

## MINUTES OF A REGULAR MEETING

### URBANA PLAN COMMISSION

### APPROVED

**DATE:** March 7, 2024

**TIME:** 7:00 P.M.

**PLACE:** Council Chambers, City Hall, 400 South Vine Street, Urbana, Illinois

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**MEMBERS ATTENDING:** Dustin Allred, Will Andresen, Lew Hopkins, Bill Rose, Karen Simms, Chenxi Yu

**MEMBERS ABSENT:** Debarah McFarland

**MEMBERS EXCUSED:** Andrew Fell

**STAFF PRESENT:** Dave Wesner, City Attorney; Kimberly Smith, Director of Community Development Services; Kevin Garcia, Principal Planner; Teri Andel, Administrative Assistant II

**OTHERS PRESENT:** Geoffrey Bant, Nancy Barenberg, Joanne Budde, Christy Donovan, Barb Franzen, Stan Friese, Grace Harshbarger, Jeffrey Harshbarger, David Huber, Adam Martinsek, Lori Martinsek, Vicki Trimble, Jim Tucker, Marla Tucker

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#### **A. CALL TO ORDER and ROLL CALL**

Chair Allred called the meeting to order at 7:01 p.m. Roll call was taken, and there was a quorum of the members present.

#### **B. CHANGES TO THE AGENDA**

There were none.

#### **C. APPROVAL OF MINUTES OF PREVIOUS MEETING**

The minutes of the February 8, 2024 regular meeting were presented for approval. Mr. Hopkins moved that the Plan Commission approve the minutes as written. Ms. Simms seconded the motion. The minutes were approved as written by unanimous voice vote.

The minutes of the February 22, 2024 regular meeting were presented for approval. Ms. Simms moved that the Plan Commission approve the minutes as written. Mr. Andresen seconded the motion. The minutes were approved as written by unanimous voice vote.

## D. COMMUNICATIONS

Communications received since February 21, 2024 regarding Plan Case No. 2483-M-23 and Plan Case No. 2484-T-24:

- Charles Warmbrunn – Email dated 03-06-2024 @ 11:04 am

Communications received since February 21, 2024 regarding Plan Case No. 2483-M-23:

- Joanne Budde – Email dated 02-29-2024 @ 11:20 am
- OSF Healthcare – Letter dated 02-22-2024
- Esther Patt – Email dated 02-22-2024 @ 2:39 pm
- Jim and Marla Tucker – Email dated 03-01-2024 @ 6:24 am

Communication received since February 21, 2024 regarding Plan Case No. 2484-T-24:

- Esther Patt – Email dated 02-22-2024 @ 3:35 pm

## E. CONTINUED PUBLIC HEARINGS

**Plan Case No. 2483-M-23 – A request by the Urbana Zoning Administrator, on behalf of the Urbana City Council, to rezone 205 North High Cross Road from B-3 (General Business) to B-1 (Neighborhood Business).**

Chair Allred re-opened the public hearing for Plan Case No. 2483-M-23. Kevin Garcia, Principal Planner, presented the written staff report to the Plan Commission. He summarized the history of the subject property. He reviewed the criteria from the *La Salle National Bank* and from the *Sinclair Pipe Line Company* cases that the Plan Commission should consider when making a determination on what to recommend to City Council. He noted that the most relevant criteria that pertains to the proposed rezoning is Criterion #4 (*The relative gain to the public as compared to the hardship imposed on the individual property owner.*) and Criterion #6 (*The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*). He read the options of the Plan Commission and presented City staff's recommendation that the Plan Commission carefully consider the rezoning criteria and determine whether to recommend approval or denial to City Council.

Chair Allred asked if any members of the Plan Commission had questions for Mr. Garcia.

Mr. Hopkins asked what the conditions were for approval of the Conditional Use Permit to allow the self-storage facility on the subject property. Mr. Garcia did not feel that the conditions were relevant; however, he recalled the conditions were 1) that the self-storage facility adhere to the concept plan attached to the application; 2) that a fence is installed along the southern and eastern property lines; 3) that the self-storage facility's operating hours shall be between the hours of 7 am to 10 pm.; and 4) something about the security. There were no conditions on the exterior lighting because the Zoning Ordinance is robust when it comes to regulating exterior lighting. Mr. Hopkins stated that the conditions are relevant because it is relevant to think how the current zoning category works or does not work for this particular use. Mr. Garcia stated that the self-storage use has already been permitted. Mr. Hopkins understood and stated that if the Plan Commission approves this case, they would be changing the possibility of a conditional use.

Mr. Hopkins understood that approving either the proposed rezoning case or Plan Case No. 2484-T-24 would result in the approved self-storage facility proposed to be located on the subject

property would become a non-conforming use but would have no effect on the Conditional Use Permit that currently exists for this parcel. Mr. Garcia said that was correct. Conditional Use Permits are valid for one year from the date they are granted, so the developer has another eight or nine months to construct the self-storage facility.

Mr. Hopkins inquired about Section X-7.B of the Zoning Ordinance. Mr. Garcia read the Section aloud for the audience and viewers on television, which states *"If a main building, other than a dwelling, is hereafter occupied by a lawful conforming use, and such use thereafter becomes nonconforming, then such use shall be terminated within 40 years after the date of the completion of the building or the date of the completion of the last substantial enlargement, conversion, or structural alteration of the building, or within 30 years after the use becomes nonconforming, whichever is later."* He stated that should one or both of the cases tonight be approved, then the self-storage facility at 205 North High Cross Road would be non-conforming before it is even built. So, he interpreted that the self-storage use would have to be terminated after forty years.

Mr. Hopkins inquired about the deed restriction on the subject property. Mr. Garcia stated that he has not been provided with a copy of the deed or its restrictions. He tried searching for it and could not find it. Mr. Hopkins asked if the deed restrictions runs with the land. Mr. Garcia said yes.

Mr. Hopkins asked who enforces the deed restrictions. Dave Wesner, City Attorney, replied that the City only gets involved if the City owns one of the parcels. The subject property is owned by OSF and was sold to OSF by Aldi, so the deed restrictions would be enforced by Aldi. Any changes to the deed restrictions would be between the owners of the subject property and of the Aldi property. With regards to these two properties, the City would have no involvement with regards to changes to the deed restrictions. Mr. Hopkins felt this was important because the deed restrictions are balancing or are contradictory to either of the parties. On one hand, the deed restrictions provide some of the restrictions that the neighbors are asking for by rezoning the subject property from B-3 (General Business) to B-1 (Neighborhood Business). On the other hand, the deed restrictions make some restrictions that prevent the developability of the property to uses that the City might wish to have in order for the gains allowed in the B-3 district.

Mr. Rose asked for an interpretation of "community need" in Criterion #7. Mr. Garcia replied that he interpreted it to mean the whole of the City of Urbana, because if there is a criteria that would imply a more local scale, then it would say "neighborhood" or "district".

Chair Allred asked staff to explain how the Plan Commission is meant to use the criteria in making a determination. Mr. Garcia stated that it is a balancing act, and that not every factor needs to be met. If the Plan Commission finds one criterion that weighs against another, then they could use that criterion to base a decision on. Some types of cases require that all criteria are met; however, rezoning cases are not one of those types of cases.

Chair Allred commented that while the written staff report interprets Criterion #2 to be whether there is an effect on neighboring property values, he feels that Criterion #2 is to evaluate the effect of the proposed rezoning on the property value of the subject property. Mr. Garcia stated that is a valid interpretation.

Ms. Yu asked for clarification on why the City is asking for a rezoning of the property after the Conditional Use Permit was approved for a self-storage facility, especially if the City believes that a self-storage facility should not be allowed in the B-3 Zoning District. Mr. Garcia explained that the

reason for the proposed rezoning is because City Council passed a resolution asking City staff to reconsider the zoning for the subject parcel. One of his duties as the Zoning Administrator is to do all of the duties assigned to him by the Zoning Ordinance, and one of those duties says that if City Council or even the Plan Commission directs the Zoning Administrator to rezone a parcel, then he needs to bring a rezoning case forward for that parcel.

Ms. Yu asked if the City Council was presented with the option of removing the self-storage facility use from the B-3 Zoning District as a way to achieve what they are seeking. Mr. Garcia said no.

Chair Allred asked for verification that “community business” and “regional business” Future Land Use designations do not map one-to-one into particular zoning district categories. Mr. Garcia said that is correct.

Chair Allred asked if High Cross Road and University Avenue are both considered to be arterial roads. Mr. Garcia said that he believed so.

With there being no further questions for City staff, Chair Allred reviewed the procedure for a public hearing and opened the hearing for public input. He invited proponents of the case to approach the Plan Commission.

Joanne Budde, resident of Beringer Commons, approached to speak. She testified that she found the restriction and easement agreement between Aldi and OSF Healthcare for the subject property. She stated that the two parties can change the agreement if they should choose to do so. She agreed with the City Attorney, Mr. Wesner, that whoever purchases the parcel in the future could also negotiate with Aldi to change the agreement, so no one knows what will happen in the future. She noted the uses that the current easement agreement prevents and allows.

Ms. Budde pointed out that even though the Plan Commission voted unanimously four years ago to rezone the parcel from B-1 to B-3, the Plan Commission members had concerns about what could happen if they rezoned the parcel. Now, here we are faced with a zoning district that has no height restrictions and limited restrictions on the number of inappropriate businesses that could be built next door to a residential neighborhood.

She noted a correction to the number of yes votes for the rezoning case in 2020. There were four members in favor of the rezoning, not three.

She stated that it is speculative at this point as to whether the rezoning would cause a hardship on the property value of the parcel in question. She said that OSF Healthcare has assets of two billion dollars, so it would not be a hardship for OSF. They purchased the property for \$300,000 and are now asking \$400,000, which might be one of the reasons why the parcel has not been sold. Another reason might be because they do not have a “For Sale” sign posted on the parcel.

Ms. Budde stated the following reasons for supporting the proposed rezoning: 1) the City’s Comprehensive Plan shows the area across the street from the subject property as being “Residential”, but it might be hard to sell homes with an industrial-type business that would be allowed in a B-3 Zoning District; 2) the Comprehensive Plan says that the City should ensure appropriate zoning in established neighborhoods and ensure the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood and that the new

development should be of high quality and aesthetically pleasing. Many of the uses allowed in the B-3 Zoning District would not be aesthetically pleasing to the surrounding residential neighborhood; 3) the City would not have rezoned the subject property if OSF did not ask for the property to be rezoned so they could build a medical clinic; 4) a number of court cases that you cannot expect the zoning to stay in place forever; 5) with regards to tax revenue, self-storage units do not charge sales tax; and 6) the B-3 Zoning District allows many uses that are inappropriate for a surrounding residential neighborhood.

She urged the Plan Commission to correct a mistake that was made by approving the proposed rezoning request.

Nancy Barenberg, resident of Beringer Commons, approached the Plan Commission to speak. She stated that the six-foot wall is not tall enough to hide the self-storage units. Beringer Commons is a wonderful neighborhood that the residents take pride in.

Vicki Trimble, resident of Beringer Commons, approached the Plan Commission to speak. She talked about the number of communications that were submitted. Some of the communications were submitted in time for the February 8, 2024 meeting but not given to the Plan Commission members. This was rectified by City staff sending them out in the packet for the February 22, 2024 meeting. She urged the Plan Commission members to take the time to read all of the communications that had been submitted if they did not have time to read them already or to read them again in case they forgot since this case had been ongoing for a while now.

Ms. Trimble stated that she pays \$15,000 a year in property taxes, and she moved there for safety and because of the neighbors and the location to Aldi's and the Post Office, not to have an inappropriate use constructed next door.

She mentioned that the residents of the residential neighborhood next to the subject property have been doing everything they can to get their views across to the Plan Commission. They have submitted communications and come to the meetings to speak.

Chair Allred invited opponents of the proposed case to approach the Plan Commission to speak.

David Huber approached the Plan Commission to speak. He finds this case a misappropriation of City resources, money, and staff time. He stated that while he does not know anyone who lives in Beringer Commons or the person who is interested in building a self-storage facility on the subject property, he does own properties zoned B-3. While cases do not set a precedent for other things, this case essentially communicates that rezoning is conditional, and when a use comes up that we don't like, the City will take the zoning back and down-zone the property.

Mr. Huber mentioned that at the rezoning meeting in 2020, Mr. Hopkins stated that the rezoning would survive whether the special use permit for a medical clinic was acted on or not. He pointed out that there are aspects of the Zoning Ordinance that would restrict certain uses allowed in a B-3 Zoning District from developing on the proposed site.

He stated that there are more things that the public can do to take action proactively rather than waiting until something bad is proposed or has happened. People should take ownership of their City.

He stated that he is emphatically against the proposed rezoning and encouraged the Plan Commission to reject it and send it back to the City Council.

Mr. Garcia read the letter from OSF Healthcare dated February 22, 2024 into the record. He clarified that the public input received since the previous meeting included an email from Joanne Budde, an email from Jim and Marla Tucker, and an email from Charles Warmbrunn. The communications included in the handout at this meeting were communications handed out at the previous meeting so that the Plan Commission members who were not in attendance of that meeting would have them.

With there being no further input from the audience, Chair Allred closed the public input portion of the hearing and opened the hearing for Plan Commission discussion and/or motion(s).

Ms. Yu wondered if there was a better way to handle this situation. In 2020, the City allowed the property to be rezoned from B-1 to B-3 because the City wanted to encourage a medical clinic to be built. However, things changed and issues that we were feared are now happening. She does not feel that the City made a bad decision to rezone in 2020. It is just that the Plan Commission and City Council do not have the tools to support them doing good for the community.

Mr. Hopkins agreed with Ms. Yu. He stated that we know we need to reconstruct the Zoning Ordinance and have ideas of how to do it; however, we do not have enough resources to revise it. So, it is a bit tricky on how to deal with the current situation.

He inferred from the letter OSF Healthcare submitted and their absence at this meeting that OSF has chosen not to actively present their legal arguments against the rezoning of the subject parcel. He believed that, to some extent, OSF's legal arguments of reduced possibilities and potential gain from the B-3 zoning is internally contradicted by their own restrictions on the uses allowed in the B-3 Zoning District and not just the uses that may actually be impossible because of distance constraints, etc. So, he sees this as OSF's own acknowledgement that B-3 is the wrong zoning for the parcel.

Mr. Hopkins stated that the opponents need to understand that the Plan Commission cannot change the fact that a conditional use permit exists for the proposed site. He noted that approval of either this case or Plan Case No. 2484-T-24 would cause the self-storage facility allowed by the conditional use permit to become non-conforming. If the City only approves Plan Case No. 2484-T-24 and not the proposed rezoning case the Plan Commission is discussing now, then the property would remain zoned B-3. He felt that the City might have more opportunity than they might under other circumstances to rezone the property without legal risk. On the other hand, to achieve the tactic of the self-storage facility approved by the conditional use permit not becoming a non-conforming use, approving Plan Case No. 2484-T-24 would be a less risky strategy.

Ms. Simms stated that there are many restrictions on the use of the proposed site in the deed restriction, and the deed restrictions follow the property. She asked what uses would still be allowed in the B-3 zoning.

Ms. Yu said that the City approved the rezoning from B-1 to B-3 in 2020 because we wanted OSF to build a medical clinic. That did not happen, so she does not see any reason to not change the

zoning back to B-1. She added that the City does not want to change zoning back in all cases; however, in this case, she felt the property should be zoned B-1.

Mr. Hopkins addressed the deed restrictions. There are two reasons not to rely on them: 1) the deed restrictions are putting under private control the control of land use, and it does not restrict every use that would be restricted by rezoning the property to B-1; and 2) the deed restrictions might restrict uses for some people that might not appropriately be restricted by private use of land regulations. He noted that since the public does not have control over the deed restrictions, OSF could renegotiate with Aldi. He does not like delegating or relying on private parties to control city responsibilities.

Chair Allred stated that the Plan Commission does not have a recommendation from staff for approval or for denial. The Plan Commission bylaws require them to adopt a reason for their recommendations based on staff's recommendation. Since there is no staff recommendation, the Plan Commission members need to adopt findings that explain the reason for any motion put forward. The findings should be from the La Salle National Bank and the Sinclair criteria.

Mr. Rose stated that in looking at the criteria, he believes that importance should be assigned to the Comprehensive Plan. He moved that the Plan Commission forward Plan Case No. 2483-M-23 to the City Council with a recommendation of approval based on Criterion #8, *"The care with which the community has planned its land use development."* The guidance from the Comprehensive Plan shows the parcel as being a B-1 property.

Ms. Yu pointed out that the Comprehensive Plan shows the parcel as being *"community business"* not B-1. Mr. Garcia added that is correct and future land use designations do not tie into the zoning districts.

Chair Allred asked if Mr. Rose would agree to amend the motion to include Criteria #3, #5, and #7 as well as Criterion #8. Mr. Rose said yes. Ms. Yu seconded the motion. Roll call on the motion was as follows:

Mr. Andresen	-	Yes	Mr. Hopkins	-	Yes
Mr. Rose	-	Yes	Ms. Simms	-	Yes
Ms. Yu	-	Yes	Mr. Allred	-	Yes

The motion passed by unanimous vote.

Mr. Garcia noted that the earliest this case would be forwarded to Committee of the Whole would be on March 18, 2024. However, since there is a possibility that City Council may be having a rescheduled meeting on this date, the Committee of the Whole would then be rescheduling their meeting to Wednesday, March 20, 2024.

**Plan Case No. 2484-T-24 – A request by the Urbana Zoning Administrator to amend Table V-1 of the Zoning Ordinance to remove “Self-Storage Facility” from the B-3 (General Business) Zoning District as a Conditional Use.**

Chair Allred reopened the public hearing for Case No. 2484-T-24. Kevin Garcia, Principal Planner, presented the staff report for the case. He reviewed the written staff report. He gave the history of the self-storage use in the B-3 Zoning District. He noted the locations of six existing self-storage facilities and two self-storage facilities that have not yet been constructed in existing B-3 districts. While approval of the proposed text amendment would not prevent the two self-storage facilities from being built, it would make them legally non-conforming uses as well as the other existing six facilities. If they become legally non-conforming uses, they could be allowed for the next 40 years, but they could not be expanded or re-established if they become abandoned for six or more months. He presented staff's recommendation for approval.

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

Mr. Hopkins asked how many self-storage facilities are located in the Industrial Zoning Districts. Mr. Garcia replied that there may be five.

Ms. Yu asked if City staff would have brought the proposed text amendment to the Plan Commission without the rezoning case for 205 North High Cross Road or did the rezoning case prompt this proposed text amendment. Mr. Garcia said that it is a combination of reasons. The proposed text amendment is in part because of the rezoning, and also because there have been a few conditional use permit requests for self-storage facilities in the B-3 Zoning District in the last few years, especially along Philo Road.

Ms. Yu asked what the Zoning Board of Appeals' rationale was for approving those conditional use permits. Mr. Garcia replied that one of the criteria is whether the use is conducive to the public convenience, another criteria is whether the use would be a nuisance to neighboring properties, and he could not recall the third criteria. He pointed out that a conditional use permit request must meet all three criteria. Conditional Use Permit requests are taken on a case-by-case basis, and the Zoning Board of Appeals weighs each request against the criteria when making a determination.

Ms. Yu asked if the City had received any public feedback on self-storage facilities. Mr. Garcia stated in his work experience with the City of Urbana, he could not recall any complaints from the public until the most recent case on High Cross Road.

Mr. Rose stated that he struggled with the relationship between the Plan Commission and the Zoning Board of Appeals. He said that a conditional use permit seems to stretch the imagined set of uses for a zoning district. He asked if the Plan Commission takes a lesson from this or does the Zoning Board of Appeals take a lesson from the Plan Commission. Mr. Garcia replied that allowed uses should not cause any harm or nuisance to surrounding properties. The purpose for conditional uses and special uses is to require more thought about if there is any potential for harm to the surrounding properties before being approved.

Chair Allred stated that the B-3 Zoning District is one of the largest zoning districts in the City. He asked staff to summarize the locations of the existing six self-storage facilities in the B-3 district. Mr. Garcia noted the locations of the six facilities along Philo Road and Cunningham Avenue.

Chair Allred asked if the existing self-storage facilities went into vacant buildings. Mr. Garcia stated that two of the existing facilities went into abandoned big box stores on Philo Road, but one of the facilities on Cunningham Avenue was built for its use. The smaller facilities were built as well for the specific self-storage use.



Ms. Simms asked if these six existing facilities would need to get re-approval. Mr. Garcia stated that they would be allowed to continue as self-storage facilities in perpetuity or for 40 years. He added that non-conforming uses are not allowed to expand the use, and if a use is destroyed by 50% or more of the market value by natural disaster (such as tornado or fire), then the use would not be allowed to be rebuilt. One other thing is if the use is abandoned for six months or more, then the use could not be re-established. He said that self-storage facilities are not a good example to use for abandonment; however, if an auto shop closed up shop in the downtown area and another person wanted to open an auto shop in the same location, then staff would redirect them to a different location where auto shops would be allowed.

With there being no further questions for City staff, Chair Allred reviewed the procedure for a public hearing and opened the hearing for public input. He invited proponents of the case to approach the Plan Commission.

Geoff Bant approached the Plan Commission to speak. He read his comments from a document he handed out prior to speaking. His comments focused primarily on potential misuses of self-storage units.

With no further public input, Chair Allred closed the public input portion of the hearing and opened it for Plan Commission discussion and/or motion(s).

Ms. Yu initially thought that having a self-storage facility located near a residential neighborhood would make it convenient for people who do not have a vehicle to get around. She admitted that she knows little about how people use self-storage units.

Chair Allred said he thought the text amendment may be appropriate; however, the Plan Commission does not have a lot of information. He knows that other cities and communities are tackling the issue of self-storage facilities, and it would be interesting to find out how they are handling them. It seemed to him to be a blunt instrument to remove self-storage facilities from the B-3 districts, because there are some B-3 districts adjacent or surrounding by industrial uses. He stated that normally when they consider a text amendment like this, it would be as a result of a study by staff to understand what the impact is and why the proposed change is needed. He did not feel that the Plan Commission had enough information. He believed that it would be relevant to know how long the land where existing self-storage facilities are located was vacant prior to becoming self-storage facilities, because the Plan Commission is weighing a less-than-ideal use against land that is vacant that the City provides services to but doesn't get much revenue from.

Ms. Simms stated she would love more information. She wondered what would be the capacity in the Industrial zones and where they would be located. Also, what would be the cost for people with regards to transportation to and from self-storage facilities in Industrial zones? Are we only looking at the far outskirts of the City where there is no public transportation?

Mr. Hopkins wondered what the effect of changing the text about self-storage facilities in the Zoning Ordinance now rather than later. He can only think about it possibly changing the effect of the two future self-storage facilities that have not been constructed yet. It may be a long time before the City can deal with this issue, and another request for a self-storage facility in a B-3 district might arise.

He said that, in the end, what they seek is a major revision that defines different kinds of self-storage facilities and regulates their use and contents. There are ways to limit the use and content by providing smaller units and possibly locating them on a second floor. This kind of revision is not going to happen anytime soon, so the real question is: Does the City want to deter self-storage facilities in the B-3 Zoning Districts by approving the proposed text amendment or just let it be?

Ms. Yu stated that if the proposed text amendment is to resolve the issue at 205 North High Cross Road, then they have already resolved that by approving Plan Case No. 2483-M-23.

Mr. Rose said that the Plan Commission has three choices: 1) to approve the proposed text amendment, 2) to deny the proposed text amendment or 3) to take no action. Chair Allred preferred that the Plan Commission either approve or deny the proposed text amendment because City Council is looking for a recommendation from the Plan Commission.

Chair Allred stated that he too feels like this is one of two ways to fix the issue at 205 North High Cross Road. Since they recommended approval of rezoning 205 North High Cross Road to B-1, it addressed the issue. So, he no longer feels like the Zoning Ordinance is broken and needs the proposed text amendment. Before 205 North High Cross Road happened, the Plan Commission had never heard anything about self-storage facilities being an issue, even though other communities are having issues with them. He has faith in the Zoning Board of Appeals granting conditional use permits because the uses are meeting the criteria required for conditional use permits.

Mr. Hopkins asked what the limitations are for the Zoning Board of Appeals with regards to differentiating between the self-storage facility hidden on Philo Road and the two big box self-storage facilities. Mr. Garcia responded saying that the Zoning Board of Appeals can regulate location, extent, and intensity of a use; require screening by means of fencing, walls and vegetation; stipulate the required minimal lot sizes; regulate vehicular access and volume; regulate conformance to health, sanitation and safety requirements as necessary; regulate increases to the required yards; and other conditions deemed necessary to effect the purposes of the Zoning Ordinance. He then read the criteria for a conditional use permit.

Mr. Hopkins stated that the Plan Commission could send a signal that self-storage facilities are an issue and return the proposed text amendment to staff for a future study. He wants to keep this discussion alive, and be on public record that it is an issue that needs to be dealt with.

Chair Allred stated that he preferred to not be in a situation where they approve the text amendment and ask staff to do a study only to find that the results show there is a need for self-storage facilities in the B-3 district, and then the Plan Commission has to go back and reverse their decision to remove self-storage facilities from the B-3 district. Mr. Garcia read the options of the Plan Commission from the Zoning Ordinance which include postpone, continue or adjourn a public hearing. The Plan Commission does not need to state a date upon when the public hearing would return. He noted that he could not give a time when staff would return the case to the Plan Commission for future consideration.

Mr. Hopkins moved that the Plan Commission postpone Plan Case No. 2484-T-24 with the intent that it come back incorporated explicitly with a major revision of the Zoning Ordinance, which will immediately follow the completion of the Comprehensive Plan revision. He felt that his motion

was vague enough to allow the proposed text amendment to come back as a single item or as a piece of the Zoning Ordinance rewrite.

Mr. Rose seconded the motion. Roll call on the motion was as follows:

Mr. Hopkins	-	Yes	Mr. Rose	-	Yes
Ms. Simms	-	Yes	Ms. Yu	-	Yes
Mr. Allred	-	Yes	Mr. Andresen	-	Yes

The motion passed by unanimous vote.

#### **F. OLD BUSINESS**

There was none.

#### **G. NEW PUBLIC HEARINGS**

There were none.

#### **H. NEW BUSINESS**

There was none.

#### **I. AUDIENCE PARTICIPATION**

There was none.

#### **J. STAFF REPORT**

Mr. Garcia noted that the requested Urbana-Champaign Sanitary District rezoning in Plan Case No. 2482-M-23 was approved by City Council.

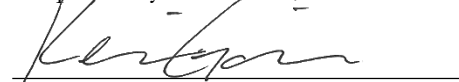
#### **K. STUDY SESSION**

There was none.

#### **L. ADJOURNMENT OF MEETING**

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,



Kevin Garcia, Secretary  
Urbana Plan Commission