

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** December 6, 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, Nancy Ouedraogo, Jonah Weisskopf

**MEMBERS ABSENT:** Andrew Fell, Daniel Turner, Chenxi Yu

**STAFF PRESENT:** Lorrie Pearson, Planning Manager; Lily Wilcock, Planner I; Teri Anel, Administrative Assistant II

**OTHERS PRESENT:** Karen Fresco, Alice Novak

---

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

Chair Fitch called the meeting to order at 7:05 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 October 18, 2018 regular Plan Commission meeting were presented for approval. Mr. Ackerson moved that the Plan Commission approve the minutes as written. Ms. Billman seconded the motion. The minutes were approved as written by unanimous voice vote.

**4. COMMUNICATIONS**

- Email from Bev Fagan in opposition of Plan Case No. 2357-M-18
- Email from Evelyn Shapiro in opposition of Plan Case No. 2357-M-18

## 5. CONTINUED PUBLIC HEARINGS

There were none.

## 6. OLD BUSINESS

There was none.

## 7. NEW PUBLIC HEARINGS

**Plan Case No. 2357-M-18 – A request by Joan Weisskopf on behalf of AGRJ Investments, LLC to rezone three parcels totaling approximately 0.55-acres located at 307 South Busey Avenue, 401 South Busey Avenue, and 403 South Busey Avenue (also known as 802 West Illinois Street) from R-4 (Medium Density Multiple Family Residential) to R-5 (Medium High Density Multiple Family Residential).**

Chair Fitch opened the public hearing for this case. Jonah Weisskopf recused himself due to a conflict of interest.

Lorrie Pearson, Planning Manager, introduced Lily Wilcock as the newest Planner for the City of Urbana.

Lily Wilcock, Planner I, presented the staff report for the proposed map amendment. She began by giving zoning background information on the subject parcels. She discussed two concerns of the City when properties in the area were downzoned as part of the Downtown to Campus Plan. Those concerns were severe parking shortages and the insufficient capacity of the sanitary and storm sewers to accommodate increased demands of multi-family residential development in this neighborhood. Since the rezoning in 1991, conditions have changed to make those justifications no longer applicable. More parking spaces have been provided on-site for multiple family developments than are being used by the residents of those buildings. The City now requires developers to provide stormwater detention for new projects, and the Sanitary District has provided relief sewer along Coler Avenue and a larger sanitary sewer downstream.

She showed a map indicating the location and existing land uses of the subject property as well as for the surrounding adjacent properties. She reviewed the *LaSalle National Bank* and the *Sinclair Supreme Court* cases criteria and how they pertain to the proposed rezoning. She summarized staff findings, read the options of the Plan Commission and presented City staff's recommendation for approval.

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

Mr. Hopkins asked if the apartment building on the northeast corner of Busey Avenue and Illinois Street was non-conforming. Ms. Wilcock replied that she would need to research it before providing an answer.

Mr. Hopkins asked for verification that the parking requirements and maximum height were the same for the R-4 and R-5 Zoning Districts. Ms. Pearson stated that the parking requirements are

calculated by use, not by zoning district, so it would remain the same. Ms. Wilcock noted that the height limit for both zoning districts is 35 feet.

Chair Fitch reviewed the procedure for a public hearing. He then opened the hearing for public input. There was none, so Chair Fitch closed the public input portion and opened the hearing for Plan Commission discussion and/or motion(s).

Mr. Ackerson noted that the main concern in the emails received in opposition seemed to be that they did not want an increase of density in the neighborhood. While the Plan Commission cannot consider the proposed use when considering a rezoning request, he believed that there were some permitted uses in the R-5 Zoning District that would be consistent with the rest of the block and would replace older housing that has become run-down.

Ms. Billman asked what the advantages and disadvantages of rezoning the subject parcels. Chair Fitch responded saying that the property owner could not have a taller building; however, they could have a larger footprint.

Mr. Ackerson commented that he did not believe a slightly larger building on the block would be a problem. Ms. Billman agreed.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2357-M-18 to the City Council with a recommendation for approval. Mr. Ackerson seconded the motion. Roll call on the motion was as follows:

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

The motion passed by unanimous vote. Ms. Pearson noted that this case would be forwarded to the City Council on Monday, December 17, 2018.

**NOTE:** Mr. Weisskopf rejoined the Plan Commission.

**Plan Case No. 2358-T-18 – An application by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance with changes to Article VIII (Parking and Access) to modify the requirements for handicapped parking to reflect changes in state law for handicapped parking spaces.**

Chair Fitch opened the public hearing for this case.

Lorrie Pearson, Planning Manager, introduced Will Andresen as one of the City of Urbana’s planning interns.

Will Andresen, Planning Intern, presented the staff report to the Plan Commission. He began by stating that the Illinois Commerce Commission (ICC) recently accepted a revised Illinois Accessibility Code, which eliminates the requirement that all American with Disabilities Act (ADA) parking stall have their own access aisle and can instead share an aisle. It also provides flexibility in the allowable widths of parking spaces and access aisles. He proceeded to review

the proposed changes to the Zoning Ordinance. Figure 502.2, Vehicle Parking Spaces, shows the City’s existing requirement for a shared access aisle. The proposed text amendment would allow a developer to either install handicapped parking spaces using the existing requirement or the newly proposed requirement, shown in Figure 502.3 (a), Parking Space Access Aisle. He read the options of the Plan Commission and presented City staff’s recommendation for approval.

Ms. Pearson suggested that they strike Table VIII-1, Handicapped Parking, of the Urbana Zoning Ordinance and instead refer to the state code for the total number of handicapped parking spaces required. She noted that the City of Champaign also refers to the state and federal codes, so approval of the proposed text amendment would bring the City of Urbana’s codes in line with our neighbors to the west.

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

Mr. Hopkins asked for clarification that one handicap parking space would be required for a parking lot with 1 to 25 spaces. Ms. Pearson replied that was correct.

Mr. Hopkins stated that it has to be legal for someone to park in the extra 3 feet of the 8-foot aisle to allow a handicapped person to exit from the right side of the vehicle in an 8-foot space. He expressed concern that Parking Enforcement staff does not seem to understand this, so he felt an interpretation/explanation should be added in the proposed text amendment of the Zoning Ordinance.

Chair Fitch reviewed the procedure for a public hearing. He then opened the hearing for public input. There was none, so Chair Fitch closed the public input portion and opened the hearing for Plan Commission discussion and/or motion(s).

Mr. Ackerson moved that the Plan Commission forward Plan Case No. 2358-T-18 to the City Council with a recommendation for approval as presented. Ms. Billman seconded the motion. Roll call on the motion was as follows:

Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Ms. Ouedraogo	-	Yes	Mr. Weisskopf	-	Yes
Mr. Ackerson	-	Yes	Ms. Billman	-	Yes

The motion passed by unanimous vote.

Ms. Pearson noted that this case would be forwarded to the City Council on Monday, December 17, 2018.

**Plan Case No. 2359-T-18 – An application by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance with changes to Article II (Definitions), Article V (Use Regulations), and Article VI (Development Regulations), and other relevant sections, to facilitate solar energy system installation.**

Chair Fitch opened the public hearing for this case. Lorrie Pearson, Planning Manager, requested that this case to be continued to the January 10, 2019 meeting of the Urbana Plan Commission. The Plan Commission agreed to the request.

**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 7:51 p.m.

Respectfully submitted,

---

Lorrie Pearson, Secretary  
Urbana Plan Commission