

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** May 5, 2005

**TIME:** 7:30 P.M.

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

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**MEMBERS PRESENT:** Laurie Goscha, Lew Hopkins, Randy Kangas, Michael Pollock, Bernadine Stake, Don White

**MEMBERS EXCUSED:** Marilyn Upah-Bant

**STAFF PRESENT:** Elizabeth Tyler, Director of Community Development Services, Rob Kowalski, Planning Manager; Teri Andel, Planning Secretary

**OTHERS PRESENT:** Chris Creek, Shawn Luesse, Susan Taylor

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

The meeting was called to order at 7:29 p.m., the roll call was taken, and a quorum was declared.

**2. CHANGES TO THE AGENDA**

Staff added a study session to the agenda regarding the "Hazard Mitigation Plan".

**3. APPROVAL OF MINUTES**

Ms. Stake moved to approve the minutes from the April 7, 2005 meeting of the Plan Commission. Mr. Kangas seconded the motion. The minutes were approved as presented by unanimous voice vote.

**4. WRITTEN COMMUNICATIONS**

There were none.

**5. CONTINUED PUBLIC HEARINGS**

There were none.

**6. OLD BUSINESS**

There was none.

**7. NEW PUBLIC HEARINGS**

There were none.

**8. NEW BUSINESS**

**Plan Case Number 1931-S-05 – Preliminary Plat for Water’s Edge Subdivision located at the northwest corner of High Cross Road/ IL Route 130 and Stone Creek Boulevard.**

Rob Kowalski, Planning Manager, presented this case to the Plan Commission. He described the site and the surrounding properties noting their land uses and zoning designations. He talked about the proposed preliminary plat with regards to access, drainage, utilities and the requested three waivers. He summarized staff findings and presented staff’s recommendation, which was as follows:

*Staff recommended that the Plan Commission forward this case to the City Council with a recommendation to approve the Preliminary Plat of Water’s Edge Subdivision.*

Mr. Kowalski introduced Shawn Luesse, representative of C & C Properties Illinois, LLC. Mr. Luesse approached the Plan Commission and stated that he would answer any questions that the Plan Commission had.

Ms. Stake inquired about where the access to public transportation would be located in the subdivision. Mr. Kowalski was uncertain as to whether MTD currently serves the area at High Cross Road and Stone Creek Boulevard. When MTD decides or feels a need to serve this area, a bus stop would most likely be on Stone Creek Boulevard at one of the four access points or at the intersection of Stone Creek Boulevard and High Cross Road.

Ms. Stake wondered how far people would have to walk to a future bus stop. Mr. Kowalski responded by saying that people would have to walk less than a quarter of a mile, which was a standard, acceptable distance to walk for catching a bus.

Ms. Stake asked if there was a possibility of changing the multi-use path to be built someplace else rather than in the middle of Stone Creek Boulevard. Mr. Kowalski explained that the multi-use path had already been approved a number of years ago and was set for construction this summer.

Mr. Pollock questioned if the waiver requesting a reduction in the required street pavement width of all local streets from 31-feet to 28-feet would pose any problems for MTD buses to turn left in the proposed subdivision. Mr. Kowalski replied that the bus drivers would have room to turn.

Ms. Stake inquired if the preliminary plat had been reviewed and approved by the appropriate utility companies. Mr. Kowalski noted that the first thing staff did when they received an application for a plat was to send it to the electric company, water company, sanitary district, etc. for their review. Typically, staff receives a letter back saying that the plat is fine, and the utility company would be able to serve it. In this case, the utility companies were satisfied with the proposed preliminary plat and would be able to service it.

Mr. Hopkins asked where the main access points would be for the multi-family residential area. He believed the access points were crucial in terms of how the layout worked. Mr. Kowalski stated that staff had not yet reviewed that plan. However, he envisioned that the main access point would be off of Street B. He added that when the petitioner was ready to begin planning the multi-family housing, they would need to get a conditional use permit to have multiple buildings on one lot. The request for a conditional use permit would go before the Zoning Board of Appeals, who would review access and parking areas. The petitioner was not ready to develop the multi-family area at this time. Mr. Hopkins commented that part of the reason he felt this was relevant was because it would affect the decision of the sidewalks.

Mr. Luesse described potential plans for the multi-family tract. He pointed out that there would be four access points to the proposed multi-family area.

Mr. Hopkins inquired if the multi-family housing would be eight-unit buildings with four units on each floor. Mr. Luesse replied that was correct.

Mr. Kangas asked how many bedrooms would be in each unit. Mr. Luesse replied two.

Mr. Kangas questioned if the utilities would be underground. Mr. Luesse said yes.

Libby Tyler, Director of Community Development Services Department, introduced Chris Creek to the Plan Commission. She explained that he was the developer for the proposed subdivision.

Mr. Hopkins talked about his concerns with the proposed sidewalks. He understood that the City of Urbana planned to build a multi-use path that would connect to the three sidewalks coming out toward High Cross Road. Mr. Kowalski mentioned that the City planned to build a multi-use path along the east parcel boundary on High Cross Road. The proposed sidewalk would connect to the multi-use path in three places.

Mr. Hopkins went on to discuss the southwest end of the lake. He believed it would be desirable to continue the sidewalk, so people would be able to walk around the lake. Mr. Kowalski stated that staff had talked about requiring the developer to loop the sidewalk around the lake. By looping the sidewalk around the lake, it would prevent the sidewalk from ending at the curb in two points. Mr. Hopkins agreed that this would solve two of his concerns.

Mr. Pollock pointed out that lots 47 through 53 would only have access to the multi-use path along Stone Creek Boulevard. It appeared that there would not be any sidewalk connected in front of these lots. The same went for lots 18 through 22. Mr. Hopkins noted that lots 18 through

22 would have use of the City's multi-use path that would be located behind the lots along High Cross Road. Mr. Kowalski added that this was not unique to this development. This was the preferred sidewalk layout throughout the Stone Creek Subdivision.

Ms. Stake inquired if firetrucks could get down the streets to the cul-de-sac. Mr. Kowalski answered by saying that the Fire Department had been part of the review for the proposed preliminary plat. The cul-de-sac would have a standard size radius of at least 80 feet in width, which the City of Urbana requires for a cul-de-sac to accommodate fire trucks.

Mr. Kangas wondered why there were hitches in the sidewalk around the lake. Mr. Creek explained that there were setbacks from the lake. There was not really a design pattern to the sidewalk layout around the lake other than that it fits the rear lot lines.

Mr. Hopkins commented that people would not actually walk on the sidewalk between lot 6-A/B and lot 4. He believed people would cut across. It might be work rethinking the sidewalk layout in this particular spot.

Mr. Hopkins moved that the Plan Commission forward this case to the City Council with a recommendation for approval with the condition that the sidewalk layout be changed to curve around the lake and to connect from the west edge of lot 1 to the southeast side of lot 30 and continue down to connect to the intersection with Street B. Ms. Goscha seconded the motion. Roll call was as follows:

Mr. White	-	Yes	Ms. Stake	-	Yes
Mr. Pollock	-	Yes	Mr. Kangas	-	Yes
Mr. Hopkins	-	Yes	Ms. Goscha	-	Yes

The motion was passed by unanimous vote. Mr. Kowalski noted that this recommendation would go before the City Council on Monday, June 6, 2005.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

Mr. Kowalski reported on the following:

- **Plan Case No. 1927-M-05** was approved by the City Council.
- **2005 Comprehensive Plan** was approved by the City Council on April 11, 2005. It is in the process of being printed. There will be a celebration at the end of May.
- **Upcoming Plan Cases** are the Hazard Mitigation Plan and an Annexation Agreement and a rezoning for South Philo Road across the road from South Ridge V Subdivision.

## **11. STUDY SESSION**

### **Introduction of the Hazard Mitigation Plan**

Ms. Tyler gave a PowerPoint presentation and discussed the following:

1. How the Hazard Mitigation Plan came about
2. FEMA Grant Received
3. Planning Process
  - A. Hazard Assessment
    - 1) Wind Storm Vulnerability
    - 2) Tornado Damage, 1996
    - 3) Winter Storm/Ice Storm
    - 4) Flood
    - 5) Earthquake
  - B. Mitigation Strategies
    - 1) High Priority Strategies
    - 2) Medium Priority Strategies
    - 3) Low Priority Strategies
  - C. Action Plan
    - 1) Action Items
    - 2) Monitoring & Evaluation
    - 3) Disaster Mitigation Act, 2000
4. Credit to the two University of Illinois students who worked on this plan

Ms. Stake questioned if the City of Urbana reviewed other Hazard Mitigation Plans for other cities when researching for the proposed plan. Ms. Tyler stated that there were some examples and a guide book that FEMA put out. However, the City of Urbana was essentially the first city in the State of Illinois to create a Hazard Mitigation Plan.

Ms. Stake inquired as to how much it would cost to bury utility lines in a neighborhood that had already been developed. Ms. Tyler recalled that the cost for one block was around \$700,000, which had been done a while ago. We currently require new subdivisions to bury utility lines underground, and we have been requiring this for a long time. It is the older areas of town that have this problem. The service lines were on the order of about \$3,000 a piece.

## **12. ADJOURNMENT OF MEETING**

Chair Pollock adjourned the meeting at 8:23 p.m.

Respectfully submitted,

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Rob Kowalski, Secretary  
Urbana Plan Commission