

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: January 5, 2006

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Laurie Goscha, Benjamin Grosser, Lew Hopkins, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, James Ward

MEMBERS EXCUSED: Jane Burris, Don White

STAFF PRESENT: Elizabeth Tyler, Community Development Director; Robert Myers, Planning Manager; Paul Lindahl, Planner I; Matt Wempe, Planner I; Tony Weck, Recording Secretary

OTHERS PRESENT: Tom Berns, Mark Seaman, Paul Tatman, Carl Webber

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

The meeting was called to order at 7:32 p.m., the roll call was taken, and a quorum was declared.


2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the 12/8/05 meeting were approved with no changes by unanimous voice vote.

4. WRITTEN COMMUNICATIONS

 Letter from Don Flessner supporting Plan Case No. 1966-S-05

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 1871-A-03: Request to revise an approved Annexation Agreement for the Prairie Winds Development located on the south side of Colorado Avenue approximately 394 feet east of Philo Road.

Paul Lindahl, Planner I, presented the staff report for the proposed Annexation Agreement revision case to the Plan Commission. He began with a brief description of the background of the case. He showed the site plan and the requested changes. He talked about the purpose for the proposed changes and summarized staff findings. Mr. Lindahl presented and reviewed staff's recommendation, which was as follows:

City staff recommended that the Plan Commission forward this case to the Urbana City Council with a recommendation for approval as presented.

With the Staff Report presented, Mr. Pollock opened a public hearing regarding this Plan Case. Ms. Stake inquired as to the amount of open space that would be included in the revised Annexation Agreement. Mr. Lindahl answered that plenty of open space would remain a part of the development. The question was also posed with regards to buffering between the parking lot and adjacent residences. Mr. Lindahl answered that greenery of a sufficient size and nature would be planted so as to effectively screen off the parking lot from the view of adjacent residences.

The petitioner, Paul Tatman addressed the Commission briefly, showing photos of a similar development that his firm had completed in Decatur, Illinois. Mr. Grosser addressed one question to Mr. Tatman regarding the screening of any garbage collection facilities on the grounds. Mr. Tatman answered that any dumpsters would be screened off by appropriate fencing.

With no further comment coming from the Commission or petitioner, Mr. Pollock closed the public hearing. Mr. Ward moved that the Plan Commission forward the request for revision to the City Council with a recommendation for approval as presented. Ms. Goscha seconded the motion. Roll call was taken and was as follows:

Ms. Goscha	-	Yes	Ms. Stake	-	Yes
Mr. Grosser	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Hopkins	-	Yes	Mr. Ward	-	Yes
Mr. Pollock	-	Yes			

The motion was passed by a vote of 7-0. The anticipated date of City Council consideration is January 17, 2006.

Plan Case No. 1966-S-05: Final Plat of Jarrett Acres Subdivision located at the 3500 block of East Oaks Road (County Road 1850N).

Mr. Lindahl presented the staff report for the proposed Final Plat to the Plan Commission. He began with a brief discussion on the layout of the subdivision. The manner in which the petitioners wish to lay out the three lots would require a waiver to the subdivision code. According to the Subdivision Ordinance, whenever there is a request for a waiver, the subdivision is by definition no longer eligible for review as a Minor development. Mr. Lindahl showed the site plan and the desired layout. He talked about the purpose for the proposed layout and summarized staff findings. Mr. Lindahl further presented and reviewed staff's recommendation, which was as follows:

City staff recommended that the Commission forward this case to the City Council with a recommendation to approve the Final Plat of Jarrett Acres Subdivision including waivers as requested.

Mr. Pollock opened a public hearing regarding this Plan Case and invited any of the petitioners to address the Commission. Mark Seaman, an owner of one of the lots in the proposed subdivision spoke briefly, thanking the Commission for its consideration. Mr. Myers stated that he understood the property had been acquired through inheritance and that it was being subdivided for the three heirs. Mr. Pollock responded that this was correct. Mr. Myers further stated that he believed this was a factor in the subdivision ordinance waiver. Dividing the property equally infers that the three lots would be of equal size. Rather than creating three very long and narrow lots of equal size and road frontage, the proposed use of a flag lot allowed three equal sized lots which were useful.

Having no further comment from the Commission or the petitioners, Mr. Pollock closed the public hearing. Ms. Goscha moved that the Commission forward Plan Case No. 1966-S-05 to the City Council with a recommendation to approve. Ms. Stake seconded the motion. Roll call was taken and was as follows:

Ms. Goscha	-	Yes	Ms. Stake	-	Yes
Mr. Grosser	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Hopkins	-	Yes	Mr. Ward	-	Yes
Mr. Pollock	-	Yes			

The motion was passed by a vote of 7-0. Consideration of these cases with the requested waivers by the City Council is anticipated on January 17, 2006.

Plan Case No. 1970-M-05: Request by Howard Wakeland for a zoning map amendment to rezone 1010-1026 West Main Street, and 1011 West Clark Street from B-3U, General Business – University to CCD, Campus Commercial District

Plan Case No. 1971-SU-05: Request by Howard Wakeland for a Special Use Permit to establish *Multi-family Residential*, and *Professional & Business Office* uses as part of a mixed use development at 1010-1016 West Main Street, and 1011 West Clark Street.

By unanimous vote, consideration of these cases was continued until the next Plan Commission meeting.

Plan Case No. 2005-A-13: Annexation Agreement for a 26.7-acre tract of property, located along the south side of Interstate 74, generally east of the eastern terminus of Killarney Street and generally north of the northern terminus of Country Club Drive/Urbana Golf & Country Club.

Plan Case No. 1972-M-05: Request to rezone a 5.4-acre tract of property located south of Interstate 74, generally east of the eastern terminus of Killarney Street and generally north of the northern terminus of Country Club Drive from Champaign County C-R, Conservation-Recreation Zoning District to City, R-4, Medium Density Multiple Family Residential Zoning District upon annexation.

The staff reports for these cases were presented together by Matt Wempe, Planner I. Mr. Wempe began by giving a brief introduction and background on the case. Aerial views of both parcels to be annexed were shown and Mr. Wempe discussed, among other things, the tax benefits to the City of Urbana of the annexation and development of these parcels. Mr. Wempe further presented and reviewed staff's recommendation, which was as follows:

City staff recommended that, with regards to both Plan Case NO. 2005-A-13 and 1972-M-05, the Commission forward this case to the City Council with a recommendation to approve the proposed Annexation Agreement as presented.

The public hearing regarding these Plan Cases was then opened by Mr. Pollock. Charlie Farner and Steve Snyder addressed the Commission on the particulars of the Planned Unit Development. Mr. Ward inquired as to the length of the access drive to the development. Ms. Tyler stated that the length of the drive was not seen as problematic by the City Engineer and that a second access point was not seen as warranted. Mr. Grosser expressed concern with regards to tree conservation in the area and Mr. Snyder responded that as many trees as possible would be preserved. Tom Berns further commented that many of the trees near the development, which lie along the Saline Branch, have been there since the Branch was constructed in approximately 1902. Concern was also expressed by the Commission with regards to emergency access to the development, especially considering that there would be only the one access road to it. Mr. Berns responded that, while it may not be desirable, fire trucks and other emergency vehicles could simply drive across the grass to get to the building in the event of an emergency. Mr. Snyder also noted that the building would be fully equipped with fire sprinklers and would be of a fire resistant design.

Having no further comment from the Commission or petitioners, Mr. Pollock closed the public hearing and Ms. Stake moved that the Commission forward Case No. 2005-A-13 to the City Council with a recommendation to approve. Mr. Grosser seconded the motion. Roll call was taken and was as follows:

Ms. Goscha - Yes Ms. Stake - Yes

Mr. Grosser	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Hopkins	-	Yes	Mr. Ward	-	Yes
Mr. Pollock	-	Yes			

The motion was passed by a vote of 7-0. It is anticipated that the City Council would consider the case at their January 23, 2006 meeting.

In the matter of Case No. 1972-M-05, Ms. Stake moved that the Commission forward the case to the City Council with a recommendation to approve. Mr. Grosser seconded the motion. Roll call was taken and was as follows:

Ms. Goscha	-	Yes	Ms. Stake	-	Yes
Mr. Grosser	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Hopkins	-	Yes	Mr. Ward	-	Yes
Mr. Pollock	-	Yes			

The motion was passed by a vote of 7-0. The anticipated date for City Council consideration of this case is January 23, 2006.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Mr. Myers briefed the Commission on upcoming projects as well as those currently underway by Planning Staff.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

Chair Pollock adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Robert Myers, Planning Division Manager
 Urbana Plan Commission