

**URBANA CITY COUNCIL
PUBLIC HEARING
OCTOBER 20, 2020**

A blue ink stamp with a checkmark in a box followed by the word "APPROVED" in a stylized, outlined font.

President Hess called the City of Urbana Public Hearing to order at 6:00 p.m. This Public Hearing was held to consider the following zoning matter:

- REZONE an approximately 4 acres +/- area at the intersection of North Main Street and Gwynne Street from BR-1 Business Residential District to B-2 General Business District per the proposed zoning map amendment recommended by the City of Urbana Planning Commission
- APPROVE AND ADOPT the Champaign County Comprehensive Plan 2020 Update as an official planning guide for the City of Urbana as recommended by the City of Urbana Planning Commission

Doug Crabill began by stating this was brought up by the Planning Commission and that no application was filed. The Planning Commission recommended Council approve the matter. Mr. Crabill added that the mailing went out to approximately 75 addresses and legal ad was placed in the Urbana Daily Citizen as required. Further he stated that in August of 2019, the drive-thru bank closed and the property is now listed for sale. They are looking to change to B-2 General Business District due to the BR-1 uses are pretty limited.

William E. Gibson – 535 N. Main St., spoke of his opposition of this change. He stated that he doesn't want more B-2's in his neighborhood because anything can come into the area. He would like to see the property turned into a green space, a park or something in that nature. He would like the area to remain a BR-1 Business Residential Area.

Vince Gonzales – 132 Lafayette, spoke of his opposition of this change. He stated this would change his neighborhood to a high business area. He stated he thinks this was a great example of spot zoning. He further stated that commercial business brings a lot of by-products with it, such as noise, traffic, parking, etc. He said that when you add the conditional use, it would affect the charm and nature of what Urbana is. He added that in a BR-1, there is no chance for an adult store being put in. He added, this change was to be made, the property value will go down. He also stated that this would eliminate all residential growth, turning it commercial would bring the bad by-products and this is not good for the neighborhood.

Jim Sturgeon – 513 N. Main St., spoke about his opposition of this change. He stated that he was speaking on behalf of the neighborhood, and that they want to maintain the continuity of the neighborhood. Further, he states that they do not want to open that up to commercial property. He stated that he agreed with the idea to turn it into a green space, or build homes on it to bring

in families. He also stated that if it is changed to B-2, you have to keep some normality. He added that if the zoning is changed, the people would also be changed and that this was not good for a residential neighborhood.

Mr. Crabill began speaking on the second part of the Public Hearing, the Champaign County Comprehensive Plan 2020 Update. He stated that if this plan was to be adopted, it would be a plan for the City of Urbana. He stated that the County Commissioners have already adopted it for the County, and that LUC did a nice job putting it together.

President Hess declared the Public Hearing closed at 6:35 p.m.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, OCTOBER 6, 2020**

President Hess called the City of Urbana Regular Session Meeting to order at 6:36 p.m. City staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, and Community Development Manager Doug Crabill.

PRESIDENT CALLED ROLL: Mr. Fields, absent; Mr. Hoffman, present; Mr. Paul, present; Mr. Scott, present; Mr. Thackery, present; Mrs. Collier, present; and Mr. Ebert, present.

MINUTES

Mr. Thackery moved to put the minutes on the floor for discussion and possible passage. Mr. Paul seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0.

COMMUNICATIONS

1. Board of Zoning Appeal Meeting Minutes of September 14, 2020.
2. Urbana Parks and Recreation Board Meeting Minutes of August 18, 2020, October 12, 2020, 5:30 p.m. and October 12, 2020, 6:00 p.m.
3. Audit Release Notification
4. Email from the Champaign County Auditor dated October 9, 2020.

Mr. Paul moved to put the communications on the floor for further discussion and possible passage. Mr. Thackery seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0.

ADMINISTRATIVE REPORTS - BOARD OF CONTROL

1. Choice One Engineering - \$30,000.00 increase (Sewer Fund)

Ms. Boettcher stated that in the original purchase order, the breakdowns were based on a percentage of the project. She added that they have run into some issues with the project and that the sewer portion of the project has taken longer than expected.

Mr. Paul moved to put this item on the floor for discussion and possible passage. Mr. Thackery seconded. Voice vote on approval: all ayes, nays none.

Motion passed 6-0.

CITIZEN COMMENTS

Pat Detwiler, representing the DAR, spoke about the Wreaths Across America Project. She stated that currently, there are 1,703 veterans in the cemetery and asked everyone to join them on buying wreaths to help decorate the veteran's graves at the cemetery. She said that this project happens on December 19, 2020, every year, and that this year's cut off for purchase of a wreath is November 30, 2020. She advised that you could order a wreath on-line as well. The cost of a wreath is \$15.00 and they are made of balsam and a red velvet bow is attached. She also advised that you could fill out an order form and they are available at the library, Chamber of Commerce, YMCA and she also had forms available.

Ordinances and Resolutions

First Reading –

Resolution No. 2591-20

A Resolution to approve/disapprove Generation Fee Abolishment/Repeal for the NCO Solid Waste District.

Mr. Brugger said that the Generation Fee would turn over to a Designation Fee, giving it more flexibility. Mr. Paul stated that currently, we pay the \$5.00, and if we vote to abolish the fee, the receiver will pay it. Mr. Brugger affirmed.

President Hess called for a roll call for abolishment: Mr. Hoffman, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; Mrs. Collier, yes; and Mr. Ebert, yes.

Resolution passed to abolish Generation Fee, 6-0.

Second Reading –

Ordinance No. 4526-20

An Ordinance to amend the City of Urbana’s Official Zoning Map by Rezoning approximately 4 acres +/- at the intersection of North Main Street and Gwynne Street currently zoned BR-1 Business Residential District to B-2 General Business District.

Mr. Paul stated that he had some reservations about this, part of which is to make the lot more sellable, but would like to see it staying BR-1. He added that there were too many unknowns.

Mr. Thackery stated that it has to be initiated somewhere, but he doesn’t like the feel of it.

Mr. Crabill stated that it is now listed with a different realtor, and it is very limited on how it could be sold. He advised that some conditional uses now are Home Occupancy, Bed and Breakfast, Day Care, Nursing Home, etc.

Mr. Hoffman said that he needs to think about this and that there is the need to do the right thing for our citizens.

Mr. Scott asked if this action come through the Planning Commission unanimously. Mr. Crabill affirmed.

President Hess stated that you have to be careful with the zoning.

Mr. Crabill read the regulations of having an adult entertainment facility.

Mr. Hoffman added that Council could change the zoning at any time. He stated that he felt pretty confident that if something comes in that Council doesn’t like, Council could change it.

President Hess declared this Ordinance to have its second reading.

Ordinance No. 4527-20

An Ordinance to approve and adopt the Champaign County Comprehensive Plan 2020 Update as an official planning guide of the City of Urbana.

President Hess declared this Ordinance to have its second reading.

Third Reading –

None

MISCELLANEOUS BUSINESS/WORK SESSION

Mr. Ebert stated that some folks have come to him with concern about the downtown parking enforcement. He further stated that evidently, there have been some issues with construction workers around the Douglas. He asked what could be done about the construction workers not be able to take up all of the alley space. Mr. Thackery mentioned that he was a part of this topic and that it would be good to speak about at a Work Session.

Mr. Scott asked if Administration and Engineering were happy with the Roundabout. Mr. Brugger asked if this was a trick question. He added that they have completed the contract and were waiting on an invoice. Mr. Scott asked about the sewer and cemetery project. Mr. Brugger advised that it was doing pretty good. Mr. Scott asked about Point North. Mr. Brugger advised there have been discussion on the same, but that topic isn't on the side burner anymore.

Mr. Thackery said there are positive things that could happen with the zoning change. He also stated that he loves looking over at the Douglas at night and seeing lights.

Mrs. Collier stated that she would like to schedule a Work Session for November 10, 2020, at 6:00 p.m. So, scheduled.

Mr. Paul moved to excuse Mr. Fields and Mr. Thackery seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0.

Mr. Paul also thanked everyone for coming out and sharing their views on the proposed zoning change.

Mr. Hoffman also thanked everyone for coming out. He added that he wants everyone to understand that Council ultimately holds the key, and that Council would protect the citizens the best that Council can.

Mr. Brugger spoke about the Third Quarter Activity Report. It was provided to Council and he stated that it would be in the Council Packet for the next meeting so that it could be put on the website. He stated that a lot of ground was covered in this quarter. He spoke of some issues with

the cemetery/sewer project, and was getting approximately around 200 feet per day, but now they had to slow the digging process. He also mentioned that there has been some looking into Chapter 1129 of the Codified Ordinances and he would like to have some future discussion on this topic.

Mayor Bean thanked Pat Detwiler and the DAR for the Wreaths Across America. He said that this is a very good project and it says something about what we think of our veterans. He also spoke about Covid-19 and there is a lot of people coming down with the virus. He added that everyone should be careful, wear a mask, be smart, protect yourself, the elderly and the people around you.

President Hess asked if there was any kind of mapping program for the cemetery. Mr. Brugger stated that there are records and plots could be found with a name provided. President Hess asked if there was a plan to have something on line. Mr. Brugger responded that the City could do a lot of things such as that if the City had the money. Kim Snyder, a representative of DAR stated that DAR is trying to digitize plots and that they would be more than willing to help in anyway.

Mr. Thackery moved to adjourn. Mr. Paul seconded. Voice vote on approval: all ayes; nays, none.

Motion passes 6-0.

ADJOURN AT 7:35 p.m.

NEXT SCHEDULED MEETING

November 3, 2020, at 6:00 p.m.



Council Clerk



Council President