

June 7, 2001

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: Thursday, June 7, 2001

TIME: 7:30 P.M.

PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Christopher Alix, Alan Douglas, J. Barry Howell,
Randy Kangas, Helaine Silverman, Bernadine Stake

MEMBERS EXCUSED: Gerrit Knaap, Joseph Rank, Marilyn Upah-Bant

STAFF PRESENT: Elizabeth Tyler, AICP/ASLA, Planning Manager;
Rob Kowalski, Senior Planner

OTHERS PRESENT: Don Adams, Susan Taylor, Mike Suhadolnik, Ruth
Wyman, Esther Patt

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

The meeting was called to order at 7:30 p.m. Roll Call was taken, and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Alix motioned to approve the minutes from the meeting of May 10, 2001. Mr. Douglas seconded the motion. The minutes were passed by unanimous vote.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

1778-T-01. Request by the Zoning Administrator to amend Table IX-3 of the Zoning Ordinance, Standards for Projecting Signs.

Ms. Tyler requested that this case be withdrawn. The Plan Commission agreed and considered the plan case to be withdrawn.

7. NEW PUBLIC HEARINGS

There was none.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

Ruth Wyman, Ward 2 of the Urbana City Council, voiced her concern in regards to the Savannah Green Project as to whether the houses will be built so that people with mobility impairments will be able to visit. The standard called "Visitability" allows people in wheelchairs to be able to enter the home and have access to the first floor. Therefore, there are different design features needed such as zero step entrance, 32" wide doors, utilities that are 18" high, and reinforcements in the bathrooms so that grab bars could be installed. Although it would not be required, Ms. Wyman wondered if any of the homes would be "visitible", so that all people in the community could benefit.

10. STAFF REPORT

Ms. Tyler mentioned that there will be a public hearing notice for an amendment to an annexation agreement in regards to the proposed Savannah Green Subdivision at the Plan Commission's next regular meeting scheduled on June 21, 2001. Also, there has been a hearing set for that annexation agreement on July 2, 2001 before City Council.

Ms. Tyler also mentioned the special joint meeting with City Council, Comprehensive Plan Steering Committee and the Plan Commission to meet with the Urbana-Champaign Sanitary District to continue the discussion of their long-range plan on July 12, 2001.

Ms. Tyler introduced the representatives for the development of Savannah Green. They were Mike Suhadolnik and Don Adams. She asked Mr. Howell to proceed with the study session.

11. STUDY SESSION

Don Adams began the study session by saying that the development of Savannah Green incorporates many principles of the "neo-traditional" neighborhood design, which basically is developing a subdivision similar to how they used to be built prior to the dominance of the

automobile. The goal is to put the automobile in a secondary position in the subdivision as it was in the 1940's and 1950's. A greater emphasis is placed on the pedestrian. There will be 297 single-family residences with basements and garages loaded off alleys. There will be sanitary sewers with a sewer ejector pump in each basement. There will also be storm sewers and detention will be provided in accordance with code located in three grass bottom detention basins will be provided on the east and northwest corners of the developmental site. Services for telephone, television cable, and power will be located in the backyard and along the alley. In addition, garbage pickups and mail deliveries will be in the back. Basically, they wish to provide a clean front-street look with only the fronts of the houses and landscaping. The working side of the homes will be located in the backs of the homes or the alleys.

The alleys will be sixteen feet wide and will be one-way. No parking will be allowed on the alleys. The purpose for the extra width on the alleys is for public service vehicles to be able to go down them.

Mr. Adams stated that the Savannah Green developers are asking for the following subdivision waivers: 1) street-width be allowed to be narrower and 2) smaller turning radius at each corner intersection. The purpose for these waivers will be to slow the traffic down. They wish to make the subdivision pedestrian friendly.

There will also be a single hardwood tree planted in the front of each house as part of the basic package within the street right-of-way at each lot. This will create a nice tree-line avenue to drive down.

He noted that there are three streets from neighboring subdivisions that abut the proposed development site. Those three streets will be incorporated into the Savannah Green street system so that there will be good efficient traffic flow around the neighborhood for public services. They will extend Michigan Avenue through the site to the vacant property to the east. The only conflict with the City of Urbana is regarding Smith Drive. Public Works Department would like to have Smith Drive designated as a collector road through the development and have a pavement width of 31 feet. The developers feel that by putting a 31-foot wide collector street through the development will create the opposite of the effect that they are trying to achieve. They propose a waiver to allow Smith Road to be 25 feet in width.

Mr. Adams went on to mention that Florida Avenue would be extended. It will have a sidewalk on the north side and a multi-use pedestrian and bike trail on the south side. The extension of Florida Avenue will be built in the first phase of development.

The developers will place a wrought iron fence from the first alley on all the sides facing Florida Avenue. It will give an attractive appeal.

In regards to street lighting, the developer will have decorative street lighting fixtures. The City of Urbana will maintain them. The developers are not asking for any public participation in funding this project.

Ms. Silverman asked if the developers controlled whether or not there would be any stop signs or traffic lights placed along Florida Avenue where the Savannah Green subdivision was proposed to be. Mr. Adams answered that decision would be determined by the City Staff.

Ms. Stake asked if the alleys would be paved. Mr. Adams responded that the alleys would be paved with six inches of concrete (same thickness and strength as the streets themselves) with an inverted crown, where the alleys slope towards the middle and drain to the storm sewers. Ms. Stake asked if the utilities would be underground. Mr. Adams replied that all the utilities would be located underground.

Mr. Alix asked what the basis was for the decision of using sanitary ejectors instead of gravity flow sewers. Mr. Adams replied that it provides the homeowners with protection that there will not be sewer backup in the basements. The use of sanitary ejectors will not add a lot of money to the cost of the construction of the homes. Mr. Alix asked in regards to power outages. Mr. Adams answered that the first floors and above of the homes drain by gravity; therefore, it would only be the basement that would be a concern.

Mr. Alix questioned parking in the streets. Mr. Adams stated that parking on the streets will be on only one side, and it will be primarily for guest parking. There will be two car garages for each home and an additional two parking spaces in each driveway off the alleys for a total of four parking spaces per home. Mr. Alix asked if the developers had discussed with City Staff any additional parking restrictions and how to enforce them. Mr. Adams replied that the only discussions in regards to parking with the City Staff was about parking in the alley and as to whether that would be signed "No Parking", so that the City of Urbana could enforce that. Mr. Alix commented that his concern was with building a two-car garage, that the driveways would presumably be small. Mr. Adams reassured that the driveways would be a minimum of twenty-two feet, so that the owners could park the cars and still be off the alley. Mr. Suhadolnik mentioned that there would not be any difference in terms of lineal footage of parking area with the garage in back than if it faced the front.

Mr. Alix asked who would maintain the planted trees in the front yard. Would they belong to the City of Urbana and would the City of Urbana have to maintain them or would the property owners? Mr. Adams stated that the trees would be within the public right-of-way. He commented that he did not know what the custom was in the City of Urbana. In most communities, the trees are on city property; however, the homeowners maintain them. In case of a storm and branches are down, the City will clear the street. Mr. Alix asked Ms. Tyler if this would be an issue. Ms. Tyler stated that the routine maintenance of watering the tree and mowing around the tree would be hopefully be done by the homeowner; however, in terms of utility clearance it is the City's responsibility.

She, also, mentioned that Mr. Adams was correct in regards to the "No Parking" signs. The City would look for enforcement issues. Ms. Tyler addressed the question from Ms. Silverman in regards to stop signs or traffic lights placed on Florida Avenue by the proposed subdivision. Ms. Tyler stated that there would be stop signs on the minor streets going into Florida Avenue, but not on Florida Avenue, since it would be the arterial.

Mr. Alix commented that the reason he asked about the trees was because his understanding was that it is generally the policy of the City to replace trees. Ms. Tyler stated that was her understanding as well. She added that the City has an arborist who works with residents on tree health, maintenance, and replacement. Mr. Douglas commented that he recently had the City replace a tree on his property. Mr. Alix asked if the developer plants the first tree, then if and when something happens, the City of Urbana would plant a replacement. Ms. Tyler stated that was true, and that the City of Urbana is happy to help with trees. The City sees it as a benefit for the city.

Mr. Alix asked if the Savannah Green representatives were going to talk about market research. Mr. Adams replied that was correct. Mr. Alix asked if the developers were requesting any variances regarding setbacks. Mr. Adams answered that they were requesting two variances regarding setbacks. They are: 1) a waiver asking for a limit of a ten-foot setback on the side front yard instead of fifteen foot on the corner and alley lots and 2) a side yard setback waiver regarding one model of a home that has a cantilever out from the foundation. They are asking that the side yard be measured to the foundation rather than the cantilevered wall. It will affect only one model, which are approximately thirty-seven homes in the development. Mr. Cochran asked how much the cantilever measures. Mr. Adams replied that it was two feet.

Mr. Douglas asked if the sanitation and mail will be picked up and delivered from the backyard? He asked if the developers did not feel that it would be more beneficial to have it in the front of the house. Mr. Adams responded that from the Post Office's perspective, it would be no difference to them except that there would be less conflicting traffic to hit their vehicles. The mailboxes will be on one side of the alley. By having the garbage and the mailboxes in the back, it cleans up the front yard and makes it attractive.

Mike Suhadolnik began his presentation. He started by saying that in regards to the trees, they have found trees within 120 miles of Urbana to be planted in the proposed subdivision. The trees will already have a five to six inch trunk and be fairly mature to start with and have an immediate impact on the subdivision. This will be an important part of the subdivision. Mr. Howell asked if Mr. Suhadolnik had spoken to the City Arborist and discussed those plans. Mr. Suhadolnik stated that they have not talked as of yet. Mr. Howell suggested that Mr. Suhadolnik talk with the City Arborist. Mr. Howell stated that in a recent experience with the arborist, the arborist had a concern with having the same species extended over a long period. Mr. Suhadolnik stated that he would take that recommendation and talk with the City's Arborist.

Then, Mr. Suhadolnik continued with his presentation. He commented that they are currently in the process of building Savannah Green in Normal, IL.

Ms. Stake asked why in general alleys have been eliminated from newer development. Mr. Adams responded that alleys were typically not paved, and there was no control over what homeowners put near the alley. Homeowners would put their garages, fences, trees, and garbage cans right up against the alley. Over time, most of the alleys became impassible as far as public service vehicles. The St. Agnes Company, which is the developer of the proposed development, is separating everything back and putting setbacks off the alley, so they will remain usable.

Ms. Stake asked if the selling price started at \$90,000. Mr. Suhadolnik replied that the lowest selling price was in the high \$90,000. Ms. Stake asked what the highest selling price would be. Mr. Suhadolnik stated that the highest selling price would be \$142,900.

Ms. Silverman asked if Mr. Suhadolnik would give the Plan Commission indications, such as office telephone number. Mr. Suhadolnik responded that telephone numbers to reach them were listed in the binder that was mailed in their packets.

Mr. Suhadolnik continued with his presentation by reading the Summons and the Roster in the Savannah Green information book. He briefly went over the proposed lot layout and proposed street, sidewalk, and park layout and maps. He commented that the park is very essential to the whole project. The park has been placed strategically so that from any point in the subdivision, it should only take four and a half minutes to walk to the park. The park will be lit, have a pavilion, walkways, toddler playgrounds, and adolescent playgrounds.

Then, Mr. Suhadolnik went over the phase layout. He explained that they would begin by developing all of Florida Avenue. On page eight (T-Alley/Garage Detail), Mr. Suhadolnik explained that they "buddied up" on the garages in the first alley north of Florida Avenue to provide more yard space. Mr. Alix asked if there was an additional setback variance requested to be able to place the garages next to each other. Mr. Adams stated that was correct. Technically, the code is not set up to allow zero lot lines in the R-2 zoning. He added that the waiver will only be for the garages, and does not include the houses.

The pavilion will be located in the center of the park with a sidewalk leading to an alley in either the north or the south directions. St. Agnes Company is asking the Urbana Park District to take over the park and buy the equipment. St. Agnes Company will provide all the sidewalks, lights, pavilion and landscaping for the park. Mr. Howell asked what the square footage or acreage was for the park. Mr. Suhadolnik replied that it was about an acre and a half. The park will be the focal point of the whole subdivision. Mr. Howell asked if the Urbana Park District does not assume responsibility for this park, then would it fall upon the homeowner's through the covenants to maintain it or would the park be dropped from the program. Mr. Suhadolnik stated that the Urbana Park District would get \$80,000 a year because of this subdivision. He believes that there are funds available that could help this out that the homeowners will pay. Mr. Kangas stated that an acre to an acre and a half does not seem overwhelmingly large for 296 homes. He asked if there was a specific range of acreage to homes? Ms. Tyler stated that there were standards that were looked at community-wide by the National Recreation Park Association. It is approximately thirteen acres per 10,000 populations. She added that Urbana was well above that range. Urbana does not look at providing parks subdivision by subdivision. Instead, the City of Urbana looks at what the Urbana Park District has provided as a whole for the community. With this development, it would be more relevant to look at what is provided in the acre and a half, its location, and for it to serve as a neighborhood park. Mr. Suhadolnik commented that they had done research on the size of the park.

Mr. Suhadolnik went on in his presentation to talk about the wrought iron fence and the street lighting. Mr. Kangas asked if the wrought iron fence was strictly for visual appeal. Mr.

Suhadolnik responded that was correct. He added that the fence really “classes” the subdivision up.

Next, Mr. Suhadolnik spoke briefly about the lots. The subdivision lots have rectangular layouts with 4.8 homes per acre on 61 acres of ground. The streets are rectangular.

Ms. Stake asked since postal mail carriers usually walk, would there be a sidewalk in the alley. Mr. Suhadolnik replied that with the mailboxes all located on one side of the alley, the postal mail carriers could drive down the alleys and drop the mail into the mailboxes. Ms. Stake asked about newspaper delivery boys delivering the newspaper. Mr. Suhadolnik replied that the newspaper boxes would be in the back as well.

Mr. Kangas asked if television cable wires would be conduit now or later. Mr. Suhadolnik replied that they would conduit every utility during development. He went on to talk about fences. There will be a uniform fence law. The fences can be no more than 42” tall and have to be 50% vented.

Ms. Stake asked if homeowners could have fences to secure pets or children. Mr. Suhadolnik stated that the fences were meant to be more ornamental than to be a restraining device. Mr. Howell asked if the fence allowed was only on the street side and does not run adjacent to the houses or between the houses. Ms. Stake asked if homeowners could have a backyard fence. Mr. Adams answered that homeowners will be allowed to have a fence in the backyard. However, the covenants require that the fence be placed at the face of the garage line, so that the fence cannot be in the alley interfering with utility company access. Ms. Stake asked if it has to be the same kind of fence as in the front yard. Mr. Adam stated that the fence for the backyard and front yard have to be the same. Mr. Cochran commented that the Plan Commissioners were talking about the wrought iron fence. Mr. Suhadolnik replied that the wrought iron fence would just be put up on Florida Avenue. The other kind of fence for the back yard will be a picket fence type. Mr. Suhadolnik stated that they were after architectural appeal.

Mr. Suhadolnik continued his presentation by reading about the Homes On Site from the information book. He commented that all the homes would be one to two stories. Most homes will have porches. The homes would be designed to be easily converted for handicap access.

Mr. Alix asked about zero step entries. Mr. Suhadolnik replied that they are working on that issue. Mr. Alix asked if the zero step entry would be in the rear of the home. Mr. Suhadolnik stated that the zero step entry would be in the rear of the home. Mr. Alix commented that the City had discussed a “Visitability Ordinance”; however, there is not currently one in place. He encouraged St. Agnes Company to look into incorporating a percentage of these homes to be visit ability not only for the homeowners or handicapped people visiting but also for handicapped people who might be interested in purchasing a home later on. Mr. Suhadolnik replied that St. Agnes Company has done research on this issue, and they are certainly not against it.

In his presentation, Mr. Suhadolnik mentioned that a ten-year warranty would come with all the homes. The shingles would be under warranty for thirty years, and the siding would be under warranty for fifty years.

The homes will meet the "Green Criteria". The State of Illinois does not currently have a Green Criteria; however, the State of Wisconsin does, so St. Agnes Company is using the standards of the Green Criteria of the State of Wisconsin. Within the Green Criteria are the following issues: 1) No volatile organic compounds, 2) On the return air duct in the furnace, the air that has been withdrawn from the house gets reconditioned and brought back into the house. St. Agnes runs a fresh air vent from the outside to the reconditioned air, so that twenty percent of the air that gets reconditioned is fresh, new air, and 3) Have to meet Energy Star Criteria, which basically means that utilities need to be thirty percent less than they would otherwise be.

Mr. Suhadolnik mentioned that every home would have a basement ready for bathrooms. There will be an Egress window in the basement, which allows a bedroom to be in the basement. In case of a fire, the person in the basement will be able to get out through the Egress window. The basement will be guaranteed waterproof for fifteen years.

Ms. Tyler took a moment to introduce Steve Cochran, City of Urbana Building Inspector.

Ms. Silverman questioned whether homeowners would be allowed to add on to their homes at either ground level, add a third level or more logically add to the back of the home. Mr. Suhadolnik stated that there would be no restrictions on additional building. Mr. Howell asked what the average square footage of the basements would be? Mr. Suhadolnik replied that the square footage of the basement would vary from home to home. Mr. Howell asked if they would have full basements? Mr. Suhadolnik replied yes.

Mr. Kangas asked what the advantage was for putting in a basement? Mr. Suhadolnik stated that there are many reasons for including a basement. Some of those reasons are: 1) more square footage for the land used, 2) place to put furnace and water heater, 3) unique kind of basement-insulated and waterproofed, 4) place for storage, and 5) place for future expansion without adding on outside. Mr. Kangas asked if there would be any homes built without basements. Mr. Suhadolnik stated that all the houses would be built with basements.

Mr. Suhadolnik went on to describe the type of people who will become the homeowners. He read a biography from the information book.

Mr. Alix asked whom Mr. Suhadolnik meant when he said "we". Does "we" mean St. Agnes Company? Mr. Suhadolnik stated that Vic Armstrong and himself own the land. They hire St. Agnes Company to be the developer. Mr. Suhadolnik owns St. Agnes Company. Mr. Alix asked if this project was fully funded by VMLLC or if there were other investors as well. Mr. Suhadolnik stated that there were two players. Mr. Alix asked who the "we" represented when Mr. Suhadolnik had stated that "we've built thousands of homes in Springfield"? Mr. Suhadolnik replied that "we" represents St. Agnes Company. Mr. Alix asked if Construx of Illinois, Inc. built the homes? Mr. Suhadolnik replied that was correct. Mr. Alix asked how many homes have been constructed under this warranty? Mr. Suhadolnik stated that approximately 1,000 homes were built, which are covered under this same kind of warranty. Mr. Alix asked if the same plans were used in Savannah Green in Normal? Mr. Suhadolnik stated that was correct. Mr. Alix asked in terms of geometry in regards to the streets and the alleys, how much had Mr. Suhadolnik built? Mr. Suhadolnik replied unique to normal. Mr. Alix asked

if Savannah Green in Normal was the first one? Mr. Suhadolnik replied that was right. Mr. Alix asked how many homes were being built in Savannah Green in Normal? Mr. Suhadolnik replied there would be 369 homes. Mr. Alix asked if any of the homes already built were occupied as of yet? Mr. Suhadolnik commented that the homes in Normal's Savannah Green are garden (attached) homes, and that four of them are occupied. Mr. Alix asked if construction on the rest of the homes was still going on? Mr. Suhadolnik replied that was correct. Mr. Alix questioned if it was correct that there were 50 presales out of how many homes? Mr. Suhadolnik replied that there were 50 presales out of 99 homes in the first phase.

Ms. Silverman asked what St. Agnes was the Patron Saint of? Mr. Suhadolnik commented that he was building a subdivision across from St. Agnes Grade School, and he decided to use that name for his company.

Mr. Suhadolnik mentioned that there are other pieces of land around; however, St. Agnes Company felt this land was special. This project would not work in the country. It needs to be with existing streets.

Mr. Kangas asked when the homes from the first phase would become available? Mr. Suhadolnik replied that construction on the homes would begin next spring. They have to do the infrastructure and Florida Avenue through the winter to get ready to begin building houses.

Mr. Alix asked if St. Agnes Company was planning to start on Florida Avenue and work in towards the park? Mr. Suhadolnik stated that was correct. Mr. Alix asked if the developer was going to be essentially performance bonding the construction of all the streets in the development for the City or just the streets in Phase One? What is St. Agnes Company doing to guarantee completion? Mr. Suhadolnik replied that it would be phase by phase. Mr. Alix questioned whether or not the City of Urbana would have any assurances that the park will be constructed if St. Agnes Company walks away after Phase One. Mr. Suhadolnik replied that he could not guarantee that at this time. Mr. Adams responded that the reason the construction of the park is in Phase Three is because it is a utility issue. Mr. Alix commented that his concern was if the park will be a selling point, then it might be hard to use it as a selling point since the residents will not be able to use the park till two or three years down the road. Mr. Adams commented that it would be hard to build the park until the infrastructure is completed. Otherwise, the park would be destroyed during the construction of the infrastructure. Mr. Alix suggested locating the park further south in the development. Mr. Suhadolnik replied that he wants the park where it is relative to walking distances, roads, and streets. Mr. Alix asked if there would be alleys on the sides of the park? Mr. Adams replied that there would be one-way alleys on each side of the park. The purpose for cutting off Michigan is to prevent a raceway through the park. Mr. Alix commented that he would be worried though depending on the density of the development to the east whether people would effectively use those alleys on each side of the park as a through street. Mr. Adams responded that was a concern; however, they believe that the fact that the vehicles will have to come to a stop, turn, turn again, go down an alley, turn again, come to a stop sign, turn again to go down Michigan Avenue. He added that people may do that once or twice, but eventually they will find a quicker way to go.

Mr. Suhadolnik continued with his presentation going over the Green Criteria brochure. He commented that St. Agnes Company hopes to write the Green Criteria for the State of Illinois by using Savannah Green in Normal. The last part of his presentation, Mr. Suhadolnik talked about the newspaper articles that were included in the information book. He added that he wants to set new standards of building homes in Champaign County.

Mr. Howell asked if lot 1 and lot 300 in addition to the strip on the east side are detention basins? Mr. Adams stated that was correct. Mr. Cochran asked what the overall depth for the detention basin along the east side was? Mr. Adams guessed it would be approximately three feet deep. Mr. Howell asked if it would run off into lot 1. Mr. Suhadolnik commented that the alley bordered it. Mr. Adams replied that eastern strip and lot 1 are two independent detention basins. It will drain into the St. Joseph Drainage District. They have already talked to the St. Joseph Drainage District and were told that as long as the City of Urbana is happy, then the St. Joseph Drainage District will be happy. Mr. Howell asked if from Florida Avenue, would it drain to the north or the south? Mr. Adams stated that Florida Avenue drains from the west to the east. The property drains northeast and southeast. Mr. Howell asked if everything to the right of the park drains east to the detention basin strip. It will not have access to the northern detention basin. Mr. Adams stated that there would be an eighty-four inch down to a seventy-two inch storm sewer along the east edge of the property, which is the discharge point.

Mr. Howell asked if St. Agnes Company would bring in its own employees for the construction or would they deal with the local union, etc. Mr. Suhadolnik replied that initially they would bring in their own people, then they would hire locally. Mr. Howell asked during what phase would they hire locally? Mr. Suhadolnik answered during the construction of the infrastructure, they would hire locally. However, during the construction of the homes, they would bring in their own people to begin with because the workers have to be certified when constructing the basements.

Mr. Howell asked if wood or steel framing on the interiors. Mr. Suhadolnik replied that it would be wood framing.

Ms. Stake thanked Mr. Suhadolnik and Mr. Adams for their presentations, and she commented that she was excited about the fact that these were some more affordable homes. She asked if St. Agnes Company would be paying a live-able wage. Mr. Suhadolnik replied that they would.

Mr. Suhadolnik told the Plan Commission that the park was on the highest point of ground.

Mr. Kangas asked if anyone knew why alleys were not as popular anymore. Does it have to do with aesthetic reasons? He asked if the staff could investigate the issue. Ms. Tyler commented that with the change in subdivision design and with the fact that the old type of alleys functioned differently and became decrepit. Mr. Kowalski mentioned that he thought the reason alleys were not built in development anymore had to do with the cost of improving the alleys versus improving the streets. He commented that he would check with Bill Gray and do more research on the issue.

Mr. Kangas assumed the City of Urbana would maintain the streets and alleys, and so to some degree the City of Urbana would pick up some additional costs. He commented that he was just curious as to why alleys are not built. Mr. Kowalski added that these alleys would be sixteen feet as opposed to some of the alleys in the older neighborhoods, which are ten to twelve feet. Also, the garages will be twenty-two feet from the face of the alley. There will also be covenants as to what the homeowners will or will not be able to do.

Mr. Howell stated that he knew there was a time variable for this project. He asked Ms. Tyler to reiterate and give the timetable for the next two months. Ms. Tyler turned this case over to Mr. Kowalski, who would be handling this case. Mr. Kowalski stated that Mr. Suhadolnik has an August 1, 2001 option date for the property. This case will come before the Plan Commission on June 21, 2001, and then before City Council.

Mr. Kowalski had researched several ways to present this case, and decided that the best way to handle the request is to amend the original annexation agreement from 1992 between the City and Scott Weller and include the necessary variances that were requested. He added that the neighbors have all been notified of the public hearing to be held on June 21, 2001.

Mr. Kowalski commented that to eliminate some of the confusion, the amendment to the annexation agreement would be discussed at the same time as the preliminary plat. There will be one staff report; however, there will have to be two separate actions taken on the case.

Ms. Silverman requested Mr. Kowalski to include the addresses of the photos of the development in Normal, Illinois in the staff report.

Mr. Alix commented for the record that although he appreciates the Staffs efforts and creative solution to the subdivision and variance requests by amending a ten-year-old annexation agreement, he feels that this case is clearly the kind of thing if should be handled with a PUD Ordinance and if the City's PUD Ordinance is not able to accommodate this type of request, it should be amended.

Commissioner Silverman gave a brief presentation of Savannah, Georgia and what Mr. Suhadolnik would like to achieve in the proposed Savannah Green Subdivision Development. She stated that if the City of Urbana could get its act together and revitalize the downtown area and if this kind of subdivision worked, then a person could imagine people taking tours around Urbana. Ms. Silverman read a few remarks published in the New York Review Book.

Mr. Suhadolnik commented that if St. Agnes Company will not be allowed to do this design, then they will not bring business to Urbana. They are only interested in building this design. Mr. Alix added that he feels it is exciting to see a developer come into Urbana and experiment with some of these concepts.

June 7, 2001

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Elizabeth H. Tyler, Secretary
Urbana Plan Commission