it to the Plan Commission at a future meeting.

7. OLD BUSINESS

Update to the Plan Commission's Official Bylaws

Chair Fitch re-opened the bylaws for review and consideration. He noted the written communication that was received from Carol McKusick. Jeff Engstrom, Interim Planning Manager, presented a revised version of the bylaws to the Plan Commission. He mentioned that

City staff discussed the questions that the Plan Commission had at the previous meeting with the City Attorney, and following are his answers:

1. *Can the Chairperson direct questions to the petitioner instead of the opponents asking questions directly?* The City Attorney's answer is yes. The Plan Commission can write this into the bylaws. However, he warned that it could become cumbersome if the questions are not relayed word for word.
2. *Who decides if a question is relevant?* The City Attorney's answer is that the Chair is the one to decide if questions are relevant or not.
3. *Is the petitioner/applicant bound to answer questions?* The City Attorney's answer is no, but felt it would speak to the creditability of the petitioner/applicant if he/she decided not to.
4. *What latitude does the Plan Commission have to change the bylaws? Are there state laws that require certain rules for public hearings?* There are not state laws that spell out rules for public hearings. It is entirely up to the City and the Board/Commission to make up their own rules. City staff researched other boards' and commissions' bylaws and found that the Plan Commission's bylaws are similar to them.

Mr. Engstrom reviewed the changes that were made to the bylaws since the previous meeting. He stated that according to the existing bylaws, the Plan Commission could not vote to approve the amendment to the bylaws at this meeting.

Chair Fitch wondered when adding language in Article VI.6 to clarify that the Chairperson decides what questions are relevant, if they should use similar wording as in Article V.5. Mr. Engstrom responded saying that it was not the City Attorney's opinion that they needed to clarify this.

With no further questions for City staff, Chair Fitch opened the item up for public input.

Carol McKusick approached the Plan Commission to speak. She talked about how the following:

- It seems there is a problem with following the bylaws in general. It makes it hard to get interested in changing them.
- If there is muddiness during public hearings about how Robert's Rules of Orders from the current bylaws apply, in the discussion of the bylaws there is not that muddiness. This is a good thing, because it would be good for the Plan Commission to get better democracy and better records through electronic meetings that can do Robert's Rules.
- She explained how someone could mark up and post notes on a pdf of the bylaws. She understands that the bylaws belong to the Plan Commission. She just wanted to share changes she recommends.
- Two Commission members had made comments in previous meetings about changing the bylaws to match what they practice. She suggested that maybe the Plan Commission should practice the law first.
- Existing bylaws do not allow the Chairperson to direct questions from proponents and opponents to the petitioner/applicant. If there is an interpretation problem, then it is up to the Plan Commission and perhaps they should take a vote on the issue rather than asking the City Attorney for direction.

- She does not like that there isn't electronic meetings because the Plan Commission cannot create their own copy. The Plan Commission has to rely on City staff to make their changes, so no one knows what it was they passed. She believed that City staff should have taken the original memo on the bylaws dated for the November 6, 2014 meeting and marked them up with the changes discussed at the meeting to present to the Plan Commission for this meeting.
- With regards to the proposed language in Article VI.6, if the Plan Commission meant to say that opponents cannot count on their questions being asked to the petitioners/applicants, then they succeeded. If she was following the process, then she would write down her question and ask it out loud as she handed it to the Chairperson. She would want to be a proponent because opponents are not offered rebuttal.
- It is important to know what the impetus is for the City Attorney to ask the Commission to amend the bylaws. She assumed it was because of the language in the Open Meetings Act that talks about every public body having their own rules recorded.
- Article IV.7 states that the Plan Commission shall review the bylaws at least once annually. If City staff starts a review period, at the end of the year the review period should end. Robert Myers, previous Planning Manager, started the review period for the bylaws in March of 2013, so she assumed that review period ended at the end of the year in 2013. This is currently listed on the agenda as being an update to the bylaws; however, it is being stretched into a review. What is the difference between an update and a review?
- Public comment is at the beginning of the City Council meetings and they do not provide draft minutes. The Plan Commission holds public comment at the end of their meetings and do provide draft minutes.
- With regards to public comment, it would be good for the comments to be elaborated because it is a special thing and does not follow Robert's Rules.

There was no further comments or public input. Chair Fitch opened the item up for Plan Commission discussion and/or motion(s).

Mr. Hopkins suggested that the Plan Commission review the bylaws in a study session. He felt that there were still too many problems to vote on the amendment to the bylaws at the next meeting. Some of the problems are minor, but some of them are major, such as:

- Article VI should be split into two sections. Items 1 to 11 present a sequential order of procedure for a public hearing. Sections 12 to 18 are aspects of general applications to public hearings that apply to all or some of the Items 1 to 11.
- Article VI. Items 12 and 18 make no sense. He believes that #18 refers to closing the public input and it says "close the public hearing".
- Article VII.3 talks about motions including "findings of fact". He does not recall this ever happening nor does he think that they ever want to do this. Either they need to change their practices to fit the rules or they need to change the rules to fit their practices.

Chair Fitch agreed that they need a lot more discussion as well. He wondered about the mechanics of sending the proposed amendment to the bylaws to a study session. He asked City staff to add this as an item under the Study Session section of the agenda for the December 4, 2014 meeting and to continue the item under Old Business subsequent to the study session meeting.

Mr. Hopkins asked if City staff could also provide an electronic word copy that someone could type the language as the Plan Commission discusses it. Mr. Engstrom replied that can be provided.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

Carol McKusick talked about the following:

- Bill for construction and demolition sites. It should not be a red herring that there is a second business. It may or may not fall under the new rules from the State of Illinois that came out of the veto session. Just the special use permit, should be engineered broadly for poisonous chemicals. It is unlikely that the owner will be able to stop a mixture with this. Mr. Fitch stated that there is not anything the Plan Commission can do about this. They ruled on the land use aspects and the Site Plan. It is no matter a concern of the Plan Commission. The Environmental Protection Agency (EPA) will regulate them.
- Side path along Lincoln Avenue that was part of Exhibit A in the packet for the Active Choices comprehensive plan amendment.
- Tracking of the creation and abandonment of dumps.
- It disturbs her why the Plan Commission does not try to practice their existing bylaws while they still have them.

10. STAFF REPORT

Jeff Engstrom reported on the following:

- Electronics Signs in the CRE Zoning District. City Council approved the text amendment.
- County Long Range Transportation Plan was approved by the City Council.
- County Greenways and Trail Plan was approved by City Council as recommended by the Plan Commission.

11. STUDY SESSION

There was none.

Mr. Fitch requested that City staff look at alternatives to the AG Zoning District and whether the uses are appropriate for an AG district. Also, to look and see if there needs to be a separate zoning district like "Rural Residential" that has some components of agriculture and some components of a residential district.

Mr. Otto added that he would like to see some definitions for some of the terminology in the list of AG uses. Mr. Fitch agreed.

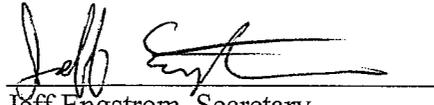
November 20, 2014

Ms. Stake would like City staff to think about residential. She believed that we are losing all of our residential. Mr. Fitch explained that they asked staff to look into adding a new rural residential friendly district.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:23 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jeff Engstrom", written over a horizontal line.

Jeff Engstrom, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: December 4, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Corey Buttry, Maria Byndom, Andrew Fell, Lew Hopkins, Dannie Otto, Bernadine Stake, David Trail

MEMBERS EXCUSED: Tyler Fitch

STAFF PRESENT: Jeff Engstrom, Interim Planning Manager; Christopher Marx, Planner I; Teri Andel, Planning Administrative Assistant

OTHERS PRESENT: Nick Bartholomew, Chen Chenhui, Isaac Cuenca, Yuchen Ding, Nicholas Evans, Yining Fan, Silvia Fang, Tony Herhold, Cynthia Hoyle, Youngjae Kim, Grace Kyung, Jason Lee, Daniel Malsom, Weixuan Mao, Carol McKusick, Alice Novak, Rob Olshansky, Franscesca Sallinger, Jinwoo Seo, Xinyi Wang

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

Danny Otto served as Acting Chairperson in the absence of Tyler Fitch. He called the meeting to order at 7:33 p.m. The roll was called, and he declared that there was a quorum present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the October 30, 2014 meeting was presented to the Plan Commission for approval. Ms. Stake moved to approve the minutes as presented. Mr. Buttry seconded the motion. The minutes were then approved by unanimous voice vote as presented.

The minutes of the November 20, 2014 meeting was presented to the Plan Commission for approval. Mr. Hopkins moved to approve the minutes as presented. Mr. Fell seconded the motion. The minutes were then approved by unanimous voice vote as presented.

4. COMMUNICATIONS

- Project Proposal & Presentation for a Downtown Urbana Mixed-Use Transit Center Handout

5. CONTINUED PUBLIC HEARINGS

There were none.

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

There was none.

11. STUDY SESSION

Presentation on the Active Trans Workshop

Cynthia Hoyle, Instructor for the Planning class “Active Transportation Workshop” at the University of Illinois, explained the program. The class was designed to provide the students with a comprehensive overview of how to create a transportation system that gives people choices focusing on walking, bicycling and transit. The project she chose for this workshop was a “Multimodal Mixed-Use Transit Center in Downtown Urbana. She referred to the handout, “Project Proposal & Presentation for a Downton Urbana Mixed-Use Transit Center”.

The students began the semester by learning basic background and concept information. They have done walkability audits of most of the streets within the study area. They have done a bicycle level of service analysis for most of the streets. They looked at streetscaping and

connectivity issues. They looked at the ability of a site to provide for good access and egress for transit and to reduce conflicts between pedestrians, bicyclists and transit. There was also a focus on how this project could benefit the Downtown Urbana area and the community overall by serving as a way to be a catalyst for more economic development.

The class was divided into three groups and each group will give a short presentation of the site they chose and their basic concepts for the site. Since they were asked to focus on the transportation and land use issues, the buildings portrayed in their proposals are just schematics. The students do not intend to recommend any particular design of the buildings themselves other than uses recommended for the buildings to provide amenities for riders.

GROUP 1: Grace Kyung, Nicholas Evans, Daniel Malsom, Weixuan Mao, Xinyi Wang, Jason Lee

- Name of Transit Center: BONEYARD STATION
- Location: Water Street and Broadway Avenue
- Photos showing existing buildings
- Economic connection between Champaign, Urbana and Campus
- Crosswalk proposed from Water Street across Vine Street
- Envisioning Boneyard Station
- Transportation
 - CUMTD Connector
 - Bicycle Haven
 - Zipcar Gateway
- Amenities
 - Office Center
 - Streetside Café
 - Urban Green Space
- Commercial Area
- Future Development – Extend Development further north to connect to railroad

Ms. Stake inquired about railway connection. Mr. Malsom explained that the scope of development is for only the northeast corner of Water Street and Broadway Avenue. If the development is successful and there would be interest in expanding the streetscape further north, then it could potential be an option to connect to the railroad.

Mr. Fell noted that they show the proposed transit center facing the back of other buildings along Water Street. He suggested that they reorient the front of the building. Mr. Evans stated that they would be open to this.

Mr. Otto wondered if they had to prepare a budget as part of the project. Mr. Evans said no. The whole idea is not just to provide a bus station. They wanted to spur economic development in the downtown area. There is potential for development in this area and there are already ways to get there, but there is not a major draw to attract people.

Mr. Otto asked if they planned to continue to support the existing Black Dog restaurant when the new one opens. Mr. Evans said absolutely.

Mr. Trail questioned whether a crosswalk across Vine Street would be enough to get people to shop there. Mr. Evans stated that it would be a start. Mr. Malsom added that when they researched the intersection of Vine Street and Water Street, the Crash Data showed multiple bicycle accidents and a Class A automobile accident from 2007 to 2011. So, this type of project could be used to make improvements.

Mr. Trail wondered if it might cry out for a pedestrian bridge. Mr. Malsom stated that it would not be fiscally reasonable to construct a pedestrian bridge.

Mr. Trail asked how the bus traffic would get through town without them being a major disruption. Also, without some substantial residential development around the multimodal transit center might become a place that people associate with crime or other things. Mr. Malsom replied that with regards to bus traffic, they were concerned about this as well. However, buses coming from University Avenue would turn right down Broadway Avenue and buses coming from the south and the campus area would come up Springfield Avenue and be routed down Race Street around to a drop-off site at Lincoln Square Mall and then be routed straight north on Broadway Avenue and turn into the proposed facility.

They realize that without residential development there, it could be an issue. Their bigger plan allows for residential growth to the north, but it would not occur in the first phase of the plan.

GROUP 2: Nick Bartholomew, Yuchen Ding, Yining Fan, Tony Herhold, Jinwoo Seo

- Name of Transit Center: ELM STREET MULTI-MODAL TRANSIT HUB
- Location: Downtown Parking Garage and part of the Historic Lincoln Hotel
- Overview:
 - Accessibility
 - Connectivity
 - Revitalizing
 - Iconic
 - Forward Thinking
- Location
 - Why?
 - Under Utilization of the Existing Structures
 - Close Proximity to Main Street and Other Amenities
 - Along Many Existing MTD Routes
 - Highway Connection via Vine Street
- Existing Uses
 - Landmark Hotel
 - Post 1970's Section
 - Not Subject to Historic Preservation
 - Parking Deck
 - Currently Underutilized
 - Hinders Downtown Growth
 - Elm Street
 - Not a Heavily Utilized Street
 - Businesses Have Alternative Means of Access

- Map from the Downtown Parking Study
- Public Opinion Satisfaction Summary from the Downtown Market Study
- Modes of Access
- The Transit Hub
 - Six 12-foot Bus and Bike-Only Lanes
 - Accommodate Future Uses
 - Two Bi-Directional Bike Sharrows
 - One Bus Parking Spot
 - Multi-Use Transit Hub
 - Bus Waiting Space
 - Coach Tickets Sale
 - Businesses and Offices
 - Mixed-Use Buildings
 - Retail
 - Residential
 - Office Space
- Land Use – Current and Proposed
- Site Plan – Floor Plan and The Site Plan
- Cross-Section View of the proposed project
- Amenities
 - Bike-Friendliness
 - Bike Parking and Rental Facility
 - Bike Sharrows
 - Accessibility
 - Elevators
 - Ramps
 - Reserved Parking Spots
 - Connectivity
 - Enclosed Pedestrian Bridge
 - Connection to Lincoln Square Mall
 - Linkage via Crane Alley to Main Street
 - Sociality
 - The Courtyard
 - Outdoor Tables and Chairs
- Proposed Bus Routes
- Pedestrian Path
- Cyclist Path
- Potential Outcomes
 - Revitalization of the Downtown
 - Economic Benefits
 - Jobs/Tax Revenue/Property Values
 - Mixed-Use Activities
 - Build Cohesion
 - Revitalize Lincoln Square Mall
 - Visually Appealing
 - Landmark for the Public

- Sustainable Active Transportation
 - Universal Access
 - Increase Bus Access to Currently Underserved Area
 - Reduce Carbon Emissions
 - Walkable Community
 - Enhance Inter-City Connections

GROUP 3: Chenhui Chen, Isaac Cuenca, Francesca Sallinger, Youngjae Kim, Silvia Fang

- Name of Transit Center: County Plaza Transit Center
- Location: Existing County Plaza at Main Street and Broadway Avenue
- Site Selection
- Site Map
- Key Elements
 - CUMTD Transit Hub
 - Bike Center
 - Parking
 - Regional Shuttle
 - Public Space
 - Retail
- Bus Platform with Retail
 - Bus Arrival Kiosk
 - Seating
 - Vegetation
 - Restaurant, Retail
- Bike Center
 - Secure Bicycle Parking
 - Showers & Lockers
 - Bicycle Rentals
 - Bicycle Repair
- Increase Bike Usage
- Bike Facility Improvement
- Public Plaza
- Underground Parking
 - Take out 200 surface parking
 - Preserve 200 underground parking
- Mode Shift from Auto Dependence to Walkability, Bike-ability and/or Public Transit
- Anticipated Outcomes
 - Vibrant Downtown
 - Public Amenity
 - New Tenants
 - New Tax Revenue
 - Higher Property Value
- Potential Concerns
 - Loss of surface parking spaces
 - Security
 - Bikes vs. Buses

- Traffic
- Proximity to Correctional Center and Civic Center

Mr. Fell asked if the buses could only go single file through the site. Ms. Sallinger explained that one of the group members is a Civil Engineer student and had expressed concern during their group discussion about this, so they designed the route of the buses through the center so that a bus could go around another bus if need be.

Ms. Byndom asked if the existing County Plaza would continue to be used as it is currently being used. Ms. Fang replied that most of the existing building would continue to be used as it is currently being used; however, they would preserve some office space upstairs and use part of the ground floor space as a waiting room or office or retail spaces. Ms. Sallinger added that the building is currently at 84% occupancy, so it leaves enough space for other office uses or for retail.

Mr. Trail asked if they had researched to find out whether the current parking deck was constructed to handle this type of load. Ms. Sallinger said that they talked to the owner of the property and decided that there may need to be structural reinforcements made for the parking deck to accommodate the buses. They believe that since they are not proposing many changes to the property with the exception of the construction of the bike center, that the cost of reinforcing the parking deck might be manageable.

Ms. Hoyle thanked the Plan Commission. She mentioned that the students also prepared Existing Conditions reports as well that will be provided to the City and to MTD. The students will also be presenting to the MTD Board on December 10, 2014.

Ms. Stake stated that it was exciting to see students working to improve Urbana. Ms. Hoyle pointed out that the students have all worked very hard and been engaged in this project.

Review of the Plan Commission's Official Bylaws

Jeff Engstrom, Interim Planning Manager, stated that Christopher Marx, Planner I, was present to type in the changes that the Plan Commission suggests. There were no concrete changes suggested at the last Plan Commission meeting, so the Plan Commission can now go through the bylaws line-for-line and make changes as they see fit.

Mr. Otto suggested that they change "*elect*" in Article III.2 to "*select*" so that the Plan Commission would be in compliance with the bylaws.

Mr. Hopkins recommended the following changes:

- Page 4, Article V.5 – "*...In the interest of ensuring public input in the case of limited time, the*"
- Page 5, Article VI. Procedure for Hearings
 - First sentence should read as such, "*Order of Procedures for Public Input*"
 - 1-11 should be changed to *A-K*

- Add “*L. Chair closes the public input portion of the hearing before the Plan Commission deliberates*”
- Add “*2. Principles for Public Hearing Procedures*”
- 12-18 should be changed to *A-G*
- The new 2.A should read as such, “*At any time during the public input portion of the meeting, questions from the Commissioners may be directed to the staff, petitioner or public to clarify evidence presented.*”
- The new 2.B – Delete the second sentence.
- The new 2.D should read as such, “*The Chairperson may require advance registration of persons wishing to address a particular case and may set time limits. Advance registration may be by means of speaker cards to be submitted prior to or at the public hearing.*”

Mr. Otto agreed that there needs to be some language in the bylaws that allows the Chairperson to require the public to sign up to speak and to set a time limit if there are many people of the public wishing to speak. It doesn't happen but there have been meetings in the past that were out of control with numerous members of the audience wishing to speak. This would allow the Chairperson to make the decision to impose these actions on the fly at the beginning of a case if he sees the audience is full in order to allow everyone who wishes to speak an opportunity to be heard.

He explained that speaker cards are cards that audience members fill out and submit to the Chairperson if they are interested in speaking on a particular case. He doesn't feel that they have to use cards. They could have a sign-up sheet available for people who wish to speak instead. Mr. Engstrom added that speaker cards would also be useful for people to register their protest or their support without having to speak before the Commission.

Mr. Hopkins continued with his recommendation for changes:

- The new 2.G should read as such, “*...The public input portion of the hearing may be reopened at the same meeting prior to the Commission's action at the discretion of the ...*”

Mr. Otto recommended the new 2.F to read as such:

- “*The petitioners and opponents should present all evidence they wish to submit during the public input phase of the hearing. Written material from the petitioner or opponents will be accepted by the Secretary for distribution to the Commission until the close of the public input part of the hearing.*”

Ms. Byndom asked if someone were to come in at the last minute with evidence to present, would the Chairperson or the Plan Commission be able to re-open the public input portion to accept the evidence. Mr. Otto said yes, this would be covered elsewhere in the bylaws.

Mr. Hopkins stated that the Plan Commission does not explicitly state findings of fact when making a motion. They are a quasi-judicial body and should act like a court hearing, but the State of Illinois, from his understanding, does not constrain them when making motions. Written

staff reports always explicitly include the LaSalle National Bank criteria. So, he suggested a change to the first sentence of Article VII.3 so that it reads as such, "*Unless the motion explicitly includes additional findings, the staff report constitutes the findings of the Commission.*" He believes this would be consistent with the Plan Commission's practice and also provide a record of findings that could be used in a court case if necessary. It may also remind the Plan Commission members that if they are making a decision on new evidence presented during the public hearing or by disagreement with the written staff report, that they should be saying so in the motion.

Mr. Trail wondered what the legal status is for the Plan Commission's decisions. Acting Chairperson Otto answered that they are recommendations to the City Council. Mr. Trail argued that they do not have typical hearings, because they are not making a final decision. Mr. Hopkins replied that the Plan Commission does make final decisions on Boneyard Creekway Permits and Preliminary Plats. Also, the City Council acts on a recommendation from the Plan Commission. The Plan Commission's findings may be used to argue from a legal point of view that a rezoning was arbitrary. In practice, the record on which the Plan Commission's decision is made is the written staff report and the record of the meeting. They don't make a motion and agree on facts.

Mr. Hopkins stated the use of the word "*cross-examination*" makes him a little uneasy, but they have now defined the mechanism of cross-examination of being through the Chair.

Mr. Fell recommended that they address the absence of a Chairperson. He suggested that they include language that states as follows, "*When the Chairperson is absent, an Acting Chairperson will be selected.*" Mr. Hopkins agreed. Mr. Trail felt that it should be the responsibility of the Plan Commission to select the Acting Chairperson.

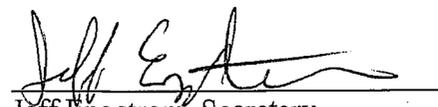
Acting Chairperson Otto closed this item.

Ms. Stake announced that she was resigning from the Plan Commission. She has recommended Christopher Stohr to be her replacement, and Mayor Prussing plans to appoint him.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:24 p.m.

Respectfully submitted,



Jeff Engstrom, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: December 18, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Corey Buttry, Andrew Fell, Lew Hopkins, Dannie Otto, Christopher Stohr, David Trail

MEMBERS EXCUSED: Maria Byndom, Tyler Fitch, Robert Nagel

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services Department, Jeff Engstrom, Interim Planning Manager; Max Mahalek, Planning Intern; Teri Andel, Planning Administrative Assistant

OTHERS PRESENT: Amanda Beckler, Cain Kiser, Diane Marlin, Carol McKusick, Betsey Mitchell, Dennis Roberts

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

Jeff Engstrom, Interim Planning Manager, asked that the Plan Commission elect an Acting Chairperson in the absence of Tyler Fitch. He nominated Dannie Otto. The Plan Commission approved the nomination by unanimous vote.

Acting Chair Otto called the meeting to order at 7:34 p.m. Roll call was taken and a quorum was declared present.

2. CHANGES TO THE AGENDA

City staff asked that the Plan Commission proceed with Case No. 2242-T-14 under New Public Hearings prior to continuing their review of the Plan Commission's Official Bylaws under Old Business. The Plan Commission agreed to the change.

3. APPROVAL OF MINUTES

There were no minutes prepared for approval.

4. COMMUNICATIONS

- 2015 Schedule of Meetings submitted by City staff
- Revised Language for Section IX-2 submitted by City staff
- Letter in Opposition of Plan Case No. 2242-T-14 submitted by Dennis Roberts

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

Plan Case No. 2242-T-14: A request by the Urbana Zoning Administrator to amend Articles IX and XI of the Urbana Zoning Ordinance to establish regulations for Digital Outdoor Advertising Sign Structures.

Acting Chair Otto opened this case. Jeff Engstrom, Interim Planning Manager, gave a PowerPoint presentation on this case to the Plan Commission. He talked about the following:

- Outline
 - Trend Toward Digital
 - Costs & Revenues
 - Safety Studies
 - Aesthetics
 - Existing OASS Regulations & Inventory
 - Proposed Digital OASS Regulations
- Requested Changes Overview
 - Traditional Signs vs. Outdoor Advertising Sign Structures (OASS or Billboards)
 - Electronic message boards allowed in B-3 & CRE
 - Digital/Changing OASS currently prohibited
 - Proposed Ordinance Change:
 - Section IX-2 – Add Definition for “Digital OASS”
 - Section IX-6 – Add Regulations
 - Section IX-9 – Add Fines
- Emergence of Digital OASS
 - 3.5% of existing 450,000 billboards
 - Multiple ads on single display (up to 8)
 - Higher retention rates (up to 94%)
 - Increased revenue
 - Emergency alerts
 - More costly to install
 - Safety and aesthetic concerns
- Safety and Drive Distraction
 - Sources:
 - APA Zoning Practice Bulletin
 - University of Toronto Studies

- FHWA Study
- Swedish National Road & Transport Institute
- IDOT Safety Study on University Avenue Corridor
- Various other studies and legal decisions
- Drivers may glance at digital OASS for longer periods
- More distracting if in direct line of sight
- Animation, video, scrolling text are most distracting
- Drivers may glance at digital signs more often than static signs
- Aesthetic Concerns
 - Visually impactful by design
 - Bright colors and graphics
 - Locations limited to commercial corridors
 - Groups of billboards create cluttered appearance
 - Current regulations mitigate some concerns, but do not apply to pre-existing nonconforming billboards
- OASS Cluster Examples
- Current OASS Regulations
 - Section IX-6 of Zoning Ordinance
 - Limited to within 660 feet of limited commercial corridors
 - I-74, University Avenue, Cunningham, US 150, Lincoln Avenue (north of Bradley Avenue)
 - B-3, B-4E, IN-1 and IN-2 Zoning Districts
 - At least 300 feet from R-1, R-2, R-3 and CRE zones
 - At least 300 feet from historic landmarks and districts
 - At least 1,000 feet from existing OASS (but may be back-to-back)
 - Prohibited from TIF projects
 - Height limit 35 feet in B-3, B-4E, 40 feet in IN-1 and IN-2
 - 300 square feet area limit (+20% for irregular shapes)
- Map of OASS Eligible Areas
- Existing OASS Inventory
 - 37 OASS with 72 faces totals
 - 70 faces are 300 square feet in area
 - One face is 451 square feet in area, one is 240 square feet
 - 14 OASS (38%), containing 25 faces, meet zoning criteria except for 1,000 foot buffer between billboards
 - 3 OASS fully comply with all zoning criteria
 - 34 OASS are legally nonconforming
 - Nonconforming structures may be expanded or altered
- Map of OASS Inventory
- Photos of billboards
- Digital OASS in other cities
 - Allowed in many US, Midwest and Illinois cities
 - Illinois cities include: Bloomington, Carbondale, Champaign, Danville, Decatur, Edwardsville, Normal, Peoria & Springfield
 - Regulations address aspects such as location, zoning districts, buffer from residential uses, buffer from historic properties, buffer from other billboards, buffer from other

- digital billboards, light levels, frequency of display change, static vs. animation, requirements to remove other billboards before building new digital billboards, emergency message overrides, and malfunctioning billboards
- Proposed Digital OASS Regulations
 - Add definition:
 - Digital Outdoor Advertising Sign Structure (Digital OASS): An OASS with an electronic display capable of displaying changeable copy, controlled by programming or electronic communications.
 - Requirement for new OASS permit
 - Must meet all Zoning Ordinance criteria under Paragraph IX-6.D and IX-6.C
 - Existing nonconforming locations cannot be changed to another nonconforming sign, expanded or relocated per Section X-9 of the Zoning Ordinance
 - Add fines for Digital OASS and message boards
 - \$50 for message boards, \$100 for OASS, per day of violation
 - Proposed Digital OASS Regulations: Hold Time
 - Amount of time ad must be displayed before the next ad is displayed
 - Most cities have period of 8 to 10 seconds
 - Some cities have times up to 6 and even 20 minutes
 - Faster times have potential to be more distracting
 - Staff suggesting 3 minute hold time for safety and to be consistent with existing ordinance for electronic message boards
 - Animation, video, transitions, and scrolling text prohibited
 - Proposed Digital OASS Regulations: Illumination
 - Different ways to measure illumination:
 - Nits
 - Footcandles
 - Watts
 - Qualitative
 - Nits – light output
 - Difficult to measure at ground level
 - Footcandles – incident light
 - City has capability to measure
 - Staff suggest same limit that applies to electronic message boards: 0.3 footcandles above ambient levels measured at 150 feet
 - Industry-accepted standard
 - Proposed Digital OASS Regulations: Safety Provisions
 - Line of sight: Digital OASS shall not be in direct line of sight of drivers looking at an upcoming traffic signal
 - Emergency Alerts: Tied into METCAD for emergency and Amber alerts
 - Malfunctioning OASS: Required to default to lower brightness level
 - Proposed Digital OASS Regulations: Removal and Replacement
 - Most cities require removal of existing billboards to establish new digital. Average is 1.5 to 1
 - Some cities require as many as 4 to 1
 - Champaign has “sign bank” to store removed billboard credits
 - Incentivizes removal of signs from downtown and campustown

- Staff proposes similar removal and replacements requirements
 - Incentivize removal of signs from downtown, removal of clusters of signs, and removal of other nonconforming locations
- In general, 4 square feet of conforming OASS display area must be removed to establish 1 square foot of new digital OASS (4:1)
- Removal of signs from B-4 District will only require a replacement ratio of 2:1
- Removal of clusters of signs will only require a replacement ratio of 2:1
- Removal of signs from nonconforming location would require a replacement ratio of 3:1
- Incentives are not cumulative
- The most potent incentive applies in case more than one precondition applies

Mr. Engstrom stated that he was available to answer any questions. He pointed out that there were representatives from Adams Outdoor Advertising in the audience whom wanted to speak about the proposed changes as well.

Acting Chair Otto asked if the Plan Commission had any questions for City staff.

Mr. Hopkins inquired where the 660 foot buffer requirement comes from. Mr. Engstrom stated that he believed it came from the Illinois Department of Transportation (IDOT) standards. Mr. Hopkins commented that it seemed plausible for the interstate but way too large for University and Cunningham Avenues. Elizabeth Tyler, Director of Community Development Services Department, pointed out that it is in the federal regulations so all interstates have a 660 foot buffer.

Mr. Fell wondered how the City regulates which company's signs are removed and which company gets to install a new digital billboard. Mr. Engstrom replied that Adams Outdoor Advertising currently owns all of the billboards in the City of Urbana. If another billboard company came into town, then City staff would deal with this issue at that time.

Mr. Otto expanded further by asking if a new billboard company came to town and wanted to construct a new digital OASS, with the ratio being 4:1, how would they be able to obtain a permit to construct the new sign without currently owning any old signs to remove? Adams Outdoor Advertising would have no incentive to sell old signs to the new company. Ms. Tyler explained that the City has really good background on some of the prior text amendments. There were at least three rounds of litigation. One of the effects of the C & U Poster litigation, after the settlement expired, was a land rush on billboards. So, in many ways the City is overbuilt on billboards. There is some congestion and there are limited areas where billboards are allowed. For these reasons, the City has not adopted language to encourage more proliferation of billboards. In the past, there had been blockage of other signs and disruption of redevelopment opportunities and a lot of competition. When Adams Outdoor Advertising bought out C & U Poster and later bought out at least two other competitors and their entire inventory, the land rush on billboards settled down and stopped the competitive rush. City staff is hoping to reduce the inventory of billboards with the tradeoff of allowing digital OASS signs.

Mr. Otto remarked that he did not want a proliferation of billboards and that he liked the way the proposed text amendment offered an incentive for removal of some billboards. The billboard industry is very competitive; however, the proposed text amendment is written to make it seem like there would never be a competitor. Ms. Tyler stated that the proposed text amendment is silent on ownership. This was appropriate in the Zoning Ordinance.

Mr. Engstrom stated that there are two new members on the Plan Commission. Christopher Stohr, who is present, and Robert Nagel, who could not attend this meeting, was appointed by City Council on Monday, December 15, 2014.

Mr. Stohr commented that a high resolution, in itself, can be a distraction for drivers, especially if there is an intricate pattern or optical illusion. He did not find anything in the Zoning Ordinance covering this. Mr. Engstrom replied that resolution is a constantly changing field. If the City feels at a later point that this needs to be addressed, then City staff can do so in the future. However, the Plan Commission may want to add language about prohibiting optical illusions.

Mr. Stohr asked with regards to fines, is there a way to introducing something into an ordinance that might take into account progressive inflation? Mr. Engstrom replied that the City Council annually reviews all of the fines and fees that the City charges. Ms. Tyler added that once a year the Planning staff does an omnibus text amendment to the Urbana Zoning Ordinance. If they find that the fines are not working, then they can modify the fees.

Mr. Otto said that the fines are described as minimum fines. Does this mean that at the discretion of the Zoning Administrator that the fines could be more than the minimum? Mr. Engstrom replied that the minimum fine would be the fine per day. Ms. Tyler stated that there would be a cap of \$750 for any sign violation. She suspected that the minimum fine was mentioned to allow some leeway; however, there may be some other reasons why it is stated this way.

Mr. Trail commented that he believed that fines are most effective if they create an effective financial disincentive to violate. The fines do not seem to be enough to deter behavior. We might need a bigger fine structure to make sure it isn't just the cost of doing business.

Mr. Trail asked if the 660 feet was measured from the center of the roadway. Mr. Engstrom said yes. Mr. Trail agreed with Mr. Hopkins that this would be too much for an urban area. He wondered if there was a minimum. Mr. Engstrom answered saying that for the B-3, B-4E and IN-1 zoning districts, the minimum distance is 15 feet from the property line and for the IN-2 district, it is 25 feet from the property line. Mr. Trail felt this did not seem like much for a 300 square foot illuminated billboard.

Mr. Trail asked if the section that talks about removing a certain amount of square footage in order to construct a digital billboard included replacement of an existing billboard or does it only refer to the construction of a new billboard. Mr. Engstrom said it would include both situations.

Mr. Trail felt that the 3-minute hold time should be longer because when sitting at a stop light, the message could change several times in a 3-minute period, which would be more distracting. Another reason is for the safety of pedestrians crossing the street. Electronic billboards/message boards tend to destroy night vision quickly, which could make it difficult to see pedestrians. He wondered if it would be possible to add language to prohibit these signs near pedestrian crosswalks. Mr. Engstrom said yes.

Mr. Trail wondered if it would be possible to reduce the ambient light by saying that the sign companies can only use dark backgrounds. Mr. Engstrom said no, because this gets into the content. However, it is kind of indirectly regulated when City staff measures the light levels because they would be measured at full brightness. Mr. Trail felt that there is a difference in the direction that the light is aimed.

Mr. Trail asked if there was a way to have an expedited complaint process for residential areas that might fall just outside the foot limit. Mr. Engstrom explained that it is a standard process, when City staff receives complaints, then they got out to measure or set up an inspection as soon as possible. Mr. Trail replied that he was talking more about the permitting process. Ms. Tyler stated that from time to time, City staff gets complaints about lights in parking lots. City staff then asks the property owner to reduce the light through shielding or relocation. They would treat the light levels for digital billboards in the same manner. These complaints fall under the category of nuisance complaints and are handled promptly.

Mr. Trail suggested prohibiting 3-dimensional billboards. Mr. Engstrom stated that the Plan Commission could add language prohibiting this in their motion.

Mr. Fell wondered if they should add a provision enabling the City to fine a billboard company for having a sign that is too bright and they refuse to reduce the brightness level. Ms. Tyler stated that City staff can check the fine amounts with the City Attorney to make sure that we are within the statutory limits and to check for the reason for the language regarding a minimum fine.

Mr. Stohr stated that he liked the idea of the digital billboards being used for emergency use. How does this work with METCAD? Are they allowed to bust into an ad to show an Amber Alert? Would they be allowed to use scrolling for emergency messages? Mr. Engstrom responded that Adams Outdoor Advertising could better answer the first question about whether METCAD will have the ability to bust into an advertisement to show an Amber Alert. As for scrolling, the City does not allow scrolling, so METCAD would not be allowed to use scrolling messages either. He showed a standard example of an Amber Alert message on a digital billboard.

Mr. Otto questioned if Adams Outdoor Advertising is allowed to charge commercial rates to METCAD for the use of the digital billboards for Amber Alerts. Ms. Tyler stated that this would be a question for Adams Outdoor Advertising to answer because the City of Urbana does not have any licensing agreement with the billboard company. Mr. Engstrom added that it would be written into the Ordinance and mandated; however, whether or not the billboard company would or could charge METCAD would not be part of the Ordinance.

Mr. Otto asked how billboards are taxed in the State of Illinois. Is it considered a real estate tax? Or an excise tax? Mr. Engstrom answered by saying that in the State of Illinois, billboards are not considered assessable, so there is no real estate tax for the sign portion of a lot. The City would benefit from increase permit fees. Digital billboards are ten times more costly to install than traditional billboards. Max Mahalek, Planning Intern, stated that this is correct. The cost of the building permit is about double. The City of Urbana differs from other cities in that we do not charge by the size of the billboard; instead, we charge by the cost of the installation of the billboard.

Ms. Tyler stated that it is a concern when you talk about billboards taking up part of developable lots. Sign permit fees are very nominal in the big scheme. When someone talks about increasing the setback area, it concerns her because that means the billboard will be taking up more of a buildable lot. This is a concern from an economically development standpoint and a redevelopment standpoint. If a billboard is placed on a lot in such a way that one cannot build on the lot, then the community will not see real estate taxes from that property.

Twenty-eight percent of the land area in the City of Urbana is tax exempt. This is the reason why there is a provision proposed that prohibits digital billboards on properties that have Tax Increment Financing (TIF) agreements so the City can preserve the development areas. She believed that the economic benefits of billboards relate to the ability for private businesses to advertise and build their commerce.

Mr. Otto requested that City staff research whether other communities charge annual fees on electronic billboards so that it recognizes that it is a real estate improvement under a common sense understanding of the code. Mr. Mahalek stated Arlington, Texas has a \$200 annual fee on digital billboards. City staff can research taxation of billboards in other communities. There is a precedent for City's charging annual fees that are not related to building permits, construction permits, or changes to a billboard. Ms. Tyler stated that City staff will look into this; however, she did not believe it could be done in the State of Illinois.

Mr. Hopkins asked if the exclusion is from a TIF district or a TIF project. Ms. Tyler answered TIF project.

Mr. Hopkins wondered if it included City expenditure of TIF funds or only included a development with a specific private party with which there is a TIF agreement. Ms. Tyler stated that it is only when there is a development with a specific private party.

Mr. Hopkins stated that the fines do not say per day. Also, Section IX-4 talks specifically about on-site signs and Section IX-6 talks specifically about OASS. The language needs to be clarified on what the fines explicitly apply to.

With no further questions from the Plan Commission for City staff, Acting Chair Otto opened the hearing up for public input.

Cain Kiser (Real Estate Manager) and Amanda Beckler (General Manager), of Adams Outdoor Advertising, approached the Plan Commission to speak and answer questions. He thanked City staff and the Plan Commission for their review of the Ordinance. They have reviewed the proposed text amendment and overall are happy to work with City staff on it. They have some requests with regards to conversion of signage especially along the commercial corridors (University Avenue, Cunningham Avenue and Lincoln Avenue).

Due to the nature of the current sign ordinance, most of their signs are nonconforming. Adams would like to be able to convert their nonconforming signs in the commercial corridors to digital signs. There are only two or three and each location is selected due to client demand, traffic, height, general location overall, and leasing situation with the property owners. They are not talking about adding any additional sign poles.

The second issue they have is the three-minute hold time. They sell their digital billboards as a network. Throughout the company there are 14 markets and through all their local ordinances, they have ten second-dwell times. In order for the clients to purchase their network, Adams would like to see uniformity throughout all their cities. They have eight advertisers that run ads on all of their digital units, and if they sold a network to them with the three-minute hold time, then the client's ad would only come up every 24 minutes. This could cause a client's advertisement to be on the back burner during rush hour. Ms. Beckler added that many of their clients have asked for equal representation in the City of Champaign and in the City of Urbana. Having uniformity would allow the client to participate in the network. Mr. Kiser stated that they also have national clients that buy advertisements in specific towns and run similar campaigns.

Mr. Kiser pointed out that Adams runs their digital billboards from 6:00 a.m. to 12:00 a.m. (midnight) every day. From midnight to 6:00 a.m. the billboards are turned off.

Ms. Beckler answered questions about METCAD. One of the things they take pride in is being a local business and being able to support the communities they are located in. Having digital billboards with eight advertisers gives them more freedom to do more for the communities. METCAD has a username and password that allows them to take over the billboards to post emergency and Amber Alerts. Adams allows METCAD to do this at no charge as a public service announcement to the communities. Mr. Kiser added that Adams likes to partner with the local police departments and have partnered with the City of Champaign's Public Works Department to advertise road conditions.

Mr. Hopkins asked for clarification on what the constraint is for Adams along the commercial corridors. Mr. Kiser explained that with the current ordinance, Adams signs along the commercial corridors are considered legal nonconforming signs, so they cannot alter or change the signs in anyway. Adams would like to be able to select a location in an appropriate zoning district and to convert at least one of the nonconforming signs to a digital display. With the current ordinance and what is proposed, they would not be able to do this. Mr. Engstrom clarified that in order to install a digital billboard, Adams would need to bring a billboard into conformance, which means it would have to be in the right zoning district and it would have to be 1,000 feet away from any other billboard. Mr. Hopkins stated that it is the 1,000 feet distance

that is the issue. Mr. Kiser said that is correct. The signs are located in the right zoning districts. They agree to do the reduction in the number of signs, but they would like to be able to select a sign that they believe would be the best return on their investment to convert to a digital face.

Dennis Roberts approached the Plan Commission. He handed out a document titled, "Digital Display Billboards". He is interested in the environment of the community and the potential effect of changing the OASS sign ordinance. He appreciated Adams Outdoor Advertising being interested in the City of Urbana. He encouraged the Plan Commission to remain independent in choosing to form, shape and word an ordinance that will govern Adams Outdoor Advertising Sign Company. He went on to review his document that he handed out. He talked about the following from his handout:

- City of Urbana is a home rule community
- Sweden banned digital signage from its roads
- Hold Time
- Minimum fine schedule
- Distance between signs
- Streetscape beautification – banning new OASS in corridors with beautification plans

Mr. Stohr asked which areas have beautification plans. Mr. Roberts replied that University Avenue, Cunningham Avenue and Broadway Avenue.

There was no further public input, so Acting Chair Otto closed the public input portion of the hearing. He, then, asked if there were any additional comments from City staff.

Mr. Mahalek noted that Chicago does charge an annual fee, so there is precedent in the State of Illinois.

Mr. Hopkins stated that he did not feel that the Plan Commission should vote on the proposed text amendment during this meeting. Ms. Tyler added that there were things for City staff to follow up on by talking with Legal staff and doing more research.

Acting Chair Otto opened the hearing up for Plan Commission discussion.

Mr. Hopkins reiterated what he gathered to be the relevant concerns of the Plan Commission. They were as follows:

- 1) 3-D
- 2) Because the number of possibilities of where signs can be located is quite limited, he wanted to experiment with differences in the distances between signs. This allows the Plan Commission and City staff to figure out where they want digital signs to be located. The thing that matters is the 1,000 foot requirement between billboards.
- 3) Research the longest dwell time for a traffic signal light in the City of Urbana. He assumed it would be around three minutes. The object is to minimize the number of times the billboard ads change. He would like to see it change no more than one change during a traffic light dwell time.

Mr. Fell did not feel the change time mattered along Cunningham Avenue. He drives down Cunningham Avenue almost every day from Perkins Road to University Avenue, and it only takes him about 45 seconds depending on if the light at Kerr Avenue is green. Mr. Hopkins argued that the dwell time is important especially at the corner of University Avenue and Cunningham Avenue/Vine Street because a driver has to pay attention to the traffic light signal and left turn signal, and if the digital billboard is in view, then a driver will pay attention to it as well, especially if the hold time is only 10 seconds.

Mr. Trail wondered what the argument is for having a shorter hold time other than the sign company can make more money. The City can set the hold time that they want without having a reason. Mr. Hopkins believed it would help with the Plan Commission's discussion about hold time for a digital display if they knew the longest hold time for a traffic signal. Mr. Otto added that he would like to know the hold time for the traffic signal at Lincoln Avenue and University Avenue as well.

Mr. Otto asked City staff to get some data on fixed sign that have indirect lighting flashing off with some of the reflective coating. What is the basis of comparison? He sees two issues with these signs, which are 1) every 10 seconds these signs scrolling and 2) if you are on a long stretch, you might be 30 seconds on University Avenue and watching for the next image to come up. He was curious if the hold time is less frequent, what is the difference in the way a sign catches his attention compared to a really brightly lit sign? Are there current restrictions on how bright a sign can be? Mr. Engstrom replied that the brightness of a sign is complaint driven.

Mr. Trail stated that there has to be a difference with the effect of the brightness depending on the size of a sign. The closer a sign is to the road, the brighter it will be, so he felt that there should be requirements that signs closer to the road have to be dimmer.

Mr. Fell wondered if METCAD had the ability to charge fees to provide service since the sign company would be required in the ordinance to allow METCAD to override their sign. Ms. Tyler stated that this is a good question and City staff will consult with the Legal staff. It is not their intention for this to occur.

Mr. Stohr mentioned a sign along I-90 up in Chicago that is very distracting. He felt that driver distraction is more individual than they would like to think. The idea of replacing some of the static signs with digital signs is not a bad idea. It will reduce the signage, and digital signs offer some potentially useful information such as Amber Alerts or road hazards. He did not feel that the hold time should be onerous. His principle concern was with regards to 3D. It may not be much of a concern at this time, but in the future as resolution increases and technology changes, the City may have to revisit it.

Mr. Engstrom reiterated the concerns of and the additional information that the Plan Commission requested, which were as follows:

- 1) Adding a buffer near crosswalks;
- 2) Prohibiting 3D displays;

- 3) Checking with Legal staff about the maximum fines;
- 4) Research precedents for annual fees in the State of Illinois;
- 5) Clearing up language regarding fines in Section IX-4 and Section IX-6;
- 6) Traffic signal dwell times;
- 7) Separation distances;
- 8) What different scenarios would look like with different buffers between digital signs;
- 9) Measure the footcandles on a conventional sign that is brightly lit;
- 10) Placement of the sign near the road. If a sign is closer to the road, requiring lower level of brightness;
- 11) Will METCAD be allowed to charge for services?
- 12) 3D and Optical Illusion Resolution

Mr. Trail felt that there should be different rules for different areas because of the character of the road itself. It is different driving down the interstate and seeing billboards versus driving down a city street. Mr. Stohr agreed. There is also a big distinction between driving a long linear section of the road versus standing still at an intersection.

Ms. Tyler stated that although she had not heard anything in the list of concerns or additional information that would troubling to investigate, she felt that they were attempting to overlay permissions for a new type of billboard, the digital billboards. Underneath the proposed text amendment are the existing OASS regulations, which were prepared as part of another settlement. The existing conditions were carefully negotiated to avoid many years of more costly litigation to both satisfaction of the City of Urbana and Adams Outdoor Advertising. She would be concerned if they started digging into the regular OASS regulations. Ms. Tyler commented that it would help to know where Adams Outdoor Advertising wants billboards to be located, proper distances between signs and pinning down proper tradeoffs.

Mr. Otto stated that he appreciated the background on the current OASS ordinance. He understood that part of the issues were that the City was trying to tighten the restrictions of existing ordinances which resulted in lawsuits. He asked if it was easier to draft an ordinance regarding digital billboards now because they are not allowed than it would be to tighten up an ordinance on digital billboards once they are allowed. Would we be opening ourselves up to the sort of issues that precipitated the events from a generation ago? Ms. Tyler did not feel that this was necessarily accurate. She believed that if we adopted an ordinance and did not like the results, then the City would have an opportunity to look at it again. We want to be really careful throughout the process, which is why City staff has done so much research in what other cities do and what the case law is so that we are within a norm. The two criteria that the Plan Commission had spent a lot of time on during this meeting were traffic safety and aesthetics, which have been tested as relevant and pertinent to regulating billboards. The City continues to revise the regulations with the cooperation and help of the sign industry because the industry keeps changing.

Mr. Stohr asked if it would be difficult to address the distinction between billboards at intersections and billboards in areas where there are not traffic signals. Ms. Tyler stated that she has not seen an ordinance address this. Mr. Mahalek added that in terms of distance from intersections, he has not found this articulated much in other cities ordinances. They have

removed them from the line of sight of a driver. Most communities have standards with setback requirements. There has also been some discussion of wider streets having farther setback requirements versus narrower streets. Ms. Tyler commented that there might be a traffic safety basis to look into having longer dwell times at intersections versus less along the corridor. She mentioned that City staff may ask their consulting experts to see what they think.

Acting Chair Otto closed the case and continued it to the next regular meeting of the Plan Commission.

7. OLD BUSINESS

Update to the Plan Commission's Official Bylaws

Acting Chair Otto opened this item on the agenda. Jeff Engstrom, Interim Planning Manager, stated that City staff had incorporated the Plan Commission's suggestions and changes into the bylaws from the Study Session held at the previous meeting on December 4, 2014. According to the Bylaws, the Plan Commission cannot vote on the updated bylaws at this meeting; however, they can vote on them at the next regular meeting.

Mr. Hopkins stated that the language in Article VII.3 had been changed and should be underlined to reflect the changes.

Mr. Fell wondered if they should add language about selecting an Acting Chairperson to the Order of Business. Mr. Engstrom replied that he would check with the Legal staff to see if this is necessary.

Acting Chair Otto closed this item and continued it to the next regular meeting of the Plan Commission.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

Carol McKusick talked about the following:

- Bylaws – The draft bylaws dated 12/18/14 do not show underline/strikeout of all the changes made by the Plan Commission at the Study Session on December 4, 2014.
- Maria Byndom and Tyler Fitch are absent tonight. With the new commissioners, does this mean that they now have ten people on the Plan Commission? Mr. Engstrom replied no, they only have nine members as Bernadine Stake gave her resignation at the end of the meeting on December 4, 2014.
- Bylaws – Excused Absences. Acting Chair Otto explained that when a member knows that they cannot attend a meeting and contact City staff to let them know, then it is considered an excused absence.

- Section XVIII.17 of the Code of Ordinances mentions that no more than two members of the Plan Commission can live in the Extra-Territorial Jurisdictional (ETJ) Area. Mr. Otto told her that he only lives three blocks from the City Building.
- Allowing someone to speak uninterrupted is a good thing because if the person speaking messes up, then it is on them and they cannot blame the Plan Commission.
- Board of Government Information – All the commissions in the City would have to follow the same public comment regulations, such as having a clock available to a speaker so they know when their time begins and how much time they have left, the use of cards if someone wishes to speak, etc.

10. STAFF REPORT

There was none.

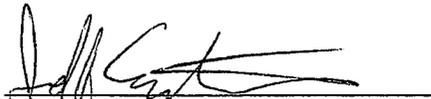
11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 10:01 p.m.

Respectfully submitted,



Jeff Engstrom, Secretary
Urbana Plan Commission