

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: May 8, 2014

TIME: 7:30 P.M.

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

MEMBER PRESENT: Carey Hawkins-Ash, Andrew Fell, Tyler Fitch, Lew Hopkins, Bernadine Stake

MEMBERS EXCUSED: Maria Byndom, Dannie Otto, Marilyn Upah-Bant

STAFF PRESENT: Jeff Engstrom, Planner II; Teri Andel, Planning Administrative Assistant

OTHERS PRESENT: Don Adams, Dennis Dayton, Robert Dayton, Carol McKusick, Ron Perera

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

Chair Fitch called the meeting to order at 7:34 p.m. The roll was called, and he declared that there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Ash moved that the Plan Commission approve the minutes of the March 6, 2014 meeting as presented. Mr. Hopkins seconded the motion. The minutes were then approved unanimously by the Plan Commission members.

4. COMMUNICATIONS

There were none.

Mr. Fitch inquired about two cases (Plan Case No. 2223-CP-14 and Plan Case No. 2220-S-13) that were previously continued and have since been removed from the agenda. Mr. Engstrom

explained that due to timing, Plan Case No. 2223-CP-14 was removed from the agenda. City staff will repost a legal ad for this case when the Champaign County staff is ready to move forward. With regards to Plan Case No. 2220-S-13, the petitioner, Marcus Harris, and his engineer are revising their plans and will bring a new preliminary and final plat to the Plan Commission in the future.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 2232-SU-14: A request by Bainbridge Communities Acquisition II, LLC, for re-approval of a Special Use Permit to construct Multi-Family Residential dwellings at 1008, 1010 and 1012 West University Avenue and 508 North Goodwin Avenue in the B-3, General Business Zoning District.

Chair Fitch opened this case and summarized the procedure for a public hearing. Jeff Engstrom, Planner II, presented this case to the Plan Commission. He explained that the reason why the petitioner needs re-approval of the Special Use Permit that was granted in 2012 is because it expired since Bainbridge could not move forward and get a building permit within the required one year time frame. He briefly described the proposed development and any modifications that are being proposed from what was previously approved. He described the proposed site as well as the surrounding properties by noting the existing zoning, current land uses and future land use designations for each. He reviewed the goals and objectives of the Comprehensive Plan that relate to the proposed special use permit. He discussed the development regulations with regards to building height, FAR and OSR, setbacks, access and parking. He explained the requirements for a special use permit according to Section VII-4.A of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented staff's recommendation. He stated that Ron Perera, of Bainbridge, and Don Adams, of the Farnsworth Group, were present at the hearing.

Chair Fitch asked if the Plan Commission had any questions for City staff.

Mr. Fell asked if there are any permitted business uses that may require more parking than what the petitioner is planning to provide. Mr. Engstrom replied that City staff calculated the number of required parking spaces by assuming the commercial area would be half retail space and half restaurant use. If a use requires more than the fourteen parking spaces that will be located off University Avenue, then they could use the eleven additional parking spaces in the parking deck.

Ms. Stake asked if City staff heard any comments from the neighboring property owners. Mr. Engstrom stated that City staff sent out notices to the property owners and residents within 250 feet of the proposed site. He received one comment from the former Odman-Hecker property stating that he was waiting for the project to proceed.

There were no further questions for City staff. Chair Fitch opened the hearing up for public comment and/or questions and invited the petitioner to speak.

Ron Perera, representative for Bainbridge Communities Acquisition II, LLC, stated that he was available to answer any questions that the Plan Commission may have. He mentioned that Don Adams with Farnsworth Group was also available.

Ms. Stake asked if the proposed housing development would target students. Will the units be affordable for the students? Mr. Perera said that they would primarily be targeting students. They are planning a mixture of units in the building, so they have penciled in the rents to be in line with some of the other newer projects in the area. Mr. Engstrom explained the cycle of housing around the University of Illinois. New units are more expensive and the other older units become less expensive. He added that there have been a lot of newer units being developed on the Champaign side, so it would be nice to see a new development in Urbana that would provide a better tax base for us.

Mr. Fell asked Mr. Perera to review the differences between the proposed application and the Special Use Permit that was previously granted in 2012. Mr. Perera replied that due to the escalating construction costs, they removed some unnecessary features, which are as follows: 1) the lighthouse feature on top of the building, 2) an industrial-looking sign, 3) reduced the number of parking spaces and 4) revised the unit mix to provide more four-bedroom/four-bath units and less of the more expensive one-bedroom/two-bath units. There will be 15 less units, but 15 more bedrooms.

Mr. Ash inquired what delayed the project. Mr. Perera answered that the rise in construction costs caused the delay. When they first submitted the application in 2012, they budgeted the construction costs to be \$30,500,000.00. Today, there budget is \$36,000,000.00, so they have had to rework the project a little.

Mr. Ash questioned when they plan to open their doors. Mr. Perera answered that they plan to start construction within the next 60 days and have allowed a two-year window for construction. They plan to open in the fall of 2016.

There was no further audience input, so Chair Fitch closed the audience input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Mr. Fell moved that the Plan Commission forward Plan Case No. 2232-SU-14 to the City Council with a recommendation for approval along with the conditions as recommended by City staff. Mr. Hopkins seconded the motion. With there being no discussion on the motion, roll call was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Ms. Stake	-	Yes
Mr. Ash	-	Yes			

The motion passed by unanimous vote. Mr. Engstrom noted that this case would be forwarded to City Council on May 19, 2014.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

Carol McKusick, of 1907 North Cunningham Avenue, stated the following:

- She believes that the Plan Commission By-Laws are in violation of her interpretation of the State of Illinois' Open Meeting Act with regards to cancelling meetings. She feels that meetings should be held even when there are not any cases to be reviewed and heard to allow the public an opportunity to make comments.
- She suggested that there should be a period of review of the by-laws with an opening date and a closing date on the schedule of regular meetings to allow people time to submit their amendments. Mr. Fitch stated that the Plan Commission began reviewing the by-laws, but City staff dwindled down to Mr. Engstrom. The City is in the process of hiring more Planning staff, and the Plan Commission will resume reviewing the by-laws soon. Public input will be valuable in making any amendments.

10. STAFF REPORT

Mr. Engstrom reported on the following:

- Soccer Planet Rezoning and Subdivision were approved by the City Council.
- Annual Review of the Official Zoning Map was adopted by the City Council.
- Case No. CCZBA-768-AT-13 - A resolution of protest regarding Heliport/Restricted Landing Areas was defeated by the City Council as recommended by the Plan Commission.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Elizabeth H. Tyler, FAICP, Secretary
Urbana Plan Commission