

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: December 6, 2001

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Gerrit Knaap, Michael Pollock, Joseph Rank, Bernadine Stake, Marilyn Upah-Bant

MEMBERS EXCUSED: Christopher Alix, Alan Douglas, Randy Kangas

STAFF PRESENT: Libby Tyler, Planning Manager; Rob Kowalski, Senior Planner; Teri Hayn, Clerk-Typist

OTHERS PRESENT: April Getchius, Tom Jordan, Carl Webber

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

Chair Pollock called the meeting to order at 7:30 p.m. Roll Call was taken, and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Ms. Stake moved to approve the minutes from the November 15, 2001 meeting. Ms. Upah-Bant seconded the motion. The minutes were approved by unanimous vote.

4. COMMUNICATIONS

- City Sidewalk Construction Plan for Urbana Auto Park Subdivision.
- Agreement between the City of Urbana and Interchange Properties, LLC.
- Final Plat of Eagle Ridge of Urbana Subdivision Phase III.
- Letter from Carl Webber.

- Letter from the League of Women Voters of Champaign County.
- Proposed Central Campus District (CCD) Zoning District Comparison to B-4E and B-3U Zoning District.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

There were none.

8. NEW BUSINESS

Plan Case 1801-S-01, Request by Interchange Properties, LLC for Preliminary Plat approval of a 5-lot commercial/industrial Urbana Auto Park Subdivision at the northwest quadrant of the U.S. 45/Interstate 74 interchange.

Ms. Tyler, Planning Manager, presented the staff report. She gave an introduction and background describing the proposed preliminary plat of the Urbana Auto Park Subdivision. Ms. Tyler discussed the land use, zoning, and Comprehensive Plan designations, access, drainage, utilities, and waivers requested by the developer.

Ms. Tyler summarized the staff findings. She read the options of the Plan Commission. She stated that staff recommended that the Plan Commission forward this case to the City Council with a recommendation to approve the preliminary plat of Urbana Auto Park Subdivision, along with all of the requested waivers consistent with the Development Agreement. City staff recommended that a sidewalk be constructed along the west and north side of Anthony Drive to connect with the proposed sidewalk along O'Brien Drive and with future commercial uses to the west. In accordance with the Development Agreement, this would be at the City's expense. This sidewalk would only be built when needed. Next, Ms. Tyler mentioned that Tom Jordan, engineer for the developer, and Bill Gray, City Engineer, were present to answer any questions.

Tom Jordan, of Daily & Associates, Engineers, Inc., spoke on behalf of Interchange Properties, LLC. He mentioned that Joe O'Brien had considered other sites; however, he felt strongly about building the Auto Park Subdivision in Urbana.

Mr. Jordan appreciated Mr. Gray's hard work in creating a complex engineering design for the relocation of the intersection at U.S. 45 and Anthony Drive. Although the design may appear simplistic when drawn on a sheet of paper, the work involved, which required property acquisition, geometrics, signalization, and cooperation with the State of Illinois and Champaign County, had been a real feat.

Mr. Jordan stated that Daily & Associates, Engineers, Inc. struggled with the issue of how to economically deal with the off-site drainage going across the proposed tract. Their solution was to do a linear detention basin with the approval from Mr. Gray and Illinois Power. However, in cooperation with the architect hired by Mr. O'Brien, a better plan was devised to build two water features on either side of an entrance road that comes into the Auto Park. To collect the off-site water, the pass-through water that comes from the west side of Willow Road and the out-fall water that comes from the north side of O'Brien Drive would come down through a dry drainage way to the two water features.

Mr. Jordan commented that the location of the dealerships are a work in progress and are constantly changing. He noted that the intent was to utilize the existing Farm & Fleet building. He added that the finalization of where the dealerships will be built would be on the final plat. Therefore, he will come back before the Plan Commission in the future to request approval of the final plat.

Mr. Knaap asked if the Comprehensive Plan Steering Committee had seen a copy of this preliminary plat? He stated that he was concerned with the properties to the west of the industrial lots. Ms. Tyler responded that a lot of the IN, Industrial zoned area is restricted to airport related uses. In the annexation agreement, most likely it will be Light Industrial. Unfortunately, there is only one zoning designation of Industrial. Staff would like to create two Industrial zoning designations, and have much of this land rezoned to Light Industrial.

In regards to whether the Comprehensive Plan Steering Committee had seen the preliminary plat for this case, Ms. Tyler mentioned that the Comprehensive Plan Steering Committee had not entered the mapping phase of the Comprehensive Plan. She stated that what was before the Plan Commission at this meeting was the preliminary plat. The zoning and the Comprehensive Plan were already in place. The only decision to be made was whether the subdivision was consistent with the zoning and the Comprehensive Plan and the subdivision regulations.

Mr. Knaap inquired as to whether Mr. O'Brien owned the land, which is zoned Industrial. Mr. Jordan answered that Rudy Frasca owns the properties to the west of the Auto Park, the properties to the north of O'Brien Drive, and the properties to the west of the Farm & Fleet improvement. Mr. Knaap felt there was relevancy if more intensive commercial development would take place. Ms. Tyler replied that the reason why all the properties zoned Industrial are included in with the Auto Park Subdivision would be to allow O'Brien Drive to be constructed west to Willow Road. If anything significant were to occur on Lots 200 and 300, then the land would require replatting. Therefore, the replats would come before the Plan Commission.

Mr. Knaap asked if the right-of-way for the sidewalks would remain whether both sides of the streets were developed now or not? Ms. Tyler replied that was correct.

Ms. Stake questioned how much it would cost the City of Urbana to build the sidewalks and other improvements? Mr. Gray replied that the City of Urbana's commitment for

O'Brien Drive, the relocation of Anthony Drive, and for the improvements on Cunningham Avenue would be over \$4,000,000.00. Ms. Stake asked where the \$4,000,000.00 would come from? Mr. Gray stated that Champaign County would roughly participate with \$900,000.00, the State of Illinois would participate with about \$1,100,000, and the City of Urbana would participate with the balance of about \$2,000,000.00. Ms. Stake asked if the City's portion of \$2,000,000.00 would come out of general funds in the budget? Mr. Gray commented that the money would come out of the Capital Improvement Fund. Ms. Stake asked if the \$2,000,000.00 was in the Capital Improvement Fund or would the City of Urbana need to borrow the money? Mr. Gray stated that the City of Urbana had the money and would not have to borrow it.

Mr. Knaap questioned if using the \$2,000,000.00 would be in violation of the infrastructure policy? Mr. Gray answered that although the developer typically pays for the construction of infrastructure on undeveloped property, the City of Urbana has an agreement with Frasca, another agreement with Farm & Fleet, and a third agreement with O'Brien that the City of Urbana would build the infrastructure for this project.

Ms. Upah-Bant asked how long it would take to re-coup the \$2,000,000.00 from sales taxes, etc.? Mr. Gray commented that he was not sure.

Mr. Pollock added that the City of Urbana has been pleased to have O'Brien in Urbana, and that he felt this negotiation would allow the City of Urbana to keep O'Brien in Urbana and to be able to expand the subdivision as well as the Farm & Fleet project. It would be in the City's best interest.

Mr. Knaap moved to forward the place case to the City Council with a recommendation to approve the Preliminary Plat of Urbana Auto Park Subdivision, along with the requested waivers. Ms. Stake seconded the motion.

Mr. Knaap commented that while supporting the move of an inner-city enterprise to the periphery, the City of Urbana would need to be careful about what happens to the lot that O'Brien will vacate. Ms. Tyler responded that there has been tremendous interest in the property at University Avenue and Cunningham Avenue. There would have already been redevelopment for that site had it not been for the road improvements that would limit access to some properties that have been enjoying fuller access in the past. Once the road improvement issues have been resolved, the City of Urbana would see businesses that are good downtown businesses be built on that site.

A roll call was taken, and was as follows:

Mr. Knaap	-	Yes	Mr. Pollock	-	Yes
Mr. Rank	-	Yes	Ms. Stake	-	Yes
Ms. Upah-Bant	-	Yes			

The motion was passed by unanimous vote.

Plan Case 1807-T-01, Request by Zoning Administrator to establish a new zoning district called Campus Commercial District (CCD) and associated use and development regulations.

Plan Case 1808-M-01, Request by Zoning Administrator to rezone properties at 703 South Gregory Place, 705 South Gregory Place, 1101 West Oregon, 1103 West Oregon, and 1102 West Nevada from R-5, Medium High Density Multiple Family Residential to CCD, Campus Commercial District.

Although a vote will not be taken until the next Plan Commission meeting on December 20, 2001, Mr. Kowalski discussed these two cases together. He presented the staff report by giving a brief description of the intent of the proposed text amendment. Next, Mr. Kowalski introduced April Getchius.

Ms. Getchius commented that the purpose of the project is two-fold. The first one would be to recognize that there is a loss of tax-based services in the east campus area with the expansion of the University. The second purpose would be to provide services for that area of campus. It is a public area of the University. The intent has always been to create an urban environment. There is a significant population in that area in terms of students, staff, faculty, and residents on the east side of Lincoln Avenue. Being able to provide services and revenue to this side of the City of Urbana is what City Staff and the University of Illinois is striving for.

By creating the new zoning designation of Campus Commercial District (CCD), the University of Illinois will have some control over the standards as to how this area will be developed in terms of architecture and quality of products used to build as well as the uses allowed in this area. By requiring a special use permit for most uses, this would allow additional scrutiny from the Urbana Plan Commission, the Urbana City Council, and the Urbana community to assure that the uses and the quality of the development would compliment the vision that the University of Illinois has always had for this area.

Furthermore, Ms. Getchius stated that by virtue of a previous agreement between the City of Urbana and the University of Illinois, the University of Illinois would vacate Gregory Place for conversion into a pedestrian mall. Ultimately, there would be two phases of this development. On the west side of Gregory will be Phase I, and Phase II will be on the east side with Gregory Place as a pedestrian environment.

Ms. Getchius added that there is not a lot of land there. The footprint on the west side is only about 30,000 square feet. The University of Illinois is trying to maximize the land and the density that is there.

Ms. Getchius discussed the issue of parking. She mentioned that the parking would be typical in this area. The property where Timpones and the Canopy Club are located is currently zoned B-4, same as downtown Urbana, which requires no parking. The University of Illinois has recognized that this area would also be a highly pedestrian area, and therefore, the parking would be restricted. There will be an increase in the residential

parking. The developer will have to provide residential parking based on the ratio of .75 parking spaces per bedroom.

Mr. Knaap asked if the ratio for parking requirements meant on-site? Ms. Tyler answered that the City of Urbana does allow off-site parking within 600 feet, which needs to be dedicated to that use through some agreement.

Mr. Knaap inquired about the proposed parking deck in Exhibit A. Ms. Getchius noted that there would be a parking deck built on the east side of Gregory Place between Oregon Street and Nevada Street. Although Phase I can go forward without the parking deck, the University of Illinois will need the deck to accommodate parking for Phase II. Mr. Knaap asked if there was optional parking within 300 feet? Ms. Getchius replied that currently the property east of Gregory Place is predominantly University surface parking. This parking area along with other properties within 600 feet could be accommodating for parking. Mr. Knaap questioned whether this plan would be consistent with the proposed zoning requirements in regards to parking? Ms. Getchius noted that there is also significant parking under Krannert, which is leased out during the day to parking renters. She stated that there was a parking master plan prepared and presented to the Board of Trustees last spring. This parking deck was discussed at that time. There is recognition in a long-term plan for provision of parking on or adjacent to campus.

Ms. Stake asked if this would create more parking problems for west Urbana? Ms. Getchius responded that the planning of this has been going on for a long time, and she does not feel it would create problems. She felt that it would benefit east Lincoln Avenue. There is a restaurant and coffee shop in the proposed plans, which would be within walking distance. She believed that was why it was important to have the ability to go through a special use process or additional scrutiny, so that it would be the quality development that everyone seeks in the long term.

Mr. Pollock asked for clarification of the new zoning district. He noted that the University of Illinois owns the land and would lease it to the developer. The University will choose the developer. Where would the lack of control come from that would require a special use? Ms. Getchius answered that the University of Illinois does not own all the land. There had been discussions regarding unreviewed development. Theoretically, another proprietor could come in and use the land not to the University of Illinois' or the City of Urbana's expectations. Without the ability to review site plans and architectural plans, there would be a risk. Mr. Pollock asked if that control would not come from a non-University of Illinois property owner having to request a rezoning of their property? Ms. Getchius stated that if property is zoned like that, then a precedent would be set where that would be an appropriate zoning classification. It would be difficult to deny zoning for a same district.

Ms. Upah-Bant inquired if Ms. Getchius thought that the CCD zoning would be employed elsewhere? Ms. Getchius replied that the purpose of the CCD zoning is narrowly defined. The only other place that the CCD zoning may happen would be in the north campus area. CCD was really intended for the east campus area.

Plan Case 1809-S-01, Request by Carl Webber for Combination Preliminary/Final Plat Approval of a Replat of Phase II, Eagle Ridge of Urbana Subdivision.

Ms. Tyler, Planning Manager, gave a detailed introduction of the proposed request and a brief background. She discussed the land use, zoning, and Comprehensive Plan designations, roadway access and circulation in the vicinity of the site, drainage, and utilities. She summarized the staff findings and read the options of the Plan Commission. She also noted that this was now known as Eagle Ridge of Urbana Phase III.

Ms. Tyler stated that staff recommended that the Plan Commission forward this case to the City Council with a recommendation to approve the revised Preliminary Plat and replatted Final Plat of Eagle Ridge of Urbana, Phase II Subdivision currently known as Phase III.

Carl Webber, petitioner, mentioned that there was a statute that allows real estate tax to remain as farmland so long as the parcel that has subdivided is over ten acres. This property was less than ten acres. This proposal would allow him to pay the same real estate tax as farmland until the lots are sold.

Ms. Stake moved that the Plan Commission forward this case to the City Council with the recommendation to approve the revised Preliminary Plat and replatted Final Plat of Eagle Ridge Phase III Subdivision. Mr. Rank seconded the motion. The roll call was as follows:

Mr. Pollock	-	Yes	Mr. Rank	-	Yes
Ms. Stake	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Knaap	-	Yes			

The motion was passed by unanimous vote.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Ms. Tyler gave a staff report on the following:

- Urbana Assembly of God Special Use Permit was approved by the City Council.
- The Urbana-Champaign Sanitary District property regarding the Dog Park was also approved by the City Council with the location restriction that was discussed at the Plan Commission meeting. There was also an understanding that UCSD would have an Environmental Protection Agency permit and comply with any restrictions to prevent any coincidence of park and recreation use with sludge disposal.

➤ The next scheduled Plan Commission meeting will be held on December 20, 2001. So far there are two cases that will be public hearing, which are as follows:

1. Billboard Regulations
2. Text and Map Amendments for Campus Commercial District.

Hopefully, Mr. Kowalski will be able to give a presentation on the Downtown Plan. In addition, that will be Mr. Knaap's last meeting. He will be relocating. Therefore, staff would like to have a farewell reception.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Elizabeth H. Tyler, Secretary
Urbana Plan Commission