

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** April 7, 2005

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

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

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**MEMBERS PRESENT:** Lew Hopkins, Randy Kangas, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, Don White

**MEMBERS EXCUSED:** Laurie Goscha

**STAFF PRESENT:** Rob Kowalski, Planning Manager; Teri Andel, Planning Secretary

**OTHERS PRESENT:** David Atchley, Marcus Jones, Gabe Lewis, Anita McClain, Dennis Roberts, James Simpson, Susan Taylor, Charles Wendling

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

The meeting was called to order at 7:31 p.m., the roll call was taken, and a quorum was declared.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

Ms. Stake moved to approve the minutes from the March 17, 2005 meeting of the Plan Commission. Mr. Kangas seconded the motion. The minutes were approved by unanimous voice vote.

**4. WRITTEN COMMUNICATIONS**

There were none.

**5. CONTINUED PUBLIC HEARINGS**

There were none.

**6. OLD BUSINESS**

There was none.

**7. NEW PUBLIC HEARINGS**

**Plan Case Number 1927-M-05 – A request for a rezoning of a portion of 1607 High Cross Road/ IL Route 130 from the R-4, Medium Density Multiple-Family Residential Zoning District to the B-3, General Business Zoning District.**

Rob Kowalski, Planning Manager, presented this case to the Plan Commission. He began by describing the site and the surrounding properties noting their land uses and zoning designations. He talked about the issues of extending Florida Avenue to High Cross Road. He discussed the goals and objectives in the proposed 2005 Comprehensive Plan, stating that the proposal would be consistent with those goals and objectives. He reviewed the La Salle National Bank criteria that pertained to the rezoning request. He summarized staff findings, read the options of the Plan Commission, and presented staff's recommendation, which was as follows:

*Based on the evidence presented in the written staff report, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommended that the Plan Commission forward this case to the Urbana City Council with a recommendation for approval.*

Mr. Kowalski pointed out that the developer, Chris Creek, intended to build smaller scaled businesses on the proposed property if the rezoning request was approved by the Plan Commission and the City Council. He introduced David Atchley, who was present to speak on behalf of Mr. Creek and answer any questions that the Plan Commission may have.

Ms. Stake requested that Mr. Kowalski point out on the map where the drainage ditch was located on the property. Mr. Kowalski stated that there was a drainage ditch located on the neighboring property owned by the Pfeffer family. However, there was not a drainage ditch that ran through the proposed property. As with any development proposal, there would need to be consideration for a detention of stormwater depending on what the developer would propose to build on the site.

Mr. Kangas asked if the Plan Commission and City Council approved the proposed rezoning request, would the developer need to bring site plans, engineering and stormwater plans back to be reviewed by the City. Mr. Kowalski said yes. Those plans may or may not come before the Plan Commission. It depended on what the developer proposed.

Mr. Hopkins questioned if the proposed parcel was part of the Regional Stormwater planning for East Urbana that the City was currently involved in. Mr. Kowalski said no.

Ms. Stake wondered what type of development would not require further review of the Plan Commission and City Council. Mr. Kowalski replied that if a use would be proposed to be built that was permitted by right in the zoning district, then the owner would only need to submit their site plan to request a building permit. However, if the owner proposed to build something that was allowed in the zoning district but only with a special use permit, then the proposed development would be brought before the Plan Commission and the City Council for their approvals.

Ms. Stake commented that the Plan Commission and the City Council would be voting on the proposed case without knowing what the owner has planned for the site and without knowing anything about the drainage. Mr. Kowalski responded by saying that they would be voting on the appropriateness of the zoning for the proposed site with the understanding of what the Zoning Ordinance would allow in the proposed zoning district. He explained that they do not know anything about the drainage yet, because they do not have a site plan or development plan that had been assembled and proposed by the developer or owner. When a site plan or development plan was assembled, it would be reviewed by the City Engineer and Engineering staff. The developer and owner would then be required to provide appropriate holding areas for water and meet the City's codes.

Ms. Upah-Bant inquired about the undeveloped 14 acres to the south of the proposed site. Mr. Kowalski stated that the undeveloped 14-acre tract is owned by Chuck Wendling. The parcel is zoned R-4, Medium Density Multiple Family Residential and is inside City limits.

Ms. Upah-Bant recalled that T.K. Wendl's was planning to make some big changes this summer. Mr. Kowalski noted that the 14-acre tract was not part of T.K. Wendl's. T.K. Wendl's was recently annexed into the City within the last month, and the owner was planning to scale back some of the outdoor activities, such as the rodeos and concerts, etc. The owner was also proposing some changes to the restaurant and bar to make it more family-oriented.

Ms. Upah-Bant stated that she was trying to figure out how this would relate to the proposed retail site. Mr. Kowalski believed that the rezoning request for the proposed site would fit in more appropriately with T.K. Wendl's. T.K. Wendl's would still have outdoor sports facilities, but it would fit in better with the area and the neighborhoods around it. Because of the changes to T.K. Wendl's, the City had become more interested in annexing the property.

Mr. White clarified that the developer would build half of the Florida Avenue extension to High Cross Road. Mr. Kowalski explained that Mr. Creek would be responsible for dedication of half of the right-of-way and construction of half of the road. This did not mean that there would be half of a street built. The whole road would need to be built together. Staff was currently discussing with the developer and the Illinois Department of Transportation (IDOT) of how to get the full portion of the road could get built sooner than later. The only way to do this would be to get property from the Pfeffer family, and the Pfeffer family was not in a position to do this at this time.

Mr. White asked if the developer would be required to get a bond for the extension of Florida Avenue. How would the developer guarantee that there would actually be a road built? Mr. Kowalski replied that typically the developer would need to bond for the road.

Ms. Stake inquired if T.K. Wendl's had experienced any drainage problems on their property. Mr. Kowalski replied no, not that he was aware of.

Ms. Stake questioned how many access roads would the developer cut in along High Cross Road into the proposed property. Mr. Kowalski stated that IDOT had some pretty strict requirements for access along IL Route 130. In fact, IDOT had predetermined where they would allow access drives. They would allow for two access points for the frontage of the proposed property and the 14-acre tract. One would be in the middle of the frontage along IL Route 130, and the other would be a full intersection at Florida Avenue, which would be a signalized intersection.

Mr. White moved that the Plan Commission recommend approval of the proposed rezoning case to the Urbana City Council. Mr. Kangas seconded the motion. Roll call was as follows:

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

The motion was approved by unanimous vote. Mr. Kowalski noted that this case would be heard by the City Council on April 18, 2005.

**8. NEW BUSINESS**

There was none.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

Mr. Kowalski reported on the following:

- **2005 Comprehensive Plan Update:** He noted the changes that the City Council had proposed in addition to adopting the changes proposed by the Plan Commission. He talked about the unresolved issues, which he felt confident that the City Council would work out and vote on the plan at their next scheduled meeting.

**11. STUDY SESSION**

There was none.

April 7, 2005

**12. ADJOURNMENT OF MEETING**

Chair Pollock adjourned the meeting at 8:02 p.m.

Respectfully submitted,

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Rob Kowalski, Secretary  
Urbana Plan Commission