

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** July 21, 2022

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

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

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**PLAN COMMISSION**

**MEMBERS ATTENDING:** Will Andresen, Andrew Fell, Lew Hopkins, Debarah McFarland, Karen Simms, Chenxi Yu

**MEMBERS EXCUSED:** Dustin Allred

**STAFF PRESENT:** UPTV Camera Operator; Marcus Ricci, Planner II

**PUBLIC PRESENT:** Alex Bragg, Will Thomas

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In the absence of Dustin Allred, Chair of the Plan Commission, Mr. Ricci explained that the Commission would need to nominate an Acting Chairperson. Mr. Fell nominated Lew Hopkins. Mr. Hopkins accepted the role.

Since there was a new member, Will Andresen, present, the Commission members introduced themselves to each other.

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

Acting Chair Hopkins called the meeting to order at 7:05 p.m. Roll call was taken, and there was a quorum of the members present.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

The minutes of the June 23, 2022 regular meeting were presented for approval. Mr. Fell moved that the Plan Commission approve the minutes as written. Ms. Simms seconded the motion. The minutes were approved 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

**Plan Case No. 2454-PUD-22 – A request by Andrew Fell, on behalf of Alex Bragg dba Rocinante Holdings, LLC, to amend the Northgate Plaza Planned Unit Development to allow for the construction of an indoor climbing facility at 1502-1/2 North Cunningham Avenue in the B-3, General Business Zoning District.**

Acting Chair Hopkins opened the public hearing for Plan Case No. 2454-PUD-22. Mr. Fell, as applicant for this case, recused himself.

Marcus Ricci, Planner II, presented the staff report for the case. He began by explaining the purpose for the proposed amendment and stating the process for getting approval. He presented background information on the subject property. He presented the Site Plan of the site and noted the zoning, existing land use and future land use of the proposed site and of the surrounding adjacent properties. He showed photos of the area and indicated where the applicant intended to expand. He reviewed the proposed modifications and staff recommendations to the existing Planned Unit Development (PUD) for the Northgate Plaza. He showed a possible illustration of what Urbana Boulders could look like if allowed to expand. He reviewed how the proposed changes relate to Section XIII-3.L of the Urbana Zoning Ordinance. He summarized staff findings, read the options of the Plan Commission and presented staff's recommendation for approval with the following conditions: *1) The applicant must obtain consent to the modifications of the Declaration and Development Plan from all of the property owners and the tenants of Parcel A; and 2) Construction of the proposed climbing facility must be in general conformance with the site plan as included in the Application as "Urbana Boulders Climbing Addition" dated June 17 and "Urbana Boulders Addition" dated June 24, 2022.* He pointed out that the applicants were available to answer questions from the Commission.

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

Ms. Simms asked about staff's recommendation to change the zoning of the site. Mr. Ricci stated that the zoning of the property is B-3, General Business. The B-3 District allows the existing bouldering gym as a private, indoor recreational development. The proposed climbing wall is considered the same use so no rezoning is needed. The existing Declaration of the original PUD states that recreational training facilities are not allowed, so staff is proposing that the section of the Declaration be deleted.

Mr. Hopkins stated that he understood the Declaration to be an element of the earlier Planned Unit Development application. Can the City of Urbana change the Declaration or do the tenants have to follow the Declaration and the City is one of the parties that can agree to the change? Mr. Ricci explained that changes to the use, Section V of the Declaration, do not require approval of the City

Council. It only requires property owner and Parcel A tenant consensus. He showed a pdf copy of the Declaration and explained each section.

Mr. Hopkins asked if the changes that are being effected by the City’s decision are the reliance on the underlying zoning to deal with the height limit and the approval of the proposed site plan to expand the building envelope. These are still subject to the other parties’ approval that are listed in the covenants, right? Mr. Ricci stated that is correct. The City Council could approve the changes, but if one of the other property owners or tenants of Parcel A does not agree, then the proposed amendment is denied.

Ms. Simms asked if we should assume that the property owner and tenants of Parcel A have agreed to the amendment. Mr. Ricci said no. Urbana Boulders, the applicant, and the CIBM Bank (who submitted the letter in support) are in favor of the general concept of the amendment; however, they have not seen the modified language. The applicant would present the other parties with the modified language and the final development plan for their review and approval. Mr. Hopkins stated that the other parties need to understand what they are agreeing to because the change to the reliance on the B-3 zoning makes various things possible.

Acting Chair Hopkins reviewed the procedure for a public hearing. He then opened the hearing for public input.

Will Thomas, of Andrew Fell Architecture, approached the Plan Commission. He stated that he would answer any additional questions.

Alex Bragg, owner of Urbana Boulders, approached the Plan Commission. He thanked Mr. Ricci for giving a great presentation, and he stated that he would answer any additional questions.

With there being no further public input, Acting Chair Hopkins declared the public input portion closed and opened the hearing for Plan Commission discussion and/or motion(s).

Ms. Simms moved that the Plan Commission forward Plan Case No. 2454-PUD-22 to the City Council with a recommendation for approval with the following conditions: 1) *The applicant must obtain consent to the modifications of the Declaration and Development Plan from all of the property owners and the tenants of Parcel A;* and 2) *Construction of the proposed climbing facility must be in general conformance with the site plan as included in the Application as “Urbana Boulders Climbing Addition” dated June 17 and “Urbana Boulders Addition” dated June 24, 2022.* Ms. McFarland seconded the motion. Roll call on the motion was as follows:

Mr. Andresen	-	Yes	Mr. Hopkins	-	Yes
Ms. McFarland	-	Yes	Ms. Simms	-	Yes
Ms. Yu	-	Yes			

The motion passed by a unanimous vote.

**8. NEW BUSINESS**

There was none.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

Mr. Ricci reported on the following:

- Octapharma Plasma, Inc. submitted an appeal for the Zoning Administrator's determination for the use of plasma donation centers. The appeal will be heard by the Zoning Board of Appeals.
- Plan Case No. 2454-PUD-22, Northgate Plaza PUD, will be forwarded to the Committee of the Whole.

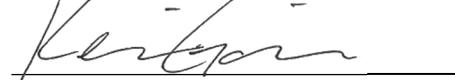
**11. STUDY SESSION**

There was none.

**12. ADJOURNMENT OF MEETING**

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,



Kevin Garcia, Secretary  
Urbana Plan Commission