

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: February 7, 2013

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Tyler Fitch, Lew Hopkins, Dannie Otto, Michael Pollock,
Bernadine Stake, Marilyn Upah-Bant

MEMBERS EXCUSED: Carey Hawkins-Ash, Andrew Fell, Mary Tompkins

STAFF PRESENT: Robert Myers, Planning Manager; Jeff Engstrom, Planner II; Teri
Andel, Planning Secretary

OTHERS PRESENT: Ellen Cholewa, Max Mahalek, Carol McKusick, Kate Pond,
Angelice Sanchez, Danny Stewart, Susan Taylor, Shi-Yuan Yao

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

Chairperson Pollock called the meeting to order at 7:30 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Fitch moved that the Plan Commission approve the minutes of the December 20, 2012 regular Plan Commission meeting as presented. Ms. Stake seconded the motion. The minutes were then approved by unanimous voice vote.

4. COMMUNICATIONS

There were none.

5. NEW PUBLIC HEARINGS

There were none.

6. CONTINUED PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

Plan Case No. 2204-S-13: A request by MACC Capital Holdings, LLC for a major subdivision involving a combination preliminary and final plat called North Lincoln Avenue Industrial Park Subdivision No. 5, located at 1000 West Saline Court.

Jeff Engstrom, Planner II, presented this case to the Urbana Plan Commission. He explained that although the petitioner previously received approval for a preliminary plat in 2002, the originally submitted final plat was different enough to warrant a revised preliminary plat to be submitted. As a result, the petitioner agreed to submit a combination preliminary and final plat. He showed where the proposed subdivision is located on Exhibit C. He noted the zoning and current land use of the proposed site as well as that for the surrounding properties. He discussed the future alignment of Lincoln Avenue, the elements required by the Subdivision and Land Development Ordinance, street access and sidewalks, drainage and subdivision waivers. He stated the options of the Plan Commission and presented City staff's recommendation.

Ms. Stake inquired about the caption "*Capitalize on Access to RR*" shown on Exhibit E: Future Land Use Map and asked whether this property would have railroad access. Mr. Engstrom stated that this caption is a notation from the 2005 Comprehensive Plan and basically means that industrial users in the area should capitalize on the railroad access. This property though is not adjacent to the existing Canadian National railroad right-of-way. Ms. Stake commented that she supports passenger rail and light rail.

Mr. Hopkins asked what the intended street configuration is for Saline Court going north. It appears that at some point Saline Court is going to reach the maximum permitted length allowed to have a cul-de-sac. What is the intent for servicing the area between the end of the proposed cul-de-sac and the future Olympian Drive alignment? Mr. Engstrom stated that the parcel to the north of the proposed site would be accessed through the cul-de-sac. Other parcels would be accessed off Lincoln Avenue or off the future Olympian Drive. Mr. Hopkins voiced concern about protecting the option of continuing Saline Court rather than ending it in a cul-de-sac as shown. Mr. Engstrom stated that the cul-de-sac has been approved by the City Council on the Squire Farm Subdivision plat.

With no further questions for City staff and no audience participation, Chair Pollock opened the agenda item for Plan Commission discussion and/or motion.

Mr. Hopkins commented that he is willing to support the proposed plat because it does not change anything. However, he is concerned about future access for the area to the north. If in fact the cul-de-sac is already platted and the owner of the property decides to develop the parcel to the north, then any street network would have to be accessed from the cul-de-sac. The option of street network connectivity is gone.

Robert Myers, Planning Manager, showed the General Area Plan (GAP) approved for Square Farm Subdivision to the north. The GAP shows a future street running west from Lincoln Avenue ending in another cul-de-sac on the 20-acre Squire Farm Subdivision property. Mr. Hopkins asked if the street would exceed the maximum length of a street for cul-de-sac requirements. Mr. Myers commented that this future street would not be as long as shown on this General Area Plan based on a newly received Corridor Alignment Study for Lincoln Avenue. Plus the Subdivision Code would require cross streets by imposing a maximum length for cul-de-sacs.

Mr. Hopkins moved that the Plan Commission approve the revised preliminary plat in Plan Case No. 2204-S-13 and forward a recommendation for approval of the final plat to the Urbana City Council. He noted as part of the record that the street network for the area between North Lincoln Avenue and the railroad tracks and Saline Court needs to be studied. Mr. Otto seconded the motion.

Mr. Hopkins recommended that City staff update the Comprehensive Plan to reflect any amendments made as well as to show the location of Lincoln Avenue. Mr. Myers agreed that this is a good idea.

Mr. Otto asked if Lot 101 was already platted. Mr. Engstrom said yes. The extension of Saline Court and the cul-de-sac could now be completed. Mr. Otto asked on what basis the City of Urbana could ask for right-of-way easement for street connectivity if a person wanted to develop the property to the north. Mr. Myers replied that the City could require a right-of-way and street construction if the property owner sub-divided the property.

With no further comments from the Plan Commission, roll call on the motion was as follows:

Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes	Ms. Upah-Bant	-	Yes

The motion was approved by unanimous vote.

Mr. Engstrom noted that this case will be forwarded to the Urbana City Council on February 18, 2013.

9. AUDIENCE PARTICIPATION

Carol McKusick, of 1907 N. Cunningham Ave., spoke to the Plan Commission about the start of the presentation for Plan Case No. 2204-S-13. Since the microphones were not working for the first few moments of Mr. Engstrom's presentation, she feels that he should have restarted the presentation once the microphones came on.

She also suggested that the Plan Commission review their by-laws at an upcoming meeting as the Commission's bylaws state that they are to be reviewed annually, and the current bylaws were adopted in 2005.

10. STAFF REPORT

Robert Myers, Planning Manager, reported on the following:

- Open Meetings Act Training – He thanked the Plan Commission members for completing the Open Meetings Act training that is required by the State of Illinois.
- Alpha & Omega Rezoning – City Council approved the rezoning request as recommended by the Plan Commission.
- Wakeland/ Lincoln Avenue Rezoning – City Council denied the rezoning request. There was a lot of public participation at the City Council meeting. He regretted that they did not participate in the public hearing held by the Plan Commission.
- Pawn King Special Use Permit – City Council approved the special use permit request to expand as recommended by the Plan Commission.

2012 Plan Commission Annual Report

Chair Pollock commented that the report contains all of the minutes for all of the meetings for the past year as well as approved ordinances. It is a helpful resource to have.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Robert Myers, AICP, Secretary
Urbana Plan Commission