

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: June 7, 2018

TIME: 7:00 P.M.

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

MEMBERS PRESENT: Barry Ackerson, Jane Billman, Tyler Fitch, Lew Hopkins, Daniel Turner

MEMBERS ABSENT: Andrew Fell, Nancy Esarey Ouedraogo, Chenxi Yu

STAFF PRESENT: Lorrie Pearson, Planning Manager; Emily Hutchinson, Planning Intern; Teri Andel, Administrative Assistant II

OTHERS PRESENT: There were none.

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

Chair Fitch called the meeting to order at 7:00 p.m. Roll call was taken and a quorum of the members was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the May 10, 2018 regular Plan Commission meeting were presented for approval. Mr. Turner moved that the Plan Commission approve the minutes as written. Mr. Ackerson seconded the motion. The minutes were approved as written by unanimous voice vote.

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

Case No. CCZBA-905-AM-18 – A request by Peter Folk, d.b.a. Gargoyle Technologies, to rezone 3310 North Cunningham Avenue from County AG-2, Agriculture, and County B-3, Highway Business District, to County B-4, General Business Zoning District, in order to establish and operate a business.

Chair Fitch opened the case.

Emily Hutchinson, Planning Intern, presented the staff report for the case. She began by explaining that the request for rezoning is to allow the owner to conduct an internet business company. She stated the current split zoning of the subject property and that it was inside the City's Extraterritorial Jurisdiction (ETJ) area. She noted the Future Land Use designations according to the 2005 Comprehensive Plan. She discussed the implications of the proposed rezoning for the City of Urbana. She presented City staff's recommendation to defeat a resolution of protest.

Lorrie Pearson, Planning Manager, reminded the Plan Commission that the City has protest abilities for two types of Champaign County cases, which are map amendments (rezonings) and text amendments to the Champaign County Zoning Ordinance. If the City were to protest, then a super majority vote of the Champaign County Board would be required to approve a case.

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

Mr. Ackerson inquired about the existing building on the subject property. Ms. Hutchinson explained that the building is a vacant house. The petitioner hopes to renovate the building into an office. Ms. Pearson added that there is a Conceptual Plan included in the packet of information. The Conceptual Plan shows the existing house being converted into commercial space, a fenced in storage yard, and a commercial structure to the south of the existing building. The petitioner is working with the Illinois Department of Transportation (IDOT), so the renovation plans may change.

Ms. Billman asked if there was a stop light at Oaks Road and Cunningham Avenue. Ms. Pearson said no. She stated that this portion of the road is within IDOT's jurisdiction, and IDOT is reviewing the petitioner's plans for the entrance onto Cunningham Avenue.

With no additional questions for City staff and with no public to give testimony, Chair Fitch opened the hearing for Plan Commission discussion and/or motion(s).

Ms. Billman wondered if there were any negatives to the proposed rezoning. Chair Fitch stated that he did not believe there would be any negatives. The issue of an access road onto Cunningham Avenue is beyond the Plan Commission’s ability to influence.

Chair Fitch expressed some concern about the rezoning going against the City’s 2005 Comprehensive Plan somewhat. The Comprehensive Plan shows the future land use designation of the back half of the lot as residential. Mr. Hopkins commented that the coloring on the Comprehensive Plan maps is an approximation and the annotations indicate the intent. He did not believe that the Comprehensive Plan was saying that this property should not be zoned commercial. Instead it says that somewhere along Oaks Road and Cunningham Avenue there should be commercial on the east side and behind it should be residential. Part of the reason this comes up is because the County zoned the proposed single parcel two different zoning districts.

Mr. Ackerson stated one of the things he felt good about the proposal was that the County staff had suggested language to recognize and provide for the agricultural activities to continue on adjacent land.

Mr. Ackerson moved that the Plan Commission forward Case No. CCZBA-905-AM-18 to the City Council with a recommendation to defeat a resolution of protest. Mr. Hopkins seconded the motion. Roll call on the motion was as follows:

Ms. Billman	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Turner	-	Yes
Mr. Ackerson	-	Yes			

The motion was approved by unanimous vote.

Ms. Hutchinson noted that this case would be forwarded to the City Council on June 18, 2018.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Lorrie Pearson, Planning Manager, reported on the following:

- Plan Case No. 2343-SU-18 regarding 1007 West University Avenue was approved by City Council on June 4, 2018.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Lorrie Pearson, Secretary
Urbana Plan Commission