

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: May 21, 2015

TIME: 7:30 P.M.

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

MEMBER PRESENT: Andrew Fell, Tyler Fitch, Lew Hopkins, Christopher Stohr

MEMBERS ABSENT: Corey Buttry, Maria Byndom, Dannie Otto, David Trail

STAFF PRESENT: Lorrie Pearson, Planning Manager; Kevin Garcia, Planner II; Teri Andel, Planning Secretary

OTHERS PRESENT: Bryan Johns, Fred Lux, James Merz, Ramu Ramachandran, Deb Reardanz, Dick Sinnott

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

Chair Fitch called the meeting to order at 7:34 p.m. Roll call was taken and there was not a quorum of the members present, so no action could be taken on any item.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

There was no quorum, so Chair Fitch continued the minutes to the June 4, 2015 meeting.

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. 2256-PUD-15 and Plan Case No. 2257-PUD-15 – A request by Clark-Lindsey Village, Inc. for a Preliminary and Final approval of a residential mixed-use Planned Unit Development at 101 West Windsor Road in the City’s R-3, Single and Two-Family Residential Zoning District.

Chair Fitch opened the public hearing for these items on the agenda together. Kevin Garcia, Planner II, presented one staff report for both cases to the Plan Commission. He began by explaining the purpose for the proposed requests and by giving a brief history on the subject property. He described the property and the surrounding adjacent properties by noting the zoning, current land uses and future land use designations of each. He reviewed the goals and objectives of the Urbana Comprehensive Plan that support the proposed residential mixed-use planned unit developments (PUD). He referred to the Site Plan, which is one of the attachments included in Exhibit D/E, to show where the pool, future office and dining additions, and the Green House expansions would be located on the planned unit development layout. He mentioned that the elevations are shown in attachments also included in Exhibit D/E. He talked about the waivers that the applicant is requesting as part of the proposed planned unit development. He reviewed the goals and criteria in Section XIII-3 of the Urbana Zoning Ordinance that pertains to the proposed PUD requests. He read the options of the Plan Commission and presented City staff’s recommendation for approval. He pointed out that representatives for the applicant were present to answer any questions the Plan Commission may have.

Chair Fitch asked if the Plan Commission members had any questions for City staff. There were none. He outlined the procedures for a public hearing. He, then, opened the hearing up for public input.

Deb Reardanz, President of Clark-Lindsey Village, conveyed how important these projects were to making steps in meeting their goals and mission. First, the pool project, which includes fitness areas and expanded therapy, will provide a clear connection to their commitment in wellness of older adults. The small green houses are new models that are being introduced throughout the nation and will enhance the offerings on the Clark-Lindsey Village. She introduced her team: Ramu Ramachandran, Rick Sinnott, Fred Lux and Bryan Johns.

With no further input from the audience, Chair Fitch closed the public input portion of the hearing. He opened it up for Plan Commission discussion. There was none. Chair Fitch continued Plan Case No. 2256-PUD-15 and Plan Case No. 2257-PUD-15 to the June 4, 2015 meeting of the Plan Commission.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Chair Fitch asked about the Boneyard Creekway document that he received in the mail. Ms. Pearson stated that it was for notification only.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Lorrie Pearson, Secretary
Urbana Plan Commission