

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** Thursday, June 21, 2001

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

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

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**MEMBERS PRESENT:** Christopher Alix, Alan Douglas, J. Barry Howell, Randy Kangas, Joseph Rank, Helaine Silverman, Bernadine Stake, Marilyn Upah-Bant

**MEMBERS EXCUSED:** Gerrit Knaap

**STAFF PRESENT:** Elizabeth Tyler, AICP/ASLA, Planning Manager

**OTHERS PRESENT:** Don Adams, Vic Armstrong, Jan Baker, Mildred Baker, Linda Bantz, Robert Blan, Jim Cantrell, Mae Cox, Ruth Ann Fisher, Pat Fitzgerald, Teresa Huntsman, Shirley Liggett, Kevin McGuire, Milton Otto, Anthony Peppers, John Schneider, Mike Suhadolnik

**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 present.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

The minutes from the Special Joint Meeting held on May 3, 2001 and the minutes from the Plan Commission Meeting held on June 7, 2001 were available to the Plan Commission for their perusal only. They will be voted on at the next regular meeting.

**4. COMMUNICATIONS**

- Letter by Laser, Inc.
- ABC's Official Response to Laser, Inc. Letter

- Letter from Robin Hall, Executive Director of Urbana Park District
- Letter from Nick Taylor, Broker/Owner of RE/MAX Realty Associates
- Savannah Green Real Estate Tax Impact Statement
- Concrete Curb and Gutter Diagrams
- Revised June 21, 2001 Exhibit E, Amendment To Annexation Agreement
- Savannah Green Subdivision Preliminary Plat

Ms. Stake requested that the Plan Commission have a study session with the Champaign County Board and the Comprehensive Plan Steering Committee on the subject of "Saving American Farmland". Mr. Howell commented that would be an issue to discuss with the Planning Staff to set up for this summer.

## **5. CONTINUED PUBLIC HEARINGS**

There were none.

## **6. OLD BUSINESS**

There was none.

## **7. NEW PUBLIC HEARINGS**

## **8. NEW BUSINESS**

**1784-A-01. An Amendment to An Annexation Agreement between the City of Urbana and Community Homes, Inc.; Scott Weller Development; Scott E. Weller; and Scott E. Weller and Catherine Weller approved by Ordinance No. 9192-92 on May 21, 1992.**

**1784-S-01. Preliminary Plat of Savannah Green Subdivision with requested waivers.**

Mr. Howell requested to open and discuss both 1784-A-01 and 1784-S-01 together since they relate to the same project. However, they are two separate actions, which require two separate votes.

First, Ms. Tyler introduced Bill Gray, City Engineer and Director of Public Works, and Steve Cochran, Building Inspector. Ms. Tyler proceeded to give the staff presentation.

Ms. Tyler showed the location of the proposed development on a map, mentioned the zoning of the proposed development, and gave a description of the site and the surrounding area. She continued the presentation by describing the street patterns, the alleys, and the lots. She commented that the City of Urbana's Public Works Department has requested that "No Parking" be allowed on Florida Avenue, because Florida Avenue functions as an arterial street.

Ms. Tyler further described an open space of one and a half acres to be used as a park. Included in the communications is a letter from Robin Hall, Executive Director, of the Urbana Park District. The letter expresses appreciation for this plan and its innovation; however, it does not meet the minimum sizes standards to be a park that can be dedicated to the park district. The park would need to be maintained by the Homeowner's Association.

Ms. Tyler presented background on how new urbanism has developed and what its aims are. Next, she talked about Poplar Street in east Urbana and Savannah Green in Normal, Illinois.

Ms. Tyler presented the amendment to the Annexation Agreement by discussing the zoning, variances, and development provisions. An important aspect of this would be the downzoning of the 5-acre Tract from R-4, Medium Density Multiple Family Residential to R-2, Single Family Residential. The variances would be for lot size, lot width and certain yard setbacks. The development provisions are the obligations of the developer to build the homes and improvements as set forth in the Savannah Green brochure. These include aligning Smith Road at Stone Creek Boulevard, installing street lights, alley lights, street trees, the fence and columns, the park, a privacy fence on the west, and all public infrastructure improvements. The provisions also require the Developer to establish a Homeowner's Association and to build the style of homes as shown in the Savannah Green brochure. A new addition to the provisions would be to add alley delineators, which are pieces of reflecting equipment to help the snow plow stay in the center of the alley and avoid damaging backyards.

Ms. Tyler discussed the LaSalle National Bank Criteria and the Preliminary Subdivision Plat. The main revision to the revised copy would be that Smith Road lines up more closely. She talked about access, drainage, utilities, and waivers. The waivers requested are as follows:

1. Section 21-36.a.1. Request to allow a street width of 25 feet back-to-back of curb in lieu of 31-feet for all roads.
2. Section 21-36.a.1. To allow 50-foot right-of-way on Michigan Avenue, Rainbow View Drive and Country Squire Drive in lieu of 60 feet and to allow 58 feet right-of-way in lieu of 60 feet for all other streets except for Florida Avenue.
3. Section 21-36.A.1. Request to allow a 16-foot right-of-way and a 16-foot pavement width for the alleys in lieu of 18 feet.
4. Section 21-36.a.1. Request to allow a mountable curb on Smith Road in lieu of a barrier curb.
5. Section 21-36.a.5. Request to allow a minimum street centerline radius of 150 feet in lieu of 250 feet.
6. Section 21-36.a.1. Request to allow a minimum street corner radius of 15 feet in lieu of 25 feet.

Next, Ms. Tyler presented the overall staff comments. She stated that one of the issues mentioned in the study session was the circulation of vehicular traffic around the park. The Planning Staff of the City of Urbana spoke with the engineer and the developer. They are prepared to modify the alley design around the park. Basically, they are proposing that the alleys do not go through, and that the alleys would be exit only. The alleys would not be an attractive nuisance for access to the park. From that standpoint, Staff would be willing to support that modification with those traffic controls and retain the park's location as a traffic-calming device for Michigan Avenue and as a central focal point for the development.

Ms. Tyler, then read the Summary of Findings from the staff report, and she gave the options for recommendation to the City Council. She mentioned that the Plan Commission would not have a

quorum at the next meeting on July 5, 2001, due to some commissioners being out of town either on business or on vacation.

Staff recommends that the Plan Commission forward the cases to City Council with a recommendation for approval of the proposed Amendment to the Annexation Agreement, including the zoning designation of R-2, Single Family Residential for Tract "A" and recommends approval of the proposed Preliminary Subdivision Plat with the requested waivers with the exception of the Smith Road width, mountable curb on Smith Road, and 15 foot street corner radius.

Mr. Howell asked what the planning staff had found out from Mike Brunk, City Arborist in regards to the trees. Ms. Tyler replied that there was an internal memo from Public Works to the Planning Division. The letter indicates that the Arborist is willing to work with the developer. There was no mention in the letter as to any concerns with the information presented to Mr. Brunk. Mr. Gray commented that he has spoken with Mr. Brunk and with the developer, Mike Suhadolnik. He does not foresee any problems with cooperating and getting trees that will be compatible for this area.

Ms. Silverman questioned why is a barrier curb good or bad on a certain category of street? Mr. Gray stated that the reasons why a barrier curb is served better on collector and arterial streets were because a barrier curb will keep a car or vehicle on the road easier than a mountable curb. Barrier curbs generally tend to keep the parkway in better condition. Barrier curbs allow for asphalt overlays in the future. Mountable curbs typically are only three- inch vertical height, and with a two- or three-inch asphalt overlay, there will be no curb left. Ms. Silverman asked why there are mountable curbs? Mr. Gray replied that he believes developers like to use mountable curbs because of their convenience, and there is maybe a slight cost savings.

Ms. Stake questioned if the radius of the street corner was for drivers to turn around in? Mr. Gray responded that was a typo. It should read centerline radius, instead of turning radius. Ms. Stake asked if there was a big difference from 150 to 250? Mr. Gray replied that the intent is to slow the traffic down and provide a safer neighborhood.

Ms. Stake commented that she does not understand the waivers and asked for clarification. Mr. Gray replied that the planning staff recommends 20 feet for the street corner radius for local streets.

Ms. Stake commented that she feels the park should be bigger than 1.5 acres. She asked how big the park would have to be in order for the Urbana Park District to step in and willingly maintain it. Ms. Tyler replied that the minimum would be five acres. Ms. Stake commented that she feels that the City of Urbana should either provide a park of at least five acres or set aside some money for a larger park. She would like to see this put in the Comprehensive Plan. Mr. Douglas asked what the potential cost would be for a resident to maintain that park? Ms. Tyler stated that in terms of taxes this development would provide to the Urbana Park District would be \$85,000 per year. In terms of the maintenance, it would be in the realm of a Homeowner's Association to provide for the park. Other subdivisions have done this.

Mr. Douglas asked in regards to the curbing as to whether there would be any cutting required with the garages located behind the houses along the alleys? Mr. Gray replied that there would not be any cutting required.

Mr. Alix asked what the planning staff was requesting on the street width of Smith Road? Ms. Tyler replied 31 feet. Mr. Alix asked if the planning staff proposed to take that out of the right-of-way? Mr. Gray replied that the right-of-way would be 58 feet, and the City of Urbana is not suggesting it be larger. Mr. Alix questioned if the difference in the width would be taken out of the parkway and not decrease the build able area of the lots? Mr. Gray stated that was correct.

Mr. Alix asked about the alignment of Smith Road from the Stone Creek subdivision into the proposed Savannah Green subdivision in regards to a memo that was mailed in the Plan Commission packet. Ms. Tyler commented that it was found to be unnecessary to include in the Amendment to the Annexation Agreement. As it turned out, there was a surveying discrepancy and when that was corrected, the roads lined up. Mr. Alix asked if Stone Creek subdivision already had the curb cut for the connection of the road? Mr. Gray replied that was correct. Mr. Alix asked if St. Agnes Company was proposing to put in the necessary pavement to connect the road? Mr. Gray stated that technically it would be the responsibility of the Stone Creek developers. Ms. Tyler replied that portion of Stone Creek had not yet been final platted. Therefore, any modification would be very minor.

In regards to the park and its maintenance, Mr. Alix asked if the City of Urbana would have any influence over the Urbana Park District maintain it? Ms. Tyler mentioned that the letter from the Urbana Park District states that if the park would be combined with the detention basins, then they would reconsider maintaining it. Thus, there is still an open area, and it is not a 100% negative response. Mr. Alix asked if by requiring the Homeowner's Association to maintain the park would that mean that the park would no longer be a public park? Ms. Tyler replied that was correct. Mr. Alix questioned if the park was private, then would the Homeowner's Association be liable for accidents? Ms. Tyler replied that she believes that the Homeowner's Association would have to provide insurance. Mr. Alix stated that his concern is that the City of Urbana would make a statement that the City of Urbana is in favor of the idea of this development and the park; however, the City of Urbana will not offer any public assistance with the maintenance of the park. The City of Urbana will take over the trees and the parkway, but the Park District will not maintain the parks. He feels that this would send out a negative message. Ms. Tyler stated that Urbana Park District has concentrated on larger parks. She feels that what matters most is the layout of the park. She stated that a 1.5-acre park could get more use than a larger park if it was well planned. Mr. Alix agreed with Ms. Tyler; however, he feels that the Park District should maintain this park as well, if only to provide a resource for neighboring subdivisions. He feels it would be the wrong direction to go to encourage the development of private parks.

Mr. Alix questioned where the Homeowner's Association would get its money? Ms. Tyler replied that ordinarily the Homeowner's Association would get their money from dues by the residents of the subdivision. Those residents living in the subdivision are required to participate by the subdivision by-laws. The City of Urbana would ask for subdivision covenants to establish a Homeowner's Association for maintenance of the park and detention basins.

Ms. Silverman questioned as the City of Urbana grows would there be more policemen and firemen and equipment for them? Would there be more schools built to accommodate the increase in the population of children? Ms. Tyler replied that with respect to the fire and police departments and the schools and parks, they all receive a copy of new subdivision plats. So, they have an opportunity to comment on the developmental growth. Upon meeting with the Fire Department, the planning staff found that the Fire Department would be able to continue providing services to all the new developments in Urbana. These concerns are related to an ISO (Insurance Services Office) rating. Urbana's ISO rating is a 3, which is good. It keeps the homeowner's insurance low. The rating relates to the time of response from a fire call to when they can provide service. The Police Department did not show any concern with being able to provide services to the proposed new development as well. This type of residential development does not generally create a lot of police calls. However, there was a request for the alley lighting. The planning staff requested the alley lighting in the amendment to the annexation agreement. As far as the schools and parks, Mr. Kowalski met with the School District to discuss any concerns that the proposed Savannah Green subdivision might create. The School District welcomes this development, because some of the enrollments have fallen in some of the elementary schools. The Urbana Park District feels that services are adequate with Lohmann Park.

Ms. Stake commented that her understanding was that the City of Urbana is subsidizing Stone Creek to get people to move into that subdivision. Therefore, those people will get their tax money back. Ms. Stake feels that the tax money should be going towards the parks. Ms. Tyler stated that there is a Tax Rebate Program that does not just apply to Stone Creek. The Tax Rebate Program is a short-term program that is trying to level new home sales in Urbana compared to Champaign. Ms. Stake commented that she feels that developers should be building homes that are less expensive that people can afford. She feels that it is not right to be subsidizing the most expensive homes. Ms. Tyler replied that if this development is approved and constructed, then it would be one of the most affordable subdivisions with the Tax Rebate Program.

Ms. Stake questioned the drainage. She mentioned the letter from Tom and Pam Smith. They wrote that currently their storm drains flood the streets and several persons in the area have had problems with the sewer system backing up. She heard that this development would help solve that problem. Mr. Gray commented that he had just received a copy of the Storm Water Management Plan. He added that it would be something that his staff will review. Ms. Stake commented that the Plan Commission should have a copy of the Storm Water Management Plan to review before they vote on the case.

Ms. Stake commented that she was surprised to hear that the Homeowner's Association would be maintaining the detention basin. Mr. Gray replied that was very common. Ms. Tyler added that there are no ponds in the detention basin, thus maintenance would primarily involve mowing the grass.

Mr. Alix questioned barrier curbs and accessibility. Since there would be no driveways on Smith Road, then there would be no curb cuts. He wanted to know if that would be a concern for the elderly, individuals in wheelchairs, or children on bicycles. Mr. Gray stated that was a good point, and that maybe the developer or the City of Urbana could add curb cuts or ramping along Smith Road. Mr. Howell stated that the intent for Smith Road would be as a collector street. He

added that there would be nine opportunities for curb cuts in a standard block. Between those curb cuts with sidewalks, he asked if Mr. Alix was suggesting additional curb cuts or access points be put in the short blocked sections. Mr. Alix replied yes, otherwise a person in a wheelchair would have to go to one end of the block. That would be a long stretch to not have any accessibility on. Mr. Howell asked Mr. Alix if the traffic were going to be a higher density than a residential street, then would not the crosswalks be more appropriate at the intersections than in the middle of the street. Mr. Alix commented that he believed it was difference of opinions as to character of the street. He feels that the street will not be that busy.

Mr. Kangas questioned where the 6,000 square foot lot came from? Ms. Tyler replied that 6,000 square feet equates to a sixty-foot width and a hundred-foot depth. It allows for an older or smaller residential lot. Ms. Tyler added that it is a good urban standard. Mr. Kangas commented that it seems to him that it would be quite a variance to go down to forty-two feet. Ms. Tyler stated that since the garage would be behind the house instead of at the side of the house, the width of the lot would be narrower.

Ms. Stake asked how long the Jump Start Subsidy lasts? Ms. Tyler replied five years. Mr. Cochran mentioned that it would equalize the taxes for five years. People can only sign up during two years; however, those who are eligible will benefit for the next five years by having equal taxes as Champaign.

Mr. Gray re-addressed Ms. Stake's question in regards to Tom and Pam Smith's letter about the current sanitary and storm issues and adding 300 homes to the system. Mr. Gray replied that there are two answers to her question. They are: 1) the Urbana-Champaign Sanitary District and the City of Urbana working together to solve problems and 2) installing overhead sewers to keep basements from backing up.

Mr. Howell explained the process of the public hearing portion. Then, he opened up the meeting to the public portion for the petitioner to speak.

Patrick Fitzgerald, Attorney appearing on behalf of St. Agnes Company, Inc., introduced himself; two principals in the development, Vic Armstrong and Mike Suhadolnik; and the Development Engineer, Don Adams. Mr. Suhadolnik will briefly review the development, and Mr. Adams will get into more details regarding the unique design. Next, he entered into the record a letter from Nick Taylor, RE/MAX Realty Associates, ABC's official response to Laser Inc.'s letter, Savannah Green Real Estate Tax Impact Statement, and the Savannah Green Brochure Information Booklet.

Mike Suhadolnik, of 1700 Clear Lake Avenue in Springfield, IL, began by reciting the Summons found in the Savannah Green Information Brochure. He stated that he understands the concerns involved when trying something new. He added that many hours were spent discussing safety and code issues. St. Agnes Company, Inc.'s objective is to create a different form of neighborhood.

Mr. Suhadolnik mentioned that one of his objective goals was to get the garages and driveways away from the streets and to clean up the look of front yards. He added that even with the garage in the backyard, the lots would be the same size of average lots.

He commented that St. Agnes Company, Inc. voluntarily put the park in. They spent numerous hours going over the layout and design of the park. It was well thought out as to how it would be organized and used. The park would have a pavilion, walkways, landscaping, benches, and lights. He would like to keep the park open to the public by having the Urbana Park District maintain the park after construction.

Another thing provided to the community from the proposed development would be homes that are reasonably priced. The price ranges from \$99,900 to \$142,900. The homes will have a ten-year warranty backed by a national security company. Construx of Illinois, Inc. will follow the Green Criteria. Included in the Green Criteria is the Energy Star. Construx of Illinois, Inc. and St. Agnes Company, Inc. will not be getting any federal funds to help with the cost of construction.

Mr. Suhadolnik went on to describe the barrier curb versus the mountable curb issue. Since there will be no driveways in the front, mountable curbs will be better for the heavy construction trucks to drive over to get supplies, etc. to the construction crews building the homes. Barrier curbs go straight up six inches then over. Mountable curbs go straight up about three inches then curve upward and over for three more inches. Ms. Silverman commented that when Construx of Illinois, Inc. begins construction on the homes, the streets and curbs would have already been put in. The issue is that Construx needs access to the lots being built. Mr. Suhadolnik stated that was correct.

Mr. Suhadolnik remarked that there is not a lot of time. Savannah Green of Urbana will resemble the Savannah Green being built in Normal, Illinois.

Don Adams, of 2709 McGraw Drive in Bloomington, Illinois, began by saying that he was the Engineer on this project. He mentioned that there were two main issues to address, and they were: 1) curbs and gutters, and 2) whether or not Smith Road should be a collector street. He passed out drawings of three different types of curbs. He described the uses for the curb laydown type. Normally, it would be used for driveways and sidewalks that intersect the curbs. This type will only be used in this project for alley crossing and where sidewalks intersect the curbs. Barrier curbs and gutters are basically vertical to the street. Mountable curbs are a full six-inch high curb. The only difference is that there is a slope on the face of the curb, which makes it easier for vehicles to roll over them without causing the curb to break off.

Mr. Adams went on to say that the purpose for collector streets in subdivisions are to gather the traffic within the development and funnel it to arterial streets. The arterial streets in this proposed development will be Florida Avenue and Washington Streets. Smith Road, if constructed as a collector street, will only go from Washington Street to a half a block south of Florida Avenue to Stone Creek Subdivision. It would just collect the traffic between the two arterial streets and funnel it to the streets. Obviously, it will be the traffic generated from Savannah Green Subdivision. There will already be nine ways to enter and exit the Savannah Green Subdivision with automobile traffic. Central to the concept developed in this proposal is to diffuse and spread out the Savannah Green traffic. St. Agnes Company, Inc. is trying to make automobile traffic secondary and pedestrian friendly traffic primary. Thus, this is the reason for the waiver for Smith Road to be narrower than allowed in the Zoning Ordinance. Mr. Adams stated that all the requested waivers except for the barrier curbs are designed to slow the traffic down.



In regards to cost, Mr. Adams commented that this type of project would be more expensive to construct due to the cost to build the alleys.

Mr. Howell asked Mr. Adams to touch on the waiver to allow a street corner radius of fifteen feet in lieu of twenty-five feet. Mr. Adams stated that the corner radius is on the street. The bigger the corner radius put in, the faster the vehicle can turn the corner.

Mr. Douglas asked if the information brochure had been sent out to local realtors? Mr. Suhadolnik responded that St. Agnes Company, Inc. primarily sent the brochure to City Staff and City Officials.

Vic Armstrong, of One Brickyard Drive in Bloomington, Illinois, is a member of the development team. He has been developing in Champaign for quite some time. He commented that planning staff has been extremely helpful. His job in this project will be to market the properties. He has sold 55 of the first 100 homes before construction began in Savannah Green in Normal, Illinois. He commented that St. Agnes Company, Inc. is looking forward to developing a quality product for Urbana that would be at an affordable price.

Mr. Fitzgerald re-approached the Plan Commission to give a brief summary.

Mr. Douglas asked if there were any concerns with the freedom or individuality of the homes in regards to the fencing, the trees, etc. all being the same? Mr. Armstrong commented that they would be selling more than a house. They will be selling a neighborhood. At first, he thought it would be hard to sell with the houses looking almost the same, same fences, and same trees. However, he found it rather easy. There are larger back yards with more space between backyards due to the alleys.

Mr. Douglas commented that he did not see any fire hydrants in any of the pictures available. Mr. Armstrong stated that there would be fire hydrants in the subdivision as required by the Zoning Code Ordinance.

Mr. Alix brought up the issue from the study session regarding the circulation of traffic around the park. Mr. Adams stated that with further research of the circulation around the park, a problem was discovered with Michigan Avenue being extended through the development. The alleys would provide a shortcut for traffic going east and west through the development. The alleys on the original proposed layout form a "T". To resolve this issue, the developers decided to clip off one of the shorter ends of the "T" of each alley, thus traffic will not be able to get through.

Mr. Alix questioned the relevance of the width of Smith Road. He asked if the fifty-eight foot right-of-way would change whether Smith Road was twenty-five feet or thirty-one feet? Mr. Adams stated that the right-of-way would not change. Mr. Alix asked if there would be six more feet of pavement and three feet of parkway on either side leaving eight feet of parkway? Mr. Adams stated that there would be about eight and a half feet of parkway from the back of the curb to the face of the sidewalk. Mr. Alix asked what the implications would be? Mr. Adams stated that it would not inhibit the public utilities; however, the biggest impact would be fitting in the size of trees that the developers want to plant. Another big impact would be how it would

take traffic through the development. When the streets are wide, traffic is encouraged to drive faster.

Mr. Alix asked how Mr. Adams felt about mid-block curb cuts? Mr. Adams commented that the proposed curbs would not be handicap accessible. Mr. Alix asked if the developers had considered placing curb cuts in mid street to reduce the travel distance across the street. Mr. Adams acknowledged that the issue had never been brought up. There will be handicap access at alleys and intersections of the streets. He mentioned that he does not like to encourage pedestrian traffic at mid-block for safety reasons. Ms. Tyler commented that for traffic control and safety of pedestrians, "jay walking" is not allowed. Mid-block crossing might encourage jay walking. Mr. Adams added that the distance between access points would be a maximum of five hundred feet.

Mr. Alix asked Mr. Suhadolnik that since the Urbana Park District has declined to take over the maintenance of the park, has this changed his mind on the design or layout of the park? Mr. Suhadolnik stated that he is hoping that the Urbana Park District will reconsider their decision. He added that the developers feel very strongly about the park. Mr. Alix asked if the park would still be built? Mr. Suhadolnik replied that the park would still be built.

Mr. Alix asked if Nick Taylor, who wrote the letter from RE/MAX, was involved in the proposed Savannah Green Subdivision? Mr. Armstrong replied that Mr. Taylor was not involved in the project. He is just a friend. Mr. Alix asked if Mr. Taylor had a financial investment in the project? Mr. Armstrong replied no.

Ms. Stake questioned how much would one or two acres of land next to the park cost? Mr. Suhadolnik responded that it is not just raw land, but it is developed land as well. Ms. Stake questioned as to whether the land was currently developed? Mr. Suhadolnik replied no. However, it will take away from developed land. Looking at lot cost, it would be \$25,000 to \$30,000, and the park was designed to sit on eight lots sizes. Ms. Stake asked if to buy more land would be prohibitive for the Park District? Mr. Suhadolnik replied that the developers want to keep the park.

Ms. Stake's other concern was the ability to put up protective fences. What type of fences will be allowed? Mr. Armstrong commented that in Normal's Savannah Green, fences were allowed that met the City's Ordinances. The height was restricted to forty-two inches to prevent the boxed-in look. Ms. Stake pointed out that the reason for this concern was that fences are needed to protect small children and to contain dogs. So far, the proposal did not take care of this concern. Ms. Tyler mentioned that it had been brought up at the study session that St. Agnes Company would allow an enclosure within the fencing, thus a homeowner could have a dog enclosure area with a cyclone fence. Mr. Howell mentioned that the covenants and fences have no bearing to the two plan cases. The covenants have not been written as of yet. Mr. Armstrong stated that the developers and owners of the proposed development are very sensitive to pets and children, and they know the importance of being able to build protective fencing.

Mr. Howell mentioned that there was not much difference between the barrier curb and the mountable curb. Mr. Gray admitted that he had associated mountable curbs with a vision of only being three inches. He commented that he was enlightened to see six-inch mountable curb detail. Mr. Howell questioned that it was the height of the curb and not the degree of the angle

of the curb that Mr. Gray had a problem with? Mr. Gray responded that was correct. Ms. Tyler suggested that when the Plan Commission considers that wavier, then the Plan Commission might want to consider the motion to include: “subject to City Engineer’s review and approval”.

Mr. Howell asked how wide Stone Creek Boulevard is at the northern portion? Mr. Gray stated that it was a consistent width, which are two 10-foot streets going in each direction separated by a median, throughout the three and a half mile length. Mr. Howell rephrased it by saying that there is forty feet of drivable space going in two directions. Mr. Gray agreed that was correct. Mr. Alix asked if that was to accommodate parking on the outside of both streets? Mr. Gray replied that was correct. Mr. Howell commented that without the waiver, the width of Smith Road would be thirty-one feet with parking allowed on one side. What would be the drivable space? Mr. Gray replied that the drivable space would be twenty-three or twenty-four feet. Mr. Howell asked what the width of the residential streets would be? Mr. Gray responded that the rest of the streets in the proposed development would be twenty-five feet with parking allowed on one side.

Ms. Silverman asked for clarification in regards to what the community will look like. She asked if the developers were proposing to build a neighborhood with a concept? Mr. Armstrong agreed that was true; however, there will be a variety in the homes in this price range. Typically, houses that cost about the same tend to look alike. Ms. Silverman feels that it will be very nice housing for the price. The price range is very reasonable and upper middle class. Mr. Armstrong replied that the challenge for St. Agnes Company, Inc. was to build a quality home for the price.

Ms. Silverman wondered if Mr. Armstrong had considered the possibility of asking different departments at the University of Illinois to study his subdivisions as an academic project. Mr. Armstrong responded that in Normal, Illinois, both Illinois State and Wesleyan students would be doing a study of that Savannah Green. Mr. Suhadolnik replied that St. Agnes Company would be honored to have students from the University of Illinois do the same.

Ms. Upah-Bant asked if the developers could see this type of subdivision in Chicago or is Chicago going for big urban sprawl? Mr. Armstrong replied definitely not. In Chicago, the houses sit on smaller lots and the garages sit right next to the alley.

Mr. Rank asked if Outlot 300 was a developable lot? Mr. Adams replied that was not developable, but that it would be a storm water detention basin. Mr. Howell requested that Mr. Adams point to the map and show where all the detention areas would be.

Mr. Howell, then, opened up the public hearing to the public who would like to speak in favor of the proposed Savannah Green Subdivision.

Milton Otto, of 2018 Fletcher, is a member of the Urbana City Council (Ward 7). Upon talking with other members of the City Council in regards to the Savannah Green project, he found that there is a lot of enthusiasm for the general concept of the new urbanism. It is a concept of smart growth and smart development with the City of Urbana, and it emphasizes livability. It is environmentally friendly in that it takes up a smaller geographic footprint. Thus, there are not the issues of urban sprawl.

Mr. Otto mentioned some of his concerns that he has about this project are: 1) commercial areas and neighborhood businesses within walking distance – there are not any provisions for that, 2) lack of mixed development, and 3) lack of public green space. One of the central ideas of the new urbanism is that there will be smaller lots and smaller yards, and in return for that there are more public green areas. A sense of community is created by forcing people out of fenced in backyards into the public areas where they interact with their neighbors. He felt that one and a half acres for the park would not be sufficient to accomplish that purpose.

Mr. Otto commented that he urged the Plan Commission to approve the proposed development plan subject to an increase in the park.

Mr. Howell commented that the park is certainly public space. He asked what the total acreage of the additional green space that surrounds the periphery of the development in detention basin is? He wanted to know if Mr. Otto would consider that to be accessible land to the residents? Mr. Otto replied that he would need more information to be able to make a decision. Mr. Howell asked Mr. Adams if he knew what the acreage amount was of that detention basin? Mr. Adams replied no.

Ms. Stake stated that between 1960 and 1995, the State of Illinois had a modest overall population growth. However, the overall population density decreased by 34%. Land area per person increased by 54%. The highest increases were in Champaign, Urbana, and Peoria. Mr. Otto commented that she was right to be concerned with that, and that is one of the reasons why he is encouraged by the new urbanism development. Ms. Tyler stated that the detention basin areas and park were approximately four acres of green space all together.

Mr. Alix commented that he becomes frustrated every time one of these subdivision plans come up, everyone says that they wish there was more green space. If the Council believes that there should be more green space, then the Council should work to give the Plan Commission a PUD Ordinance or a revision of the Subdivision Ordinance that would give the Plan Commission some guidelines that could be used to point the developers in the right direction in terms of what would be expected. He feels it is unfair to the developers until ordinances are passed. Mr. Otto stated that he would be willing to work with the Plan Commission to develop some guidelines. He added that was one of the reasons why he attended the meeting was to voice concerns and issues before the plan case comes before the City Council.

Ms. Silverman would like to have the idea of the detention basin clarified. Her understanding of a detention basin was that it is a detention, which is sunken in elevation. It would be very green and marshy like. It would not be a place to play, because there would be mosquitoes, animals, and heavy grass. Mr. Howell replied that a detention basin is dry land that is required to be mowed to retain the water. He added that it is a great place to take the dog for a walk or to throw a Frisbee.

Mr. Otto commented that the issue of public green space is an important one. The idea of using the detention basin as a public green space was not one he had thought about. One of the benefits of the Plan Commission is the chance for the City Council members to get educated on the case issues. He feels that this is a really great project and a great opportunity for the City of Urbana.

Mr. Kangas brought up the quota required for public park space. The general guideline is for every 10,000 population to how many acres of park space will be needed. Ms. Tyler stated that the Urbana Park District has been very capable of meeting and exceeding those standards, which are on the order of 6 to 10 acres per 1,000 population. Mr. Kangas commented that an acre and a half would meet those standards.

Mr. Howell opened up the public hearing portion to the public who wished to speak against the proposed development.

Ruth Ann Fisher, of 1214 Lanore Drive, began by stating that she knows the neighborhood, and that Urbana is not Bloomington/Normal or Champaign. The developers should find something unique for Urbana. With 297 new homes, that would mean a lot of children. The City of Urbana needs to take a good look at the schools (possibly building a new school) and the boundaries. She stated concern with the speed limit through the proposed subdivision. Ms. Fisher feels that Smith Road will become the quick route to get to Florida Avenue. Another concern of hers is the alley. She does not like the idea of the alleys. She believes that alleys create problems such as little on-street parking and alley rage. Snow removal will not be effective in the alleys. Snowplows will pack snow against the garages. Ms. Fisher does agree with Mr. Alix's idea of handicap accessibility. Handicap visitors should be able to get to the homes without having to go down to the end of the street to be able to get to the sidewalk. She asked if homeowners would be allowed to build breezeways to the garages?

Mr. Alix commented that the alleys would be sixteen-foot wide and be one way.

Jim Cantrell, of 1504 Green Ridge, commented that this subdivision would be going in his back yard. He lives in an ideal neighborhood. He has lived there for eighteen years. He likes the neighborhood and the openness. He does not want an experiment in his back yard. He does not want an alley next to his property line. Even if they put a fence up, he does not want to look at a fence or listen to alley noise. This will attract more kids hanging out in the alleys. There is a new crime wave in the area, and he cannot get cops to come out. People are getting windows shot out, stuff stolen, and vandalism. He stated, "If this goes in, I'm getting out."

Robert Bland, of 1412 Green Ridge, agrees with a lot of what Mr. Cantrell and Ms. Fisher said. With that many homes being constructed, the City of Urbana will have to think about the schools and the possibility of overcrowding. He mentioned that he does not want to have an alley in his backyard. He does not want to sit out on his deck and look at someone's garage, garbage cans, and garbage trucks going up and down behind his house all day. This plan will take a lot of redesigning. The park needs to be bigger. We need to have someplace for the kids to go besides the alleys. The alleys are where kids are going to go to do their "dirty little deeds" and hang out. As far as the streets, the plan empties onto Florida Avenue and Smith Road. There will be a lot more traffic than what you think. Smith Road will become a main artery. There is already a lot of crime out there, and he agrees with Mr. Cantrell that they cannot get police support out there. His insurance company has paid for a lot of damage done to his vehicles. Water basins will only be able to be used during certain times of the year. There will be mosquitoes where the water will sit in the detention basin for two or three weeks at a time.

Mr. Alix commented that when something is proposed in land that hasn't been used in a long time a lot of people would come forth and tell how changes will impact their area. He wants to

make sure that the Plan Commission understands his real objection. Mr. Alix added that what the developers are planning to do is not that dramatically different. The developers are only asking to be allowed to build on smaller lots and build with fewer setbacks than what would normally be allowed.

Mr. Bland stated that he would like it if you would go with regular sized lots (no alley), then Smith Road, and then continue with the subdivision. There will be a lot of alleys emptying onto Smith Road and Florida Avenue. Smith Road will become the only through way. Mr. Alix questioned that Mr. Bland's only problem was with the alleys? Mr. Bland commented that he does not care for the alley behind his house.

Ms. Stake questioned if Mr. Bland thought it would require more police patrol? Mr. Bland stated that there are not enough police patrolling the area now. Ms. Stake asked if he had a street in front of his house and would he like an alley behind his house? Mr. Bland replied yes that he had a street in front and he objected to the alley. Ms. Tyler remarked that it would be possible to require an eight-foot fence instead of six-foot, because the goal would be for privacy. Mr. Cochran mentioned that the Zoning Ordinance allows an eight-foot fence on property lines.

Ms. Stake stated that we are talking about community and neighbors. There is a lot of neighborliness across backyards, but there would not be if there was an alley between you. Mr. Bland commented that there would be mail trucks and garbage trucks.

Mr. Bland commented that he does not have any problems with what the developers are planning to build. He thinks the homes look decent. He thinks that the design and layout of the subdivision needs to be set up different than what it is.

Mr. Alix asked if the alley were a street instead, then would Mr. Bland have the same objection? Mr. Bland replied that he would not really want to have a street either. However, he could deal with a street better than an alley with pedestrian traffic. Mr. Bland feels that the alleys will be creating more problems. No one will see the "riffraff" happening down the alley. The police department is already overwhelmed, and they just want to take reports over the phone. The alley will not get things taken care of. Ms. Tyler stated that she believes the reason for the alley being proposed behind the houses and the need for the privacy fence may relate to the requirement to put Smith Road where it is. She added that the Police Department requested security lighting in the alleys.

Mae Cox, of 1909 Easy, wants to hear about the success stories of the company that would be building this development. The developers said that it would bring in taxes, make it easy to visit with neighbors, and have less traffic. She commented that she has all those things. In regards to the crime in the Green Ridge area, both her granddaughter and her grandson have had vandalism and theft of their property. She does not have to live behind it to be concerned. The surrounding neighborhoods should not have to protect themselves from the proposed subdivision. They should have a neighborhood come in that they perfectly welcome with no fences or barriers. There is low-income housing that brings a lot of foot traffic that causes problems. The police will not come out. She feels that she has heard too many questions with no answers. She requested to hear some success stories about St. Agnes Company, Inc. and Construx of Illinois, Inc. Mr. Howell told Ms. Cox that the petitioner is taking notes and will answer questions at an appropriate time.

Teresa Huntsman, of 2304 Rainbow View, would like to know if there has been any other neighborhood like this one implemented within the last ten years? Was it successful? What are the crime statistics of that neighborhood? Or is this an experimental neighborhood? We should have some other model to look at. She believes the traffic will increase on Rainbow View because of Prairie School and the stop signs. Ms. Huntsman requested a stop sign on Rainbow View and Smith Road or to put a 3-way stop at Smith and Washington to slow traffic down. Also, there are no sidewalks on her street, which is another reason why she is concerned about the traffic. Maintenance of streetlights was never brought up. Another concern of Ms. Huntsman's is if there has been any consideration as to whether fire trucks can make the turn on the proposed streets and alleys. Another concern is guest parking. Are they just going to park along one side of the street? There are several questions that have not been answered by the developers. For example, how much would the Homeowner's Association fee be? Ms. Huntsman would like to know when Rainbow View will be open and when to expect increases in traffic.

Mr. Alix commented that there would almost have to be a stop sign where Rainbow View Drive intersects Smith Road according to traffic counts. In addition, the City of Urbana may have to put a 3-way at Smith Road and Washington if traffic counts are high enough. Mr. Gray commented that was possible. Mr. Alix stated that the turning radius was approved by the Fire Department. There are other areas of the country with the same exact type of subdivision that have been successful. They are called "neo-traditional" or "new urban developments". The general results have been good. Ms. Stake asked if those subdivisions had alleys? Ms. Tyler replied yes, alleys are a trademark. That type of subdivision tends to be higher priced. The difference with the proposed subdivision is that is a moderate price range, and it does not have all the attributes of the neo-traditional neighborhood. However, it does have a little different layout, alleys, a wider parkway, and it gets away from the garages in the front. Mr. Alix mentioned that the meeting was the second meeting. There had been a study session two weeks earlier regarding this plan case. Mr. Howell added that maintenance issues at the City of Urbana's cost have been signed off. Tax revenues from properties more than compensate Public Works to provide maintenance. Also, all streets have one side parking, and two more cars can park in the driveways without affecting the alleyway.

Mr. Alix commented that the developers would begin the first phase of construction at Florida Avenue and up to the first alley. Ms. Huntsman asked if there was a time frame for phasing? Mr. Adams responded that assuming quick approval, the developers would hope to have the infrastructure built on the first phase this fall. Homes in the first phase would be constructed in 2002. At the same time, the construction workers would be constructing the infrastructure of phase two. Rainbow View Road will probably be constructed in the year 2004. Ms. Silverman asked if a phase has to be completed and sold before construction on the next phase begins? Ms. Tyler replied that was not necessarily true. Mr. Howell stated that there is a statute of limitations on the time as to when the land is platted and the construction company breaks ground. If the developers allow time to lapse over, then the plat may expire and have to be resubmitted. The developers can develop land all at once; however, it will be at their cost.

Shirley Liggett, of 2104 East Vermont Street, commented that her family is moving to Fairway Estates. She is very excited about Fairway Estates and the way it is developing. She needs a house with one level that is affordable to her.

Ms. Liggett has several concerns, and they are:

1. Will the proposed subdivision have handicap access or be “visitable”?
2. The crime issue has not been like this until the last year. She believes it is due to the apartment complexes being built.
3. In regards to the park, would it be too much to ask of the developer to give another acre for the park?
4. Why do we have city codes to follow when building if developers are allowed to ask for special variances?
5. Another concern of hers is the building phases. If after the first phase has been completed and the developer is unsuccessful in selling the built homes, then can the developer change the second and third phases, where the park would be located, and whether or not there will even be a park? What are the legal aspects that developers have to abide by?
6. Only about eighty houses received an information packet regarding the proposed subdivision. Some neighbors did not receive a copy. Some of the neighbors who did receive a copy could not read it, because the print is too small. Everyone in the area needs to know what is going on. The article in the paper did not show the way the subdivision would be built. She feels that more time is needed to study the project.
7. The idea of having alleys is not new. She moved to the area where the lot sizes are bigger. She does not want to have alleys nearby.

Mr. Howell addressed her concern regarding the phases of construction. He stated that a developer could bring in a final plat to the City during any phase as long as there would be no substantial change to the preliminary plat. However, if the developer would decide to change things, such as taking out the park, then the whole process starts over again.

Kevin McGuire, of 2312 Country Squire, agreed with what the others had said. There will be a lot of traffic coming from the apartments. The kids in the neighborhood will congregate in the alleys. The alley will provide the place, and the proposed fence will provide the privacy for those kids to do things that they should not be doing. Mr. McGuire asked if the growth in Urbana demanded that many houses be placed into one subdivision? Why not build fewer houses on bigger lots? Another concern of his was that the value of his property would drop.

Mr. Fitzgerald stated that the developers understand and appreciate that reasonable people disagree all the time. While they respect the residents who came to the meeting and commented on the development, the developers do not necessarily share the viewpoints on the issues that the residents had raised. He commented that the very essence of neo-traditional development incorporates alleys. It is not an option to take out the alleys. However, the developers would be willing to raise the height of the barrier fence along the edge of the development that borders a pre-existing subdivision. He asked Mr. Suhadolnik to share the success of St. Agnes Company with the Plan Commission.

Mr. Suhadolnik pointed out the clippings of two newspaper articles in the Savannah Green Information Book. The Springfield, Illinois housing market was ranked the most affordable in the nation for two years in a row. He feels that his company with building 2,000 new homes in that area played a large portion in Springfield receiving the awards. The houses have to fit the



people, demographics have to be studied, and you have to build quality type homes in order for people who buy homes to appreciate what they have.

Mr. McGuire expressed his appreciation to the Plan Commission for allowing the residents to voice their concerns.

After a brief recess, Mr. Suhadolnik re-approached the Plan Commission. He commented that the developers would like to address all the concerns, but they would need five hundred acres to do this. The developers are doing the best they can with what they have. He understands the residents' concerns; however, he believes that once the Savannah Green Subdivision is built and the surrounding neighbors see who moves in, then those neighbors will be happy.

Mr. McGuire re-approached the Plan Commission. He pointed out a concern about the lighting in the alleys. How bright will they be during evening hours? How will the light affect neighbors sleeping in an adjacent lot? How high would the lights be placed? Ms. Tyler addressed an earlier concern in regards to the fire trucks being able to access the alleys. She replied that the fire trucks would be able to negotiate the turns. With respect to the security lighting in the alleys, the zoning code does require that exterior lighting be cast downwards so as to not impact neighbors.

Ms. Liggett re-approached the Plan Commission. She asked if this had to be finalized before August 1, 2001. Could there not be more community involvement? She added that the surrounding neighbors want a subdivision; however, they just do not want the alley along their property line and the way the developers are proposing Smith Road. She asked when would be the next time for the residents to discuss this publicly. Mr. Howell replied that it depended on what the Plan Commission recommended to the City Council and what the City Council voted. City Council has the final say. Ms. Tyler mentioned that the City Council would be discussing the case on Monday, June 25th. There will be a public hearing on July 2nd at 7:20 on this Annexation Agreement. Ms. Liggett asked if this meeting would be in the newspaper? Is there a way to get the word out? Ms. Tyler responded that it was on the news. Ms. Liggett asked how many people does it take to bring some closure? Every neighbor that she talked to was not happy with alleys and the density of the proposed subdivision. Ms. Tyler replied that a petition is one way that neighbors get together and communicate with City Council. Ms. Liggett asked about the street size of Smith Road? Ms. Tyler replied that is a waiver to the subdivision ordinance. A subdivision waiver is discretionary. It goes through criteria and the public expresses their views.

Ms. Liggett questioned if the developers do not get what they want, then would they not want to develop here? Mr. Howell replied that the Plan Commission does not have any control over that. The Plan Commission follows the jurisdiction of city codes, etc. and weighs the waivers and sees if they are justified. This is a land use issue, and the Plan Commission allows a lot of leniency to things that don't have a real direct and powerful impact on the decision making process. The Plan Commission is governed very strongly by law.

Ms. Liggett stated that she really wants friendly neighbors and it's not going to do that. Ms. Stake commented that there are developers who will work with the neighbors. It might be possible for the developers to have a meeting with the neighborhood to discuss the issues that are concerning all the neighbors.

Ms. Silverman addressed the issue of crime. In her opinion, it is not the responsibility of the developer, but the city. She would think the homeowners and taxpayers should speak with the City Council. The residents of that area have every right to live in a safe neighborhood. Ms. Silverman added that she would think that an up-scale subdivision would be a deterrent to crime.

Mr. Howell closed the public portion of this hearing.

Mr. Alix questioned whether the concept of the alleys that the people were getting was not what the developers had in mind. A lot of people think alleys are filled with rats, garbage, abandoned cars, and vehicles squeezing through eight-foot wide lanes. That certainly is not what the developers have in mind. Mr. Alix asked the developers to give a visual picture of their idea of what the alleys would be like. Mr. Adams replied that each alley will be a sixteen-foot wide street that is one way and paved with the same thickness as a regular street. In addition, the garages on both sides of the alley will be setback twenty-two feet from the alley. This gives room to park cars off the alley. Utilities will be underground, so there will not be any utility poles. The developers are restricting the fencing to be at the face of the garages, so the twenty-two feet will be clear. There will be sixty-feet clear from building to building with driveways on the sides. There will be a strict policy on what can go into the grass area, so it does not interfere with services. Also, there will be security lighting.

Mr. Alix asked if the developer's proposal was to build a privacy fence along the entire length of the alley on the west side? Mr. Adams replied if that is the wish of the city, then St. Agnes Company would be willing to build the fence. Mr. Alix asked if the fence would not be built, then what would the neighbors see. Mr. Adams replied that the neighbors would see bushes, trees, and utility sheds. In most cases, neighbors will not be able to see in the back yards. But where they could, the neighbors will see pretty much a traditional subdivision streetscape with pavements, fronts of garage and the back of houses.

Mr. Alix asked how close was the alley to the west property line? Mr. Adams replied about four to five feet.

Mr. Alix asked if Mr. Adams would address the issue of security in the alleys? Mr. Adams responded that the issue of crime has never come up in anything that he has read. However, across the country most of these developments are high-end developments. The new urbanism concept is more expensive to develop than a standard subdivision. It is hard to address the crime issue. Typically, crime usually occurs in unpopulated areas. By putting more houses in an area you have more eyes watching. There will be security lighting in the alleys. No style of development will solve crime issues, and this development will not cause more crime to occur.

Mr. Howell asked Mr. Gray what the reasoning was for Public Works wanting the street corner radius to be twenty-feet? Would fifteen-feet be too tight? Mr. Gray replied that to be sensitive to the type of neighborhood of the proposed development, the City would be more comfortable with a twenty-foot radius versus the twenty-five feet, which is Code. Being a little more judgmental, the City felt more comfortable with the twenty-foot radius versus the fifteen-foot for the tight turning radius. Mr. Howell asked Mr. Adams why the developers feel that a fifteen-foot turning radius was necessary. Mr. Adams replied that it was not necessary; however, it was desirable. The whole purpose of the request is to slow traffic down going around the corners.

Ms. Stake stated that she was concerned about preservation of farmland. She likes the idea regarding the houses; however she does not like the idea of covering the land with concrete. Neighboring residents should not have to deal with an alley in their backyard. Kids are not going to be allowed to play in the front or the back. She would like to have more space in the backyard for grass, flowers, and trees. Mr. Adams replied that with the preservation of agricultural land, there are two things to consider. First of all, placing the development in a sensible place. Savannah Green will be contiguous to the City of Urbana. The developers will not be leap-frogging. Second, if we are serious about conserving farmland, then we have to deal with the issue of density. If we want to preserve farmland, then we have to live with higher density. Ms. Stake stated that she does not like covering too much land with concrete. She likes the ideas that the developers have, except that there are too many streets.

Mr. Gray asked about the storm water plan. What would the percent of impervious surface be in this subdivision compared with a more conventional subdivision? Mr. Adams replied as a measure of imperviousness there is a C Factor. The higher the number, the more it is impervious. A parkland is a 0.25, and an asphalt parking lot is about a 0.95. In this development it would be a 0.55. In a typical single-family development, it could vary from 0.4 to about 0.5. Attached houses, duplexes, and low-density multiple-family are up to 0.6 or 0.7. Commercial is a 0.8 range. Mr. Gray rephrased it by saying even though it appears there will be twice as many streets; only ten percent more area will be covered. It would not be a doubling of pavement. Ms. Stake commented that she still believes that the developers do not have to have a street in front and a paved alley in back. If they want to be a "Green Company", then they should think about the farmland and the concrete they are planning to put down. Mr. Alix commented that it is a trade off of moving car traffic to the backyards, and as a result, the streets will be narrower. Ms. Stake added that she prefers the narrower streets and no alleys.

Ms. Silverman suggested that adding thirty dollars to the cost of the home to purchase the exact same garbage cans for every house would eliminate some of the concern about the looks of the alley. There should be a strict covenant about how the backyard looks and have the trashcans put in the same place.

Mr. Kangas voiced a concern in regards to the size of the lots. Forty-two feet seems pretty tight. Mr. Kangas motioned that the Amendment to the Annexation Agreement (Plan Case 1784-A-01) move forward to the City Council with recommendation of approval including the requirement of the eight-foot fence separating the alley from the neighboring residents. Ms. Silverman seconded the motion.

Ms. Stake stated that she was disappointed that the Plan Commission is not giving more time for the people that requested it. She would like to defer it until the next meeting. Since there is a motion on the floor, she will have to vote against it for that reason.

Mr. Alix commented that he does not think there are any material issues with the annexation agreement. All the annexation agreement states is that the development will be zoned R-2 and R-4. Mr. Howell added that the annexation agreement would also state that the developers have to build an eight-foot fence. Mr. Alix commented that he has a problem with the fence. He feels that if the development is planned well, then it should not be fenced off.

The roll call was as follows:

Mr. Douglas:	Yes	Ms. Stake:	No
Mr. Rank:	Yes	Ms. Silverman:	Yes
Mr. Alix:	Yes	Mr. Howell:	Yes
Mr. Kangas:	Yes	Ms. Upah-Bant:	Yes

The motion was passed.

Mr. Kangas motioned to move Plan Case 1784-S-01 Preliminary Plat of Savannah Green Subdivision forward to City Council for approval with the granting of all waivers except for the width of Smith road (leave at thirty-one feet), curb design subject to approval of Public Works, and street corner radius of twenty-feet instead of the fifteen-feet requested waiver. Mr. Rank seconded the motion.

Ms. Stake stated that she feels that the Plan Commission is being unfair to the existing neighbors. They have requested more time, and the Plan Commission has ignored them. She will vote against it.

Mr. Alix admitted that he has a problem with the alley on the west side being too close to neighboring property lines. He really likes the idea of the development, and he feels that there is a lot of creativity going into it. He hopes the developers would work with the neighbors. He does not like the solution of putting up an eight-foot fence. He suggested maybe leaving a few more feet for clearance of property lines. However, that was not a reason for him to turn against it. He believes that people are going to see a streetscape not an alley. He does not see it as an adverse impact. He is going to support it. On the issue with the radii, I think the developer made a good argument for the tighter intersections.

Ms. Silverman stated that she has a conflict with Smith Road being thirty-one feet instead of the developers' request for the twenty-five feet. She believes twenty-five feet would look good because it would look like other streets. Mr. Alix agreed that he would like to hear the City Engineer's justification for the thirty-one foot street. It would not be an additional lane.

Mr. Gray mentioned that it is important to consider Smith Road as a collector street someday in future. In the future this street will be a connector between University Avenue and Windsor Road, and it will have a lot of traffic. Therefore, Smith Road will have a higher chance for emergency vehicles going down that street and other cars can pull over to allow the emergency vehicles by. Mr. Alix asked if Smith Road could go north of Washington? Mr. Gray replied yes. Are they going to demolish Stone Creek when it will be needed to get down to Windsor Road? Mr. Gray responded that Stone Creek Boulevard is the north/south street. Mr. Alix asked if Stone Creek is considered part of the north/south path from University Avenue to Windsor Road? Mr. Gray replied yes. It will not be a major street, just a collector street. It will have higher volumes than a local street because it is being connected to University Avenue and Windsor Road. Mr. Alix asked if the traffic count goes up, then will the parking be eliminated? Mr. Gray replied that the City of Urbana does not plan to do that with a street width of thirty-one feet.

Ms. Silverman stated that now she understands and will vote for twenty-five feet width for Smith Road. As long as the streets can accommodate emergency vehicles and normal traffic, then traffic flow must be sacrificed for quality of life.

Mr. Alix asked if Smith Road is shown as a collector on the Comprehensive Plan. Ms. Tyler replied yes, and that the Comprehensive Plan was the best place to look for road destinations and extensions. Mr. Alix commented that Stone Creek was not shown as a collector street. Ms. Tyler replied that the Comprehensive Plan was amended in this area. Previously, it showed a grid system of collectors through Stone Creek. Stone Creek wanted a golf course, which created the need for a more circular road pattern, so the Comprehensive Plan was amended.

The roll call was as follows:

Mr. Douglas:	Yes	Ms. Stake:	No
Mr. Rank:	Yes	Ms. Silverman:	No
Mr. Alix:	Yes	Mr. Howell:	Yes
Mr. Kangas:	Yes	Ms. Upah-Bant:	Yes

The motion was passed for approval.

## **9. AUDIENCE PARTICIPATION**

There was none.

## **10. STAFF REPORT**

There was none.

## **11. STUDY SESSION**

There was none.

## **12. ADJOURNMENT OF MEETING**

The meeting was adjourned at 12:35 a.m.

Respectfully submitted,

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Elizabeth H. Tyler, Secretary  
Urbana Plan Commission