

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

Approved 4-6-00

DATE: **March 9, 2000**

TIME: **7:30 p.m.**

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

MEMBERS PRESENT: Dr. John Barry Howell, Dr. Gerrit Knaap, Mrs. Frances Moreland, Mr. Christopher Alix, Dr. Bernadine Stake, Ms. Phyllis Winters-Williams.

MEMBERS EXCUSED: Ms. Marilyn Upah-Bant, Dr. Randy Kangas.

STAFF PRESENT: Elizabeth Tyler, AICP, ASLA, Asst. City Planner
 Rob Kowalski, AICP, Senior Planner
 Pat Tarte, Recording Secretary

OTHERS PRESENT: There were no others present

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

The meeting was called to order at 7:30 p.m. A quorum was declared present.

2. CHANGES TO THE AGENDA

The presentation order of the Agenda was changed so that Plan Case 1739-M-00 Annual Zoning Map Update could be presented prior to Plan Case 1737-S-00, Wabash Railroad Subdivision No. 2.

3. APPROVAL OF MINUTES

The minutes for February 10, 2000 were presented for approval. Dr. Stake moved that the minutes be approved as presented. Ms. Winters-Williams seconded the motion. The minutes were approved by unanimous voice vote.

4. COMMUNICATIONS

A letter from the Illinois Department of Natural Resources
A memo regarding the update of the Zoning Map
A copy of the updated Zoning Map
The Plan Commissioner's Journal

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

There were none.

8. NEW BUSINESS

1739-M-00, Annual Zoning Map Update.

Mr. Kowalski presented an overview of the case, explaining that the Urbana Zoning Ordinance requires that the Zoning Map be updated annually. As the last update was March 11, 1999 it is once again time to update. He noted that the Zoning Map distributed to the Commissioner's was current and that the specific changes for the past year were listed in the staff memo. He noted that approximately 65 acres had been annexed over the past year.

There was a discussion concerning the land shown in white blocks on the map. Dr. Howell explained that they represented farm land that was not annexed when the Atkin's development was incorporated. There was a question concerning what percentage of a property would have to be bounded by city property in order to force an annexation. Ms. Tyler explained that the property had to be wholly bounded by incorporated property and would have to be 60 acres or less in size to be forcibly annexed

Mr. Alix moved that Plan Case 1739-M-00 be forwarded to the City Council with a recommendation for approval of the updated Zoning Map. Ms. Winters-Williams seconded the motion.

Dr. Knaap asked about a green area shown on the Map as Meadowbrook Park and asked if the yellow area close by was all single family residential zoning. This question led to a discussion concerning some of the various zoning districts, their locations, and the history surrounding the reasons for those zonings. Dr. Knaap also asked about the appropriateness of R-2 zoning for the Stone Creek Golf Course. It was explained that the golf course is a permitted use in the R-2 zoning designation and that it was an integral part of that residential development. There was a discussion concerning the amount of zoning authority that the City might have over property owned by the University of Illinois. Mr. Alix noted that a good bit of the residential property under discussion seemed to be Orchard Downs. It was also noted that some of the land shown as Agriculture was used as garden plots. Ms. Tyler suggested that this discussion on different zoning uses and history might be a good subject for a study session. She also thought that after the conclusion of the work being done on a new Comprehensive Plan, it would probably be helpful to look at modifying the zoning districts to reflect what is now existing and what the City wants to have available in the future. Ms. Tyler suggested that perhaps modifications to the CRE zone needed to be looked at and that an institutional district might be given some thought.

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

Moreland, yes Stake, yes Knaap, yes Howell, yes

Winters-Williams, yes Alix, yes

The motion passed 6-0.

Dr. Howell forwarded case 1739-M-00 to the March 20, 2000 meeting of the Urbana City Council.

1737-S-00 Wabash Railroad Subdivision No. 2. Request by the City of Urbana for approval of the Final Plat for Wabash Railroad Subdivision No. 2 which incorporates the abandoned railroad property located between Fairlawn Drive and Ivanhoe Way, South of Philo Road in an R-5 zoning district.

Ms. Tyler presented an overview of the case concluding with a staff recommendation for approval with the requested waiver.

There was a discussion initiated by Dr. Stake concerning an attempt to place a bicycle and walking path along this property when it was first brought before the Plan Commission seven years previously. She stated that the people who were petitioning the City to put in the pathway could not come up with enough money to match a grant to fund the pathway in the time that they were given by the City. She felt that there needed to be more such areas for walking and enjoying the outdoors. Dr. Knaap asked the location of the property that had already been given away and wondered if a pathway might now be a viable use of the subject land. Ms. Tyler explained that the previously platted area was directly west and south of this subdivision and extends to Florida Avenue. She noted that the majority of the subject area had already been deeded back to the adjacent owners. She said that any linkage to other pathways has been lost as there are only twelve lots remaining.

Mr. Alix asked if there had been any thought given to future north and south traffic needs along Philo Road to Windsor Road and Florida Avenue which might create a need for Lot 101 to be used for future expansion and/or connection to some of the area stub streets. Ms. Tyler noted that to straighten Philo Road in order to accomplish this objective would be a major infrastructure undertaking and that she had not seen anything to suggest this might happen. Ms. Tyler pointed out that Lot 101 is covered with utility power lines crisscrossing into the Illinois Power station and would not be buildable with the easements that are attached. She noted that this was a question more properly addressed to the City's Public Works Department.

Dr. Stake stated that she would not vote for this subdivision because there had not been enough thought given to the need for pathways and bike paths in the City. She said that a vote in approval of this subdivision was not good stewardship of the land. Dr. Knaap echoed the sentiments of Dr. Stake and said that he felt there was a missed opportunity in this case. He noted that one of the criteria in the search for greenways for the entire State of Illinois was potentially abandoned railroads. He said this strip would have served as a connection between the Stone Creek Golf Course with some of the interior parts of the City. He stated that he did not see the need to hurry in turning this property over to the neighboring property owners and that he was not in favor of doing so.

Dr. Howell noted that this would have indeed been a perfect opportunity to create a pathway in the beginning of this case seven years ago. He stated that unfortunately that opportunity has now passed because most of the land has already been deeded to the property owners and there is just too much of it gone. He said that approval of this subdivision will allow the City to move on and get this off the books. He agreed that to extend Philo Road would be an enormous undertaking and was not very likely to become an issue. He said that he saw no reason not to move this case forward.

Mr. Alix moved that Plan Case 1737-S-00 be forwarded to the City Council at their March 20, 2000 meeting with a recommendation for approval with the requested waiver. Mrs. Moreland seconded the motion.

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

Alix, yes	Winters-Williams, no	Howell, yes	Knaap, no
Stake, no	Moreland, yes		

The motion was tied. Dr. Howell checked the by-laws to see how the tie vote should be represented. It was decided that staff would check with the City Legal Department on the proper procedure and that the case would either be forwarded to the City Council without a Plan Commission recommendation or it would be returned to the Plan Commission for further consideration.

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 8:20 p.m.

Respectfully submitted,

April D. Getchius, Secretary
Urbana Plan Commission