



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

M E M O R A N D U M

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, Director

DATE: December 11, 2003

SUBJECT: Plan Case No. 1839-S-02, Combination Preliminary and Final Subdivision Plat of Sunny Estates Subdivision located at 2506 East Washington Street.

Introduction & Background

Ray Campo is requesting both preliminary and final plat approval for Sunny Estates Subdivision. The 28-lot subdivision is proposed at 2506 East Washington Street and will be an infill on the vacant 6.8 acre tract. All of the lots will front on a single north/south local street and would be developed for single-family residential use.

An annexation of the property was completed in the spring of 2003 although subdivision plats were not ready for review at that time. The developer choose to delay the request for subdivision approval until final engineering plans could be completed ensuring the drainage of stormwater can be accommodated on the site. At this time Public Works Engineering staff, has approved the final stormwater drainage plans and site preparation has started. The developer expects to begin the construction of homes in the spring.

On December 4, 2003 the Plan Commission unanimously recommended that City Council approve both the preliminary and final plats for the subdivision along with the two requested waivers. Additional background information on this request is provided in the Plan Commission Memorandum, dated November 14, 2003.

Discussion

Access

The development proposes perhaps the only roadway configuration possible based on the size and shape of the parcel. The developer will construct a new local road called Sunny Lane northward from Washington Street to the property to the north. At the request of the City, the roadway will end in a hammerhead dead-end rather than a cul-de-sac. This was requested so there will exist the possibility of connecting to Illinois Street to the north if the mobile home park is ever redeveloped and Illinois Street is connected from its eastern and western stubs. A waiver request has been made to allow a reduction in the street width of Sunny Lane from 31 to 28 feet.

Pedestrian access will be accommodated with sidewalks along both sides of Sunny Lane. This is required by the Urbana Subdivision and Land Development Code. A sidewalk is also under construction along Washington Street.

Drainage

The site has traditionally presented challenges for drainage. The property lies lower than surrounding development and has historically collected a fair amount of runoff from the Scottswood Subdivision. In order to meet the city codes for drainage, the stormwater must be collected and adequately channeled along the rear of lots 15-28 and outlet to an existing storm sewer on the south side of Washington Street. In order to effectively drain the site, some modifications to an existing culvert have been made on Washington Street. As a related project, the Scottswood Drainage Project will provide stormwater detention on the Park District property west of Scottswood Subdivision. This project will help relieve flooding in the Scottswood Subdivision which will in turn relieve the amount of runoff being collected by this site in heavy rain events.

Utilities

The plats have been reviewed by the appropriate agencies for utilities. Considering the location of the site, providing utilities does not present a problem. The developer has requested a waiver of the Subdivision and Land Development Code to allow power service connections for each home to be above ground. The reason for the request is related to the location of the existing utilities poles adjacent to the site. Currently, overhead power poles traverse the rear yards of the homes that back up to the site on the west and east in the Scottswood Subdivision. The developer has requested the ability to provide above ground service connections consistent with how they are provided for the rest of the Scottswood Subdivision. This is typically not an issue for most new subdivisions that are built in areas where all utilities are already provided underground. Considering the location of this development and the unique circumstances of the existing power utilities, the City Engineer has consented to the waiver request.

Waivers

The developer is requesting two individual waivers from the Subdivision and Land Development Code. The following waivers are requested:

1. Waiver from Table A to allow the reduction of the pavement for Sunny Lane to be 28 feet instead of 31 feet.

Today's consensus is that streets should be narrower in residential subdivisions because this leads to slower traffic speeds and safer pedestrian conditions. This waiver request is consistent with the request granted for most new subdivisions.

2. Waiver from Section 21-43 required all utilities to be placed underground and to allow power service connection to be above ground.

See summary above.

Summary of Findings

On December 4, 2003 the Urbana Plan Commission adopted the following findings related to the request.

1. The proposed project can be considered infill development because there is existing residential development in all directions.
2. The proposed Preliminary and Final Plat would be consistent with Comprehensive Plan land use and roadway designations for the site.
3. The proposed Preliminary and Final Plats would be consistent with existing zoning designations for the site.
4. The proposed Preliminary and Final Plat would allow for the establishment of a new local street that can potentially connect with Illinois Street in the future thus completing a better network of streets for the Scottswood Subdivision.
5. With the exception of the proposed waivers for street width and burial of utility lines, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.
6. The requested waivers to allow a 28-foot wide street and overhead power service connections should not pose a negative impact to the neighborhood.

Options

The City Council has the following options in this case:

- a. The City Council may approve the Preliminary and Final Plats of Sunny Estates Subdivision, along with the requested waivers; or
- b. The City Council may deny approval of the Preliminary and Final Plats of Sunny Estates Subdivision, along with the requested waivers.

Staff Recommendation

At its meeting on December 4, 2003, the Urbana Plan Commission unanimously voted to recommend approval of the Preliminary and Final Plats of Sunny Estates Subdivision, along with the requested waivers. Staff concurs with this recommendation.

Prepared by:

Rob Kowalski, Planning Manager

c: Ray Campo
Campo Realty
1001 North Cunningham Avenue
Urbana, IL 61801

Attachments: Draft Ordinance Approving a Preliminary and Final Plat
Location Map
Preliminary and Final Plats of Sunny Estates Subdivision (not in digital format)
Minutes of the December 4, 2003 Plan Commission meeting

ORDINANCE NO.2003-12-147

**An Ordinance Approving A Preliminary and Final Plat
(Sunny Estates Subdivision - Plan Case No. 1839-S-02)**

WHEREAS, Ray Campo has submitted Preliminary and Final Subdivision Plats for Sunny Estates Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois: and,

WHEREAS, The Preliminary and Final Plats of Sunny Estates is consistent with specific requirements and provisions of the Annexation Agreement between the City of Urbana and Ray Campo, William D. Campo and Carl Brueckner which was adopted by the City of Urbana on May 19, 2003 by Ordinance 2003-04-037 and,

WHEREAS, The Preliminary and Final Plats of Sunny Estates Subdivision complies with the Urbana Comprehensive Plan, as amended; and,

WHEREAS, the Preliminary and Final Plats of Sunny Estates Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of two waivers from the requirements requested by the Petitioners, including: waiver from Table "A" of the Urbana Subdivision and Land Development Code to allow the reduction of pavement width for Sunny Lane from 31 feet to 28 feet; and a waiver from Section 21-43 of the Urbana Subdivision and Land Development Code to allow electric service connections to the homes to be located above ground; and

WHEREAS, The City Engineer has reviewed and approved the Preliminary and Final Plats of Sunny Estates Subdivision along with the requested waivers; and,

WHEREAS, in Plan Case 1839-S-02, the Urbana Plan Commission, on December 4, 2003, recommended approval of the Preliminary and Final Plats of Sunny Estates Subdivision along with the requested waivers from the requirements of the Subdivision and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Preliminary and Final Plats of Sunny Estates Subdivision attached hereto is hereby approved as platted with the following waivers:

- a) Waiver from Table "A" of the Urbana Subdivision and Land Development Code to allow the reduction of pavement width for Sunny Lane from 31 feet to 28 feet; and
- b) Waiver from Section 21-43 of the Urbana Subdivision and Land Development Code to allow electric service connections to the homes to be located above ground.

Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this _____ day of _____,
2003.

AYES:

NAYS:

ABSTAINED:

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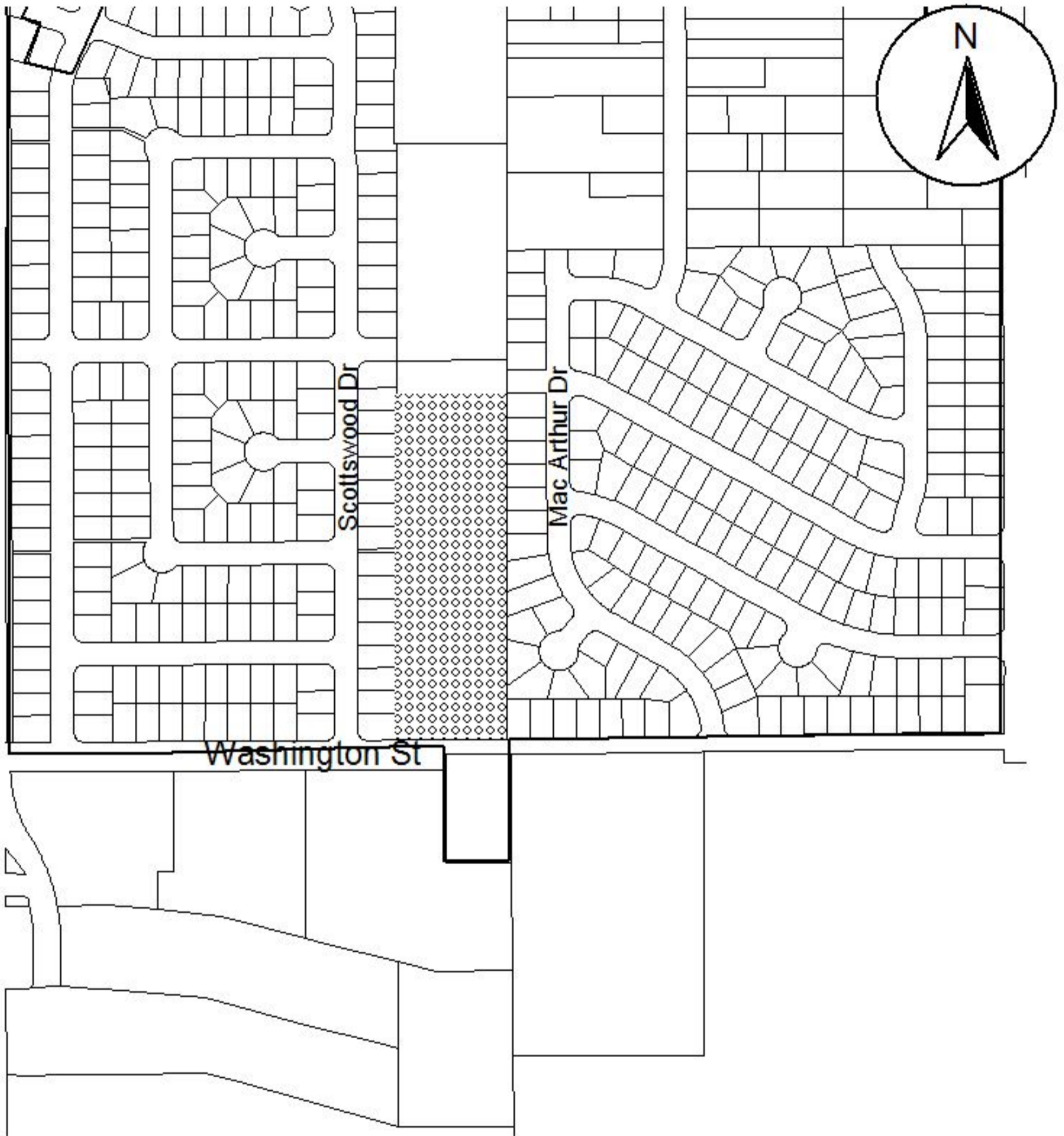
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
2003.

—

Tod Satterthwaite, Mayor

Exhibit "A": Location Map



1839-S-02
Sunny Estates Subdivision

0 250 500 Feet



Sunny Estates Subdivision



City Boundary

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: December 4, 2003
TIME: 7:30 P.M.
PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Laurie Goscha, Lew Hopkins, Randy Kangas, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, Don White
MEMBERS EXCUSED: Christopher Alix, Alan Douglas
STAFF PRESENT: Rob Kowalski, Planning Manager; Teri Andel, Secretary
OTHERS PRESENT: None

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

The meeting was called to order at 7:30 p.m., the roll call was taken, and a quorum was declared.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. White moved to approve the minutes from the November 20, 2003 meeting as presented. Mr. Kangas seconded the motion. The minutes were then approved as presented by unanimous voice vote.

4. COMMUNICATIONS

Chair Pollock announced that the next scheduled meeting of the Plan Commission set for Thursday, December 18, 2003 would be cancelled.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

Plan Case # 1839-S-02: Request for Preliminary and Final Subdivision Plat Approval for Sunny Estates Subdivision located at 2506 East Washington Street.

Rob Kowalski, Planning Manager, introduced the case to the Plan Commission. He gave a brief background and discussed the land use, zoning and Comprehensive Plan designations of the site and its surrounding properties. He talked about access, drainage, and utilities for the proposed development. He explained the waiver requests by the developer from the Subdivision and Land Development Code, which were as follows:

1. Waiver from Table A to allow the reduction of the pavement for Sunny Lane to be 28 feet instead of 31 feet.
2. Waiver from Section 21-43 requiring all utilities to be placed underground and to allow power service connection to be above ground

Mr. Kowalski read the options of the Plan Commission and stated staff's recommendation for this case, which was as follows:

Staff recommended that the Plan Commission forward this case to the City Council with a recommendation to approve the Preliminary and Final Plats of Sunny Estates Subdivision along with the requested waivers.

Mr. Hopkins asked if the area just west of the site labeled as "unimproved walkway" would be stubbed off on the adjacent parcel? Mr. Kowalski replied that a sidewalk is not being proposed to be connected through. He would need to check with someone at the Champaign County level to see if there were any plans to vacate it.

Mr. Hopkins felt it would be reasonable to vacate it, given the protection of the right-of-way for Illinois Street to the north. Mr. Kangas questioned if the City was under any obligation to finish the walkway? Mr. Kowalski replied no.

Mr. Kangas asked if anyone was concerned about the type of curb to be used in this development? Will it match the other curb types in the area? Mr. Kowalski answered by saying that the curbs would not match, because the developer would use barrier curbs, which is the type of curb that the City encourages developers to use. Most of the Scottswood Subdivision has mountable curbs, which are not as desirable.

Mr. Kangas commented that if he were buying a house, he would prefer the utility lines to be buried underground. Ms. Stake felt that this would be a good opportunity to start burying the utilities underground. Otherwise, the next area to be developed, which would probably be the trailer park to the north, would want to waive this as well. She did not want to start waiving underground utilities. Mr. Kowalski responded by saying that this was a very unique example in that the requirement would not be to bury the existing power poles along the rear back property lines. It would only include the service connections to come down from the poles and be buried to the house. Although it was a unique request, he did not feel that this would likely be continuously requested with other proposals. He mentioned that it would be quite a long time before the mobile home park was redeveloped. It is a well-kept mobile home park and is quite full.

Ms. Stake inquired if power poles would be located along the ditch? Mr. Kowalski noted that the power poles would be east of the ditch. Ms. Stake asked if the ditch was between the homes in the Scottswood Subdivision and the proposed development. Mr. Kowalski pointed out that the lots on the east side of Sunny Lane are deeper than the ones on the west side of Sunny Lane. This was because on the Far East side of those lots, there was about 20 feet from the property line to where the ditch would be. Therefore, these lots would have a little more area in the backyards. He added that none of these lots are very large, and the homes are proposed to be affordable.

Ms. Stake questioned if the ditches would be hazardous for children? Mr. Kowalski replied no. They would be wider than other lots on the west side.

She asked if Mr. Kowalski knew in terms of the "50-Year Flood" or the "100-Year Flood" of what the proposed drainage would hold? Mr. Kowalski believed that this project was engineered for a 100-Year Flood rain event. It would not be a continuous stream running in the ditch. In fact, it would be dry most of the time. In a very heavy rain event, it would have water in it. He noted that there had been a considerable amount of attention spent on the drainage, because this was a low-lying site.

Ms. Stake inquired about the power lines again. Since the main power lines were already there, the waiver was for the lines coming into the homes? Mr. Kowalski said that was correct. He added that currently on the east and west sides of the site there were power poles in the rear back yards of the houses in the Scottswood Subdivision. Those homes are all serviced by overhead service connections. Ms. Stake asked if these power lines served all of the Scottswood area? Mr. Kowalski replied yes.

Ms. Stake mentioned that she heard it was dangerous for kids to have those huge power lines close to where they live and play. Mr. Kowalski stated that there were many of them in town, and they were typically close to the side lot line and come across to connect to the back of the house.

Ms. Goscha noticed that one of the waivers was to reduce the width of the street from 31 feet to 28 feet. Did the Urbana Fire Department not have a problem with the reduction in the width? Mr. Kowalski said that was correct.

Mr. Pollock stated that the power lines were not major lines like the ones running down Windsor Road. Those were the type of power lines that Ms. Stake was referring to. When those power lines went in, there was discussion about the power and emanations coming off the lines that were considered to be unhealthy.

Mr. Pollock further commented about the drainage and stated that the same drainage situation did not exist on the west side of the proposed site. So, in terms of drainage issue and digging down deep, there would be no reason for the developer to not bury the lines to the west properties of the proposed development? Mr. Kowalski responded by saying that the developer's reasoning for not burying the lines on the west side probably had to do with saving costs rather than more of the hardship on the east side of having to dig underneath the ditch.

Mr. Pollock inquired if the ditch was part of the proposed property or was it right-of-way that was owned by the City of Urbana or by Champaign County? Mr. Kowalski noted that the ditch would be a utility easement on each of the lots. Therefore, individual property owners would own portions of the ditch, and it would be their responsibility to maintain their portion of the ditch as well.

Mr. Pollock discussed the stub at the end of the street. He wanted to know if the stub would allow turnarounds? Mr. Kowalski replied yes. It would be a hammerhead to allow turnarounds. Fire trucks would be able to maneuver the hammerhead with a little use of a driveway.

Mr. Pollock questioned if staff had heard of any plans to develop the land to the north? Mr. Kowalski replied no. A different person owned it.

Mr. White moved that the Plan Commission forward the case to the City Council with recommendation for approval of the proposed preliminary and final subdivision plats along with the request for waivers. Ms. Upah-Bant seconded the motion.

Ms. Stake pointed out that the professional engineer did not sign the drainage statement. Mr. Kowalski mentioned that staff gets the plans signed and recorded after they are approved. The City Engineer did approve the preliminary and final subdivision plats, as well as the drainage plans.

Roll call was as follows:

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

The motion was passed by unanimous vote.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Mr. Kowalski reported on the following:

- **MOR, Mixed-Office Residential Zoning District Text Amendment** – He mentioned that the text amendment was passed. The City Council did add in some stopgap design guidelines.
- **MOR Design Guidelines** are well underway to being created by Zach Borders, an Architecture student at the University of Illinois. The text was pretty much written out, and they will be adding illustrations and photos to that text. Staff will present this information to the Historic Preservation Commission on January 7, 2003, and then to the Plan Commission.
- **Verizon Wireless Cell Tower Update at 1501 South Maryland Drive** – He mentioned that the request for the Special Use Permit was approved by the City Council.
- **Golladay Tract Annexation Agreement** was approved as well. City Council upheld the Plan Commission's recommendation for the additional landscaping on the south and west sides of the parking lot. City Council approved the agreement upon the additional condition that the developer would look further into connecting one of those in the single-family subdivision and stubbing it to a stub in the Eagle Ridge Subdivision.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

Chair Pollock adjourned the meeting at 7:56 p.m.

Respectfully submitted,

Rob Kowalski, Secretary
Urbana Plan Commission