

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: May 21, 2009

TIME: 7:30 P.M.

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

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

MEMBERS EXCUSED: Jane Burris, Ben Grosser, Lew Hopkins

STAFF PRESENT: Jeff Engstrom, Planner I; Teri Andel, Planning Secretary

OTHERS PRESENT: Al and Arlene Anderson, Roosevelt Bender, Nina Bond, Nadine Butler, William Conner, Ryan Culton, Dana Gillan, Marcel Grant, Bishop Lloyd Gwin, Brenda Hubbard, Keisha Jackson, Marc and Shelby Johnson, Terrance and Mary Jones, Ruthann Lampkin, Berdie Lewis, Juanita Mason, LoSonia McBride, La'Rufus Mitchell, Evelyn Moore, Sheena Oatis, Elise Parsons, Darrell and Christina Poe, Perzavia Praylow, David Spence, Susan Taylor, Todd and Leah Taylor, Sheronda Williams, Delight Young

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

Chair Pollock called the meeting to order at 7:30 p.m., the roll call was taken, and a quorum was declared present. He then welcomed Dannie Otto as the newest member of the Plan Commission.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Ms. Stake moved to approve the minutes of the May 7, 2009 regular meeting as presented. Mr. White seconded the motion. The minutes were approved as presented by unanimous voice vote.

4. WRITTEN COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There was none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 2107-SU-09: A request by the Church of the Living God for a Special Use Permit to establish a church at 1701 North Carver Drive in the R-3 Zoning District.

Jeff Engstrom, Planner I, presented this case to the Plan Commission. He began with an explanation for the special use permit request and a brief history of the proposed site. He described the proposed site and the adjacent surrounding properties by noting the zoning, existing land use and future land use designation of all. He discussed the development regulations regarding site access, parking and landscaping, drainage, and setback, floor area ratio and open space ratio requirements. He reviewed the requirements for a special use permit according to Section VII-6 of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented staff's recommendation and with the following conditions:

Based on the evidence presented in the written staff report, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommends that the Plan Commission forward Plan Case No. 2107-SU-09 to the Urbana City Council with a recommendation for approval with the following conditions:

- 1. That the layout of the facility shall closely resemble the submitted Site Development Plan and attached to the written staff report as Exhibit D. Any significant deviation from the approved Site Development Plan will require an amendment to the Special Use Permit, including further review by the Urbana Plan Commission and approval by the Urbana City Council.*
- 2. That an engineered drainage plan, including proper conveyance and detention of stormwater from the site shall be prepared and constructed consistent with the requirements of the Urbana Subdivision and Land Development Code and shall be subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.*
- 3. That Federal Drive shall serve as the exclusive vehicular access to/from the site to minimize impacts upon the adjacent residential neighborhood, until such time as vehicular access from the west is developed. Vehicular access via Carver Drive and Dorie Miller Drive shall be prohibited.*

4. *That a landscape plan shall be prepared and constructed to provide screening to adjacent residential properties to the east and south, subject to the review and approval of the Urbana Zoning Administrator in consultation with the Urbana City Arborist.*

Chair Pollock asked if there had been any conditions about fencing in either of the previous two requests. Mr. Engstrom said that he does not recall reading anything about fencing, but that the prior approvals had required a landscape plan.

Ms. Stake asked if the conditions require the petitioners to save the existing trees on the site. Mr. Engstrom replied that this requirement was not in the proposed conditions.

Mr. Otto asked about Condition #5 (from the previous approval), regarding a requirement for pedestrian connectivity plan. Was a pedestrian connectivity plan going to be required this time? Mr. Engstrom clarified that Condition #1 says they must conform to site plan, which requires them to provide sidewalks as shown. Since the pedestrian connections are shown on the site plan, an additional connectivity plan is unnecessary.

Ms. Upah-Bant asked if Federal Drive is adequate for the amount of traffic that will be generated. Mr. Engstrom replied that Federal Drive is wide enough to accommodate the traffic, and that pedestrian sidewalks would help cut down on automobile traffic.

With no further questions for staff, Chair Pollock opened the hearing up for public input.

Bishop Lloyd Gwin, of 1109 North Fourth Street in Champaign, stated that he is the pastor of the Church of the Living God. He stated that they have been here before and that this will be the final request. In reference to the trees, most of the trees are quite a distance away from the proposed parking lot so they will try to keep them. They plan to beautify what is there and not take away from what currently exists.

Mr. White asked about the capital campaign to finance the new church. Bishop Gwin said they started about 10 years ago and are ready to move forward.

Mr. Fitch noted that parking requirements are based on the number of seats and that the proposed sanctuary will seat almost 1,200 people. Do they currently have that many members? If so, they should consider being televised. Bishop Gwin replied that they are on television. They currently have two services every Sunday with about 300 people per service. The proposed new building would afford the church the opportunity to grow.

David Spence, 70 Glenbrook Lane in Fisher, said that he is the designated project manager for the proposed church development. He believes this project will be an asset to the neighborhood and to the community. It will relieve a lot of congestion and parking problems at their current location. The Church of the Living God has a long history of working in the community and wants to do this project to help the youth in the area.

With no further comments from the audience, Chair Pollock closed the public input portion and opened the hearing up for Plan Commission discussion and/or motion.

Ms. Upah-Bant moved that the Plan Commission forward Plan Case No. 2107-SU-09 to the City Council with a recommendation for approval along with the conditions as recommended by City staff. Mr. White seconded the motion.

Roll call on the motion was as follows:

Mr. Fitch	-	Yes	Chair Pollock	-	Yes
Ms. Stake	-	Yes	Ms. Upah-Bant	-	Yes
Mr. White	-	Yes	Mr. Otto	-	Yes

The motion was approved by unanimous vote. Mr. Engstrom noted that this case would go before the City Council on June 1.

8. NEW BUSINESS


There was none.


9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Jeff Engstrom gave a staff report on the following:

 Sign Ordinance Text Amendment will go before the City Council on June 1.

 Rezoning of 714 West California Avenue will also go before the City Council on June 1.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Robert Myers, AICP
Secretary, Urbana Plan Commission