

## **MINUTES OF A REGULAR MEETING**

### **URBANA PLAN COMMISSION**

**DATE:** February 10, 2000

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

**PLACE:** Urbana City Building  
400 S. Vine  
Urbana, IL 61801

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**MEMBERS PRESENT:** Dr. John Barry Howell, Dr. Gerrit Knaap, Mrs. Frances Moreland, Ms. Marilyn Upah-Bant, Dr. Randy Kangas, Dr. Bernadine Stake, Ms. Phyllis Winters-Williams.

**MEMBERS EXCUSED:** Mr. Christopher Alix.

**STAFF PRESENT:** April Getchius, AICP, City Planner, Director  
Elizabeth Tyler, AICP/ASLA, Asst. City Planner  
Rob Kowalski, AICP, Senior Planner  
Pat Tarte, Recording Secretary

**OTHERS PRESENT:** Susan Taylor.

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

The meeting was called to order at 7:33 p.m. A quorum was declared present.

#### **2. CHANGES TO THE AGENDA**

There were none.

#### **3. APPROVAL OF MINUTES**

The minutes for November 18, 1999 were presented for approval. Dr. Stake moved that the minutes be approved as presented. Dr. Kangas seconded the motion. The minutes were approved by unanimous voice vote.

#### **4. COMMUNICATIONS**

A letter from Dorothy Uher

Two location maps for the properties listed in CCZBA-216-99

Copies of the Champaign County Statistical Abstract for 1999

## **5. CONTINUED PUBLIC HEARINGS**

There were none.

## **6. OLD BUSINESS**

There was none.

## **7. NEW PUBLIC HEARINGS**

There were none.

## **8. NEW BUSINESS**

**CCZBA-216-99, request by Dale and Pat LaRoe, Ernest Logan, and Robert Mack for a Champaign County Zoning Map Amendment to rezone \*1.14 acres from R-3, Two Family Residence, to B-4, General Business, and \*0.30 acres from R-3, Two Family residence, to B-2, Neighborhood Business. These properties are located at 1403 N. Carroll, 1101 ½ N. Perkins, 1103 N. Perkins, and 1405 N. Carroll.**

Ms. Tyler presented an overview of the issues regarding this case. She concluded with a staff recommendation for a protest of the proposed rezoning for all four of the subject properties based on the lack of conformity with the City's ETJ Plan policies and land use designations and on the potential for negative consequences to surrounding residential properties.

Ms. Winters-Williams asked if the hearing could continue without the petitioner or a representative being present and also asked if anyone knew why the petitioners were not in attendance. Ms. Getchius answered that the hearing could continue without anyone being present to represent the petitioner and that the petitioner had not told anyone that they would not be present.

Dr. Howell and Ms. Getchius noted that because the County works on a relatively tight time line they need the input from this hearing as quickly as possible.

Ms. Upah-Bant questioned the fact that the four properties were being presented together in the same case. Ms. Tyler explained that her understanding was that they hoped that by combining the requests they would have the lesser zoning along Carroll and thus have a case that would be more palatable to issues such as spot zoning etc. She also noted that the petitioners could have helped shed some light on these issues if they had been present.

Dr. Stake moved to forward CCZBA-216-99 to the City Council with a recommendation of protest for the rezoning of all four of the subject properties based on the lack of conformity with the City's ETJ plan policies and land use designations and on the potential for negative consequences to surrounding residential property. Ms. Upah-Bant seconded the motion.

Dr. Knaap asked what the best hope for the area might be. Ms. Tyler said that holding the line through enforcement against violations could go far toward keeping this a viable residential area

but she noted that the County does not have the manpower to do much of the policing that needs to be done to achieve that goal. Dr. Knaap then asked whether this area could potentially be annexed to the City. Ms. Getchius replied that the area was relatively distant from the corporate limits and would have to be wholly surrounded before it was incorporated. She added that the ETJ Plan shows the subject portion of the area as residential but areas to the south are shown as Industrial.

Dr. Howell called for a roll call. The vote follows:

Upah-Bant, yes                      Moreland, yes                      Stake, yes                      Knaap, yes

Howell, yes                      Kangas, yes                      Winters-Williams, yes

The motion passed 7-0.

Dr. Howell forwarded CCZBA-116-00 to the February 21, 2000 meeting of the City Council with a recommendation for protest.

## **5. AUDIENCE PARTICIPATION**

There was none

## **6. STAFF REPORT**

Ms. Getchius stated that with the new staff available work on the Comprehensive Plan can move forward. She noted that staff would be coming back to the Plan Commission with more information on the subject as strategies are set, per the previous sessions that were held with the Plan Commission and the City Council, concerning the steering committee concept, etc. She also explained that staff would be moving forward with some additional training in areas such as annexation issues. She said at this time she does not have specific dates but would let the Commission know as soon as she does. She said that there are still some staff vacancies to be filled and that the Commission would be kept up to date on these vacancies.

## **7. STUDY SESSION**

There was none

## **8. ADJOURNMENT OF MEETING**

The meeting was adjourned at 8:00 P.M.

Respectfully submitted,

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April D. Getchius, Secretary  
Urbana Plan Commission