

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: September 21, 2017

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Barry Ackerson, Jane Billman, Andrew Fell, Tyler Fitch, Nancy Esarey Ouedraogo, Christopher Stohr, David Trail

MEMBERS EXCUSED: Lew Hopkins, Daniel Turner

STAFF PRESENT: Lorrie Pearson, Planning Manager; Kevin Garcia, Planner II; Teri Anel, Administrative Assistant II

OTHERS PRESENT: Dan Holmer, Herman and Mary Kuhlman, David Sawlaw

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

Chair Fitch called the meeting 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

The minutes from the September 7, 2017 regular meeting were presented for approval. Mr. Ackerson moved to approve the minutes as presented. Mr. Fell seconded the motion. The minutes were then approved by unanimous voice vote as written.

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. 2312-M-17 – A request by the Cunningham Children’s Home of Urbana to rezone one parcel totaling approximately 3.86 acres, located at 1303 Cunningham Avenue, from R-4, Medium Density Multiple-Family Residential Zoning District, to B-3, General Business Zoning District.

Chair Fitch opened this case on the agenda. Kevin Garcia, Planner II, presented the case to the Plan Commission. He began by stating the purpose of the proposed rezoning request and by giving background information on the subject property. Referring to Exhibit A, he noted the zoning and existing land uses of the subject property and of the surrounding adjacent properties. Exhibit C shows the future land use designations for these areas as well. He talked about the goals and objectives of the 2005 Comprehensive Plan that pertain to the proposed rezoning. He reviewed how the proposed rezoning relates to the LaSalle National Bank Criteria. He read the options of the Plan Commission and presented City staff’s recommendation for approval.

Chair Fitch asked if any members of the Plan Commission had questions for City staff.

Mr. Fell wondered if the individual lots had already been platted. Mr. Garcia explained that the applicant is in the process of replatting. The rezoning request does use the legal description from the soon-to-be platted lot.

Mr. Fell inquired about how far vehicular access to the property would need to be from the intersection of Country Club Road and Cunningham Avenue. Mr. Garcia did not know the answer off hand, but stated that any development on the site would have to comply with access guidelines of both the Illinois Department of Transportation (IDOT) and of the City of Urbana.

With no further questions for City staff, Chair Fitch opened the case for public input from the audience. He noted the procedure for a public hearing. He invited the petitioner to address the Plan Commission.

Dan Holmer, Vice President of Finance and Operations at Cunningham Children’s Home, approached the Plan Commission to speak. He mentioned that they do have a potential buyer for the subject lot and confirmed it is not a strip mall. He could not disclose who the potential buyer is.

With regards to access, there is an existing access/curb cut off Country Club Road that used to be the main entrance into the Urbana Community Correctional Center. He could not speak to whether the potential buyer would continue to use this access.

The reason for the sale of the proposed site would be to help fund the \$13,000,000.00 expansion of their education/recreation center. Construction has begun and is expected to be completed in about 18 months. It will be a 50,000 square foot building and will house two of their schools, a recreation facility and the cafeteria for their children.

Mr. Ackerson asked how people who access the new education/recreation building from the street. Mr. Holmer replied that there is currently a temporary access drive being used as a construction entrance. This will become a permanent entrance once construction is completed, and the Cunningham Children's Home will use it as their main entrance into their facility. The entrance off Cunningham Avenue would be a secondary access but not the main entrance.

Mr. Stohr asked if the petitioner was satisfied or agreeing with all of the permitted uses in the B-3, General Business Zoning District. Mr. Holmer stated that they are aware of the uses permitted in a B-3 Zoning District. He explained that the proposed restricted covenants that they would have with a potential buyer would limit the uses up to around 30 years. The Cunningham Children's Home is a Methodist-owned organization. They would not allow any business related to alcohol, fire arms or adult entertainment. The potential buyer is aware of these covenants.

There was no additional input by the audience, so Chair Fitch closed the public input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Chair Fitch asked about the buffering and screening requirements. Mr. Garcia replied that the City does not require any buffering or screening for a front yard.

Mr. Fell wondered if the developer would be paying to run services such as sanitary, storm sewer and water to the proposed property from across the street. Mr. Garcia responded that he was unaware of where the City services were located. Lorrie Pearson, Planning Manager, added that the developer would pay to have the services run to the proposed site.

Ms. Billman mentioned that she drove past the site. She noticed a hill and some trees. She understood that there is an agreement to plant trees elsewhere on the property for removing some of the existing mature trees. She wondered if they could remove the hill as well. Mr. Garcia answered that they would probably regrade the property in order to make it more visible and accessible.

Ms. Billman noted that if they approve the rezoning to B-3, then fast food restaurants could be built on the subject property.

Mr. Stohr asked if the property was in City limits. Mr. Garcia replied yes.

Mr. Stohr asked for clarification that the developer would have to comply with installing storm water detention for runoff. Mr. Garcia replied yes.

Ms. Billman inquired about sidewalks along Cunningham Avenue and along Country Club Road. Ms. Pearson replied that there are sidewalks along Cunningham Avenue. As part of the agreement to terminate the lease for the information center, there is an arrangement to construct an 8-foot wide multi-use path if possible along Country Club Road. If not possible, then they would be required to construct a sidewalk instead.

Ms. Billman asked about the front yard setback. Ms. Pearson replied that it was 15 feet, which would be approximately where the sidewalk would be. Mr. Fell questioned if the developer would be required to keep the visibility triangle at the corner. Ms. Pearson replied yes.

Ms. Billman noticed that the other three corners of the intersection have grass and shrubs and trees. What are the landscape requirements? Mr. Garcia replied that the City requires 1 shade tree for every 9 parking spaces for the parking lot area. If parking is adjoining a residential district, screening requirements can be met through either landscaping or a solid fence or all 4 to 6 feet in height. Mr. Garcia added that the Cunningham Children’s Home is zoned R-4 and R-5, which are both residential zones. So, for landscaping and buffering requirements, the school would be considered a residential zone.

Mr. Ackerson moved that the Plan Commission forward Plan Case No. 2312-M-17 to the City Council with a recommendation for approval. Mr. Stohr seconded the motion. Roll call was as follows:

Ms. Billman	-	No	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Ms. Ouedraogo	-	Yes
Mr. Stohr	-	Yes	Mr. Trail	-	Yes
Mr. Ackerson	-	Yes			

The motion was approved by a vote of 6 to 1.

Mr. Garcia announced that this case would be forwarded to City Council on October 2, 2017.

Plan Case No. 2313-SU-17 – A request by Roanoke Concrete Products, Co. for a Special Use Permit to establish a Ready-Mix Concrete Plant and Material Recycling Center at 3202 North Lincoln Avenue in the IN-2, Heavy Industrial Zoning District.

Chair Fitch opened this case and continued it to the October 5, 2017 meeting of the Urbana Plan Commission.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Mr. Garcia gave a staff report on the following:

- Curtis Road Corridor Study - Two weeks left to submit comments. The deadline is October 5, 2017.
- Case No. CCZBA-869-AM-17 – The City Council defeated a resolution of protest for the County rezoning of the Woodland Acres Mobile Home Park.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Lorrie Pearson, Secretary
Urbana Plan Commission