

2007

Urbana  
Plan Commission  
Annual Report



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# 2007 Urbana Plan Commission Annual Report

## OVERVIEW

In 2007, the Urbana Plan Commission met 17 times and considered 23 cases and three study sessions. This compares to 2006 when the Plan Commission met 19 times and considered 43 cases. The breakdown of the types of cases considered in 2007 is as follows:

Annexation Agreements (including map amendments)	2
Champaign County Zoning Board of Appeals	3
Policy Review	1
Special Use Permits	3
Subdivisions	3
Zoning Map Amendments (two are connected to annexation agreements)	7
Zoning Text Amendments	4

City staff held study sessions on the following topics:

Route 130 Corridor Plan  
University Master Plan  
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Continuing members of the Plan Commission include Michael Pollock (Chairperson), Jane Burris, Ben Grosser, Lew Hopkins, Bernadine Stake, Marilyn Upah-Bant, James Ward and Don White. Tyler Fitch joined the Commission on April 2, 2007 filling the only vacancy, and the Commission has remained full since. Members who were reappointed this year by the City Council are Ben Grosser, Lew Hopkins and Michael Pollock.

Staff support to the Plan Commission in 2007 was provided by the Community Development Services Director, *Elizabeth Tyler*; Planning Manager, *Robert Myers*; Planners - *Matt Wempe, Paul Lindahl, Jeff Engstrom and Lisa Karcher*; Planning Interns - *Becca Bicksler, Rebecca Bird, Anna Hochhalter and Kathleen Duffy*; and Planning Secretary, *Teri Andel*.

This report lists the plan cases considered in 2007 by case type. Associated ordinances and resolutions, as adopted by the Urbana City Council, are attached. Also attached are copies of the signed minutes from each meeting.

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## 2007 PLAN CASE SUMMARY

### Annexation Agreements

1. **Annexation Case No. 2005-A-10:** Annexation agreement for an approximately 1.80-acre tract of property at 1714 East Airport Road/ Gregory and Denise Reynolds.

**Plan Case No. 1903-M-04:** A request to rezone an approximately 1.80-acre tract of property at 1714 East Airport Road from Champaign County AG-2, Agriculture Zoning District, to City R-2, Single-Family Residential Zoning District, upon annexation.

The Plan Commission originally recommended approval of the annexation agreement and related rezoning case, with a further recommendation that the major variance for the accessory structure be denied, on July 6, 2006. The City Council upheld the recommendation on August 21, 2006, and granted the variance for the accessory structure under Ordinance No. 2006-07-098.

When preparing the agreement to be recorded, City staff noticed an error in the legal description of the property. As a result, City staff brought the annexation case back, and again the Plan Commission recommended approval of the annexation agreement on [May 24, 2007](#), and the City Council upheld the recommendation on June 4, 2007. ([Ordinance No. 2007-06-048](#))

To correct public notice procedures, the City Council repealed and replaced Ordinance No. 2007-06-048 on July 16, 2007 with [Ordinance No. 2007-07-083](#).

2. **Annexation Case No. 2007-A-03:** Annexation agreement between Champaign Asphalt, LLC and the City of Urbana for a 24.786-acre tract of land generally located north of Saline Court and west of North Lincoln Avenue, including a Special Use Permit to operate an asphalt production facility.

**Plan Case No. 2056-M-07:** A request by Champaign Asphalt, LLC to rezone a 24.79-acre tract of land generally located north of Saline Court and west of North Lincoln Avenue from County AG-2, Agriculture, to City IN, Industrial Zoning District.

The Plan Commission recommended approval of the annexation agreement on [December 6, 2007](#), and the City Council authorized entering into the agreement on December 17, 2007. ([Ordinance No. 2007-12-140](#))

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### Champaign County Zoning Board of Appeals Cases

1. **CCZBA Case No. 573-AM-06: Amendment to the Champaign County Zoning Map to allow for the development of 3 single family residential lots in the CR, Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District. Petitioner: Bill Cope and Mary Kalantzis.**

The Plan Commission recommended defeating a resolution of protest on [February 22, 2007](#), and the City Council did so on March 5, 2007. (Resolution No. 2007-03-006R – Not Available)

2. **CCZBA Case No. 579-AM-07: Amendment to the Champaign County Zoning Map to change the zoning district designation from AG-2, Agriculture Zoning District to CR, Conservation Recreation Zoning District. Petitioner: Bill Cope and Mary Kalantzis.**

The Plan Commission recommended defeating a resolution of protest on [February 22, 2007](#), and the City Council did so on March 5, 2007. (Resolution No. 2007-03-005R – Not Available)

3. **CCZBA Case No. 583-AT-07: Request by the Champaign County Zoning Administrator to amend the Champaign County Zoning Ordinance to add definitions and regulations related to “Gas Pipeline”, “Hazardous Liquid Pipeline” and “Pipeline Impact Radius”.**

The Plan Commission recommended defeating a resolution of protest on [October 18, 2007](#), and the City Council did so on November 5, 2007. (Resolution No. 2007-11-024R – Not Available)

### Policy Review

1. **Plan Case No. 2041-PR-07: Route 130 Corridor Plan Policy Recommendation**

The Plan Commission reviewed the case and recommended approval on [April 5, 2007](#) along with a note under Section 5.3: Strategies for Implementing Plan Ideas that says “when and if the City of Urbana considers formal adoption of the Access Management Guidelines that we exclude any reference to map data included in the guidelines, because the current maps are out-of-date”. The City Council approved the plan on April 16, 2007. ([Resolution No. 2007-04-010R](#))

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## Special Use Permits

1. Plan Case No. 1959-SU-05: Request by Gregory Place, LLC for a Special Use Permit to allow a mixed use development known as the East Campus Commercial Center Phase II located at 1004, 1006 and 1008 West Nevada Street, 704 and 706 Gregory Place, and 1003, 1005 and 1007 West Oregon Street in the City's CCD, Campus Commercial Zoning District.

The Plan Commission recommended approval of the Special Use Permit on [January 18, 2007](#), and the City Council approved it on February 5, 2007. ([Ordinance No. 2007-02-022](#))

2. Plan Case No. 2034-SU-07: A request by Insite Incorporated (as an agent for T-Mobile Communications) for a Special Use Permit to install an antenna equipment enclosure for an existing telecommunications tower at 1110 West Main Street in the B-1, Neighborhood Business Zoning District.

The Plan Commission recommended approval of the Special Use Permit on [February 22, 2007](#), and the City Council did so on March 5, 2007. ([Ordinance No. 2007-03-030](#))

3. Plan Case No. 2043-SU-07: A request by Trammell Crow Higher Education Development, Inc. for a Special Use Permit to construct multi-family dwellings at 1008, 1010 and 1012 West University Avenue in the B-3, General Business Zoning District.

The Plan Commission recommended approval of the Special Use Permit on [June 21, 2007](#), and the City Council approved it on July 9, 2007. ([Ordinance No. 2007-07-071](#))

## Subdivisions

1. Plan Case No. 2019-S-06: A request by Deborah and Michael Insana for a combined Preliminary and Final Plat of Brickhouses Subdivision located on the north side of Airport Road east of High Cross Road in the County's AG-2, Agriculture Zoning District.

The Plan Commission recommended approval of the combined preliminary and final plat on [February 22, 2007](#), and the City Council approved the plats on April 16, 2007. ([Ordinance No. 2007-03-029](#))

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2. **Plan Case No. 2040-S-07:** A request by Edward Salfelder for preliminary plat approval for Washington Square Second Subdivision comprising of a 2.54-acre tract zoned B-3, General Business Zoning District, and located on the east side of the 1100 block of South Philo Road.

The Plan Commission recommended approval of the preliminary plat on [July 5, 2007](#), and the City Council approved the plat on July 16, 2007. ([Ordinance No. 2007-07-086](#))

3. **Plan Case No. 2057-S-07:** A request by Squire Farms and Shirley Squire, Trustee, to approve a combined preliminary and final plat for Subdivision No. 1 and a general area plan for property generally located north of Saline Court and west of North Lincoln Avenue.

The Plan Commission recommended approval of the combined preliminary and final plat and approved a general area plan on [December 6, 2007](#). The City Council approved the plats on December 17, 2007. ([Ordinance No. 2007-12-141](#))

### Zoning Map Amendments

1. **Plan Case No. 1959-M-05:** Request by Gregory Place, LLC to rezone parcels totaling one acre located at 1004, 1006 and 1008 West Nevada Street, 704 and 706 Gregory Place, and 1003, 1005 and 1007 West Oregon Street from the R-5, Medium High Density Multiple Family Residential Zoning District, to CCD, Campus Commercial Zoning District.

The Plan Commission recommended approval of the map amendment on [January 18, 2007](#), and the City Council rezoned the property on February 5, 2007. ([Ordinance No. 2007-02-021](#))

2. **Plan Case No. 2037-M-07:** Annual Update of the Official Zoning Map

The Plan Commission recommended approval of the annual update to the Official Zoning Map on [March 22, 2007](#), and the City Council approved the map on April 2, 2007. ([Ordinance No. 2007-04-033](#))

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

The Plan Commission recommended approval of the map amendment on [May 24, 2007](#), and the City Council approved it on June 4, 2007. ([Ordinance No. 2007-06-049](#))

4. **Plan Case No. 2042-M-07:** A request by Eastland Suites Hotel and Conference Center to rezone a portion of 1907 North Cunningham Avenue from B-3, General Business, to R-4, Medium Density Multiple-Family Residential Zoning District.

The Plan Commission recommended approval of the map amendment on [June 7, 2007](#), and the City Council did so on June 18, 2007. ([Ordinance No. 2007-06-058](#))

5. **Plan Case No. 2045-M-07:** A request by Sterling Management, LLC to rezone the Sigma Nu Fraternity House located at 1009 West Pennsylvania Avenue from R-7, University Residential Zoning District, to B-3U, General Business – University Zoning District.

The Plan Commission forwarded a recommendation for denial on [July 19, 2007](#). The petitioner withdrew the case before it was presented to City Council.

### Zoning Text Amendments

1. **Plan Case No. 2002-T-06:** A request by the Zoning Administrator to amend Article VIII of the Urbana Zoning Ordinance regarding allowed surfaces and location of parking.

The Plan Commission recommended approval of the text amendment on [May 10, 2007](#), and the City Council approved the text amendment on June 4, 2007. ([Ordinance No. 2007-05-044](#))

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

The Plan Commission forwarded a recommendation for denial on [May 10, 2007](#), and City Council approved the text amendment on November 5, 2007. ([Ordinance No. 2007-06-059](#))

3. **Plan Case No. 2031-T-07:** A request by the Zoning Administrator to amend Table V-1; Table of Uses of the Zoning Ordinance, as it pertains to the R-7, University Residential Zoning District.

The Plan Commission reviewed the text amendment on [April 5, 2007](#) and tabled the case to the next Plan Commission meeting scheduled for [April 19, 2007](#). The Zoning Administrator subsequently withdrew the case.

4. **Plan Case No. 2050-T-07:** A request by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance pertaining to signs and Outdoor Advertising Sign Structures (OASS), specifically Section VII-11, Special Use Requirements for OASS; Article IX, Comprehensive Sign Regulations; and Article X, Non-Conformities.

The Plan Commission recommended approval of the text amendment on [October 4, 2007](#), and the City Council approved the amendment on December 3, 2007. ([Ordinance No. 2007-10-120](#))