

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**APPROVED**

**DATE:** April 22, 2010

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

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

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**MEMBERS PRESENT:** Jane Burris, Tyler Fitch, Lew Hopkins, Michael Pollock,  
Bernadine Stake

**MEMBERS EXCUSED:** Andrew Fell, Ben Grosser, Dannie Otto, Marilyn Upah-Bant

**STAFF PRESENT:** Robert Myers, Planning Manager; Lisa Karcher, Planner II

**OTHERS PRESENT:** Thomas Bunyan, Richard Chung, Kevin McGuinness, Roger  
Meyer, Patrick Tobin

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**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**

At staff's request, Plan Case No. 2126-T-10 was forwarded to the May 6, 2010 where it will be listed on the agenda under New Public Hearings.

**3. APPROVAL OF MINUTES**

Ms. Stake moved to approve the minutes of the April 8, 2010 regular meeting as presented. Ms. Burris seconded the motion.

Chair Pollock said that he should not be shown as calling the meeting to order because he did not attend. City staff agreed to make this change. The minutes were approved as amended by unanimous voice vote.

**4. COMMUNICATIONS**

There were none.

**5. CONTINUED PUBLIC HEARINGS**

There were none.

**6. OLD BUSINESS**

There was none.

**7. NEW PUBLIC HEARINGS**

**Plan Case No. 2126-T-10: A request by the Zoning Administrator to create the East Urbana Design Review Overlay District and to adopt design guidelines for that district.**

This case was continued to the next scheduled meeting on May 6, 2010.

**8. NEW BUSINESS**

**Plan Case No. 2127-S-10: A request by Khalid Hussain to waive the sidewalk requirements of the Urbana Subdivision and Land Development Code for Wisley Inn/Super 8 Motel First Subdivision located immediately southeast of the I-74/Lincoln Avenue interchange.**

Lisa Karcher, Planner II, presented this case to the Plan Commission. She began with a brief history and description of the proposed site. She talked about the request to waive the construction of sidewalks for the proposed development. She explained that Kenyon Road is a severed segment of interstate frontage road given up by the Illinois Department of Transportation when no longer connected with Lincoln Avenue. It makes sense for the petitioner to construct connecting sidewalks to the adjacent properties as shown in the Concept Plan (Exhibit C). These adjacent properties are a restaurant, and office building, and another motel. She reviewed the criteria from Section 21-7 of the Urbana Subdivision and Land Development Code. She read the options of the Plan Commission and presented staff's recommendation, which was as follows:

*Staff recommends that the Urbana Plan Commission forward this case to the City Council with a recommendation for approval of the requested waiver from the sidewalk requirements of Section 21-37.A of the Urbana Subdivision and Land Development Code, contingent upon the construction of connecting sidewalks from the proposed Wisley Inn (Lot 12) to adjacent property to the south, east and west.*

Chair Pollock inquired as to what the orange line shown on the Concept Plan represents. Ms. Karcher explained that the orange line outlines the property boundaries. The connecting sidewalks are drawn as small squares.

Chair Pollock asked if someone staying at the Super 8 Motel wanted to eat at the Urbana Garden Restaurant, how would they get there. Ms. Karcher answered that the petitioner would be providing a connection in the parking lot with a sidewalk. For a longer walk, a person could use the sidewalk along Killarney Street and walk around to the Urbana Garden Restaurant.

Chair Pollock inquired if Wisley Inn did not get built and another business was developed on the proposed site that would make the sidewalk along the north side something that is desired, would the City be able to require it or would it be impossible to require the sidewalk once the City waives the construction of the sidewalk with the proposed project? Ms. Karcher responded that the City would not be able to require the construction of a sidewalk on the north side of the subdivision if the City Council approves the proposed waiver request.

Ms. Karcher noted that the petitioner has not yet recorded the subdivision plat because it is contingent upon them either posting a bond or completing the improvements. So the petitioner would have to post the bond and do all of the other improvements to meet the satisfaction of the engineer before that subdivision would be recorded. However, it could be developed with a different use.

Chair Pollock wondered why Kenyon Road was even constructed. Ms. Karcher stated that in the early 1990s, the Illinois Department of Transportation improved Interstate 74. Kenyon Road before then continued to the west of Lincoln Avenue and served as a frontage road to Interstate 74. When IDOT improved the ramp from Lincoln Avenue onto Interstate 74, IDOT severed Kenyon Road's connection with Lincoln Avenue, abandoned the frontage road concept, and gave this segment of Kenyon Road right-of-way to the City of Urbana.

Chair Pollock asked if the property was subdivided and two different companies owned the two lots. If one property owner got angry with the other property owner, would they be able to construct a fence to keep people from crossing their property? Or is there some type of easement that is being provided that would keep this from happening? Ms. Karcher said that an easement is not being proposed. With part of the redesign, the two properties will be sharing two parking spaces, so they would be required to have an agreement to always provide two parking spaces for the use of the neighboring property, but a formal cross access easement is not being proposed.

Mr. Hopkins wanted clarification about the two shared parking spaces. Ms. Karcher said that the Super 8 Motel site has excess parking spaces. The City allows developments to share available parking on adjacent properties, so Wisley Inn will be able to use two parking spaces that are available at the Super 8 Motel site. However, if Super 8 Motel did not have excess parking, then Wisley Inn would not be allowed to count any of Super 8 Motel's parking spaces toward Wisley Inn's minimum requirement.

Mr. Hopkins stated that this requires the parking lots to be joined which prevents the construction of a fence that Chair Pollock was concerned about. Correct? Ms. Karcher noted that she is not sure that the City's regulations require the two lots to be joined by a driveway, but certainly a sidewalk at a minimum.

Chair Pollock inquired if Wisley Inn would meet the requirements for parking spaces without these two extra spaces. Ms. Karcher replied that it would not.

Mr. Hopkins wondered if the Plan Commission could require that the parking lots be connected. Ms. Karcher said yes, as a condition of granting the subdivision plat waiver.

With no further questions for City Staff, Chair Pollock asked if anyone in the audience had any comments or questions about this agenda item. There was none so Chair Pollock asked the Plan Commission for any discussion or a motion.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2127-S-10 to the Urbana City Council with a recommendation for approval and with the added requirement that the two parking lots be connected by a driveway in order to legally count the two extra parking spaces for Wisley Inn. Mr. Fitch seconded the motion. Roll call on the motion was as followed:

Ms. Burris	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes			

The motion was passed by unanimous vote.

Ms. Karcher pointed out that this case would go before City Council on Monday, May 3.

**9. AUDIENCE PARTICIPATION**

There was none.

**10. STAFF REPORT**

Mr. Myers reported on the following:

- ✚ University Avenue Corridor Plan is currently being reviewed by the Urbana City Council. They will review and discuss it more at the Committee of the Whole meeting that is scheduled for Monday, April 26, 2010.

Ms. Karcher reported on the following:

- ✚ First Community Wide Bike-To-Work Day is scheduled for Tuesday, May 4. It is hosted by the Champaign County Bikes, the City of Champaign, City of Urbana, University of Illinois, Savoy and MTD. They are encouraging people to bike to work. Anyone interested please register at [www.champaigncountybikes.org](http://www.champaigncountybikes.org). A T-shirt will be given to the first 500 who register, and there will also be door prizes given away. There will be four bike stations located in different places throughout the community on May 4. Refreshments will be provided, and someone will be available to look over your bike and provide advice on how to tune it or any repairs that you might need to have done to it. The above website will provide a map to help you plan the best and safest route to work.

**11. STUDY SESSION**

There was none.

**12. ADJOURNMENT OF MEETING**

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

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Robert Myers, AICP, Secretary  
Urbana Plan Commission