

August 9, 2001

## MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

**Approved**

**DATE:** Thursday, August 9, 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, Randy Kangas,  
Gerrit Knaap, Michael Pollock

**MEMBERS EXCUSED:** Joseph Rank, Bernadine Stake, Marilyn Upah-Bant

**STAFF PRESENT:** Rob Kowalski, Senior Planner

**OTHERS PRESENT:** Danielle Chynoweth, Bill Dunlap, Esther Patt,  
Harry & Marilyn Querry, Susan Taylor, Ruth  
Wyman

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

The meeting was called to order at 8:50 p.m. Roll Call was taken, and a quorum was declared present.

### 2. CHANGES TO THE AGENDA

There were none.

### 3. APPROVAL OF MINUTES

Mr. Kangas motioned to approve the minutes from the July 12<sup>th</sup> Special Joint Meeting. Mr. Douglas seconded the motion. The minutes were then approved by unanimous vote.

Mr. Kangas motioned to approve the minutes from the July 19th, 2001 meeting. Mr. Alix seconded the motion. The minutes were then approved by unanimous vote.

### 4. COMMUNICATIONS

Copy of memo from Bill Gray to Mayor Tod Satterthwaite

**5. CONTINUED PUBLIC HEARINGS**

There were none.

**6. OLD BUSINESS**

**Urbana-Champaign Sanitary District Long-Range Plan Discussion and Recommendation.**

Mr. Kowalski stated that with Ms. Tyler and Mr. Gray on vacation and with the absence of three Plan Commissioners, the Plan Commission had the options of either continuing the discussion or postponing the discussion until Ms. Tyler and the other Plan Commissioners could be present. Chairman Pollock mentioned that the Plan Commission still had time before their recommendation needed to come before the City Council. By unanimous decision, the Plan Commission decided to postpone this discussion until the August 23<sup>rd</sup> meeting.

**7. NEW PUBLIC HEARINGS**

**8. NEW BUSINESS**

**Plan Case 1790-A-01, An Amendment to an Annexation Agreement between the City of Urbana and the East Urbana Development Corporation originally approved on August 5, 1991.**

**Plan Case 1790-S-01, Revised Preliminary Plat of Beringer Commons Subdivision with requested waivers.**

Plan Cases 1790-A-01 and 1790-S-01 were discussed together since they related to the same project.

Mr. Kowalski, Senior Planner, gave the staff report. He gave a brief introduction and background regarding the description of the site and surrounding area and the land use, zoning, and Comprehensive Plan designations. Mr. Kowalski discussed the rezoning, the revised preliminary subdivision plat, and the amendment to the annexation agreement. He mentioned that since this case is a rezoning, then it must meet the LaSalle Criteria. He listed the summary of findings for Plan Case 1790-A-01 and for Plan Case 1790-S-01. He read the Plan Commission options and stated that staff recommends that the Plan Commission forward both Plan Cases 1790-A-01 and 1790-S-01 to the City Council with a recommendation of approval along with the requested waivers.

Mr. Knaap inquired as to how the City of Urbana ended up with the boundary the way it is. Mr. Kowalski replied that originally most of Beringer Commons was built in the County. When the land was annexed into the City in 1991, only a part of the subdivision was annexed in. At the time of the annexation, the lots that had already been sold were not annexed. The annexation agreement in 1991 was with the East Urbana Developmental Corporation, and not with the individual owners. There is a petition to annex those lots into the City of Urbana. Some of the owners of those lots come in voluntarily and other owners are not willing to be annexed into the City. It is a legal process and will take time, but all the lots will be annexed into the City eventually.

Bill Dunlop, associate from Daily & Associates, approached the Plan Commission. He commented that Mr. Kowalski had covered most of the items already. He mentioned that the basic geometry and design are to remain the same. The only changes are the zoning, street widths and the geometry change to Beringer Circle.

Mr. Knaap questioned why the one R-4 lot was originally located where it was? And why change it? Mr. Dunlop responded that as the developer has built out the development, he saw some changes that could make the remainder of the improvements better. He could reduce the amount of pavement and increase the green area by reducing the street widths. The developer saw a need to improve the zoning by placing all of the condos along Rutherford Drive. In addition, it provides a buffer between the commercial area and residential neighborhood.

Mr. Kangas motioned to move Plan Case 1790-A-01 and Plan Case 1790-S-01 forward to City Council with a recommendation of approval including the waivers based on the LaSalle Criteria. Mr. Alix seconded the motion. The roll call was as follows:

Mr. Alix	-	Yes	Mr. Douglas	-	Yes
Mr. Kangas	-	Yes	Mr. Knaap	-	Yes
Mr. Pollock	-	Yes			

The motion was passed by unanimous vote.

## **9. AUDIENCE PARTICIPATION**

Susan Taylor asked for clarification on Exhibit D – Future Land Use Map in regards to residential zone being shown north of Anthony Drive, where as on Exhibits A, B, and C, the residential zone is not shown. Currently, the area north of Anthony Drive is zoned agricultural, recreational and mixed. Mr. Pollock responded that Exhibit D reflects the designation in the Comprehensive Plan. The Comprehensive Plan has just started to undergo a revision.

## **10. STAFF REPORT**

Mr. Kowalski gave a staff report on:

- 1) He reported that the Lincolnwood Subdivision was approved at the last City Council meeting.
- 2) The next Plan Commission meeting will be on Thursday, August 23, 2001. The discussion on the Urbana-Champaign Sanitary District long-range plan will be continued. In addition, there will be a new proposal on projecting signs.
- 3) The next Comprehensive Plan Steering Committee meeting will be on Thursday, August 16, 2001. At the meeting, there will be discussion on the upcoming visioning workshops to be held in October and early November.
- 4) The next Downtown Plan Steering Committee meeting will be on August 28, 2001 from 4:00 pm to 6:00 pm at the Urbana Civic Center.

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Mr. Alix inquired as to the state of the Savannah Green Subdivision. Mr. Kowalski replied that Mr. Weller agreed to extend the purchase option to another week or two past the original purchase date to see if the Lincolnwood Development would be approved. The developers of Savannah Green are anxious to get started.

Mr. Alix inquired as to the state of South Ridge. Mr. Kowalski replied that staff had not heard anything in regards to South Ridge.

**11. STUDY SESSION**

There was none.

**12. ADJOURNMENT OF MEETING**

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

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Elizabeth H. Tyler, Secretary  
Urbana Plan Commission