

CITY OF URBANA
Monday, October 1, 2001

The City Council of the City of Urbana, Illinois met in regular session at 7:30 p.m., Monday, October 1, 2001 in the Urbana City Council Chambers at 400 South Vine Street.

There being a quorum, Mayor Satterthwaite called the meeting to order at 7:32 p.m.

Present at the meeting were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan and Wyman 7; absent: none.

Also present were Staff Members: Police Chief Eddie Adair, City Attorney Steve Holz, Public Works Director Bill Gray, Grants Management Division Manager Bob Grewe, Fire Chief Rex Mundt, Planner Tim Ross, Assistant City Planner Libby Tyler, and Chief Executive Officer Bruce Walden.

MINUTES OF PREVIOUS MEETING

Alderman Patt moved to approve the minutes of the September 18, 2001 Urbana City Council Meeting. The motion was seconded by Alderman Wyman and carried by a voice vote.

ADDITIONS TO THE AGENDA

Mayor Satterthwaite requested that establishing a fee for right-of-way be added to the discussion at the **Closed Session**. There were no objections.

PETITIONS AND COMMUNICATIONS

The following people were present to address the Council in support of the proposed Carle Guesthouse: Mark Musselman, 802 W. University, Sharon Aschinger, 902 Westfield, Champaign, Napoleon Knight, 611 W. Park, Richard Harvey, 403 Indiana Avenue, Lynne Barnes, 506 Sunnycrest, and Alice McLaughlin, 202 E. Mumford. Pat Johnson, 105 Meadow Drive, did not speak but expressed her support for the Guesthouse. Mike Doyle, 411 W. Park, expressed support for the Guesthouse and expressed concerns that it pits forces of the community against each other.

David Monk, 115 North Market, addressed the Committee regarding a Light Rails system of transportation.

Alderman Whelan addressed the Council to present a petition signed by 400 people in his Ward that states their opposition to a gas station/convenience store with a liquor license that proposed to be built in Ward 6. Alderman Whelan requested that the issue be on the agenda of the October 8, 2001 Committee of the Whole Meeting.

Alderwoman Wyman addressed the Council regarding a report that was received from the Human Relations Commission that was in the packet of Council Members and requested that the issue of employment be put on the agenda of the October 8, 2001 Committee of the Whole Meeting.

OLD BUSINESS

Public Works Director Bill Gray presented the **CATS Update/Status Report**. (See Interim Report on Campus Area Transportation Study, Phase II From the Technical Advisory Committee Prepared August 31, 2001.)

REPORTS OF STANDING COMMITTEES

Committee of the Whole

Alderwoman Huth moved to approve **Ordinance No. 2001-09-112: An Ordinance Annexing Certain Territory to the City of Urbana (Frasca Tracts)**. The motion was seconded by Alderwoman Wyman and carried 7-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, and Wyman – 7; voting nay: none.

Alderwoman Huth moved to approve **Ordinance No. 2001-09-114: An Ordinance Revising the Annual Budget Ordinance (Get the Lead Out)**. The motion was seconded by Alderwoman

Wyman and carried 8-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman, and Mayor Satterthwaite – 8; voting nay: none.

Alderwoman Huth moved to approve **Ordinance No. 2001-09-115: An Ordinance Revising the Annual Budget Ordinance (CD Sink Fund)**. The motion was seconded by Alderwoman Wyman and carried 8-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman, and Mayor Satterthwaite – 8; voting nay: none.

Alderwoman Huth moved to approve **Ordinance No. 2001-09-116: An Ordinance Approving a Final Subdivision Plat (Beringer Commons Subdivision Section 4 – Plan Case No. 1790-S-01)**. The motion was seconded by Alderwoman Patt and carried 7-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, and Wyman – 7; voting nay: none.

Alderwoman Huth moved to approve **Ordinance No. 2001-09-113: An Ordinance Authorizing the Establishment of Tax Increment Financing “Interested Persons” Registries and Adopting Registration Rules for Such Registries**. The motion was seconded by Alderwoman Wyman and carried 7-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, and Wyman – 7; voting nay: none.

The next regularly scheduled meeting of the Committee of the Whole will be at 7:30 p.m., Monday, October 8, 2001, in the Urbana City Council Chambers at 400 South Vine Street, Urbana, Illinois.

REPORTS OF SPECIAL COMMITTEES

There were none.

REPORTS OF OFFICERS

There were none.

NEW BUSINESS

Assistant City Planner Libby Tyler presented staff report on **Ordinance No. 2001-10-117: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Related to Definitions of Medical-Related Use and Medical Institutional Campus (MIC) Special District and the Expansion of the MIC Special District to Include Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler Avenue for the Purposes of Development of a Proposed Guest House for Patient Families/Support Members – Plan Case No. 1792-T-01)** and **Ordinance No. 2001-10-118: An Ordinance Amending a Development Agreement With Carle Foundation (Related to the Demolition and Replacement of a Structure at 809 North Orchard Street, and the Addition of Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler Avenue to the Medical Institutional Campus Zoning District for Purposes of Development as a Proposed Guest House for Patient Families/Support Members)**.

In part, the purpose of these ordinances is:

1. To allow a 12 room Guest House for patient families and support members, at the northwest intersection of Church and Orchard Streets and allow the demolition of the house at 809 N. Orchard Street in order to build a 2-3 bedroom handicapped-accessible “visitable” home.
2. To amend portions of the Zoning Ordinances related to the expansion of the Medical Institutional Campus (MIC) Special District to include a proposed Guest House for patients’ visitors.
3. Proposed Amendments to the Development Agreement Between the City and Carle Foundation related to the expansion of the MIC Special District and permitted demolitions outside the MIC.

Staff recommends approval of the ordinances.

Mayor Satterthwaite declared a five-minute recess at 9:07 p.m. The Council reconvened at 9:15 p.m., with all Members previously in attendance still present.

Tom Ols, Vice President of Operations, Ann Talbott, Immediate Past President, Carle Foundation Hospital Auxiliary, and Joan Garretson, President, Carle Foundation Auxiliary, presented proposed Amendments to the 1995 Carle/Urbana Development Agreement (see attached copy) and requested Council support for the plans to build the Guest House as presented in the ordinances mentioned above.

Bob Leach, representing United Citizens and Neighbors (UCAN), presented UCAN's position on Carle's request for changes to the 1995 Development Agreement between Carle and the City of Urbana:

1. UCAN supports Carle Foundation and Carle Auxiliary building a Guest House for Patient Families/Support Members.
2. UCAN believe that tearing down affordable housing north of Church Street is not necessary. UCAN supports maintaining the stock of affordable housing, neighborhood preservation and in-fill development. Therefore the cost to the neighborhood of locating the Guest House north of Church Street is too high.
3. UCAN supports the demolition of the existing house at 809 North Orchard Street for replacement with a new "visitable" house.
4. UCAN believes that rezoning of any properties north of Church Street is not necessary.
5. UCAN supports changing the definition of Medical Institutional Campus to include a Guest House to allow Carle to build a Guest House in their existing Medical Institutional Campus area.

Following debate, Alderman Whelan moved to approve **Ordinance No. 2001-10-117: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Related to Definitions of Medical-Related Use and Medical Institutional Campus (MIC) Special District and the Expansion of the MIC Special District to Include Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler Avenue for the Purposes of Development of a Proposed Guest House for Patient**

Families/Support Members – Plan Case No. 1792-T-01) and Ordinance No. 2001-10-118: An Ordinance Amending a Development Agreement With Carle Foundation (Related to the Demolition and Replacement of a Structure at 809 North Orchard Street, and the Addition of Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler Avenue to the Medical Institutional Campus Zoning District for Purposes of Development as a Proposed Guest House for Patient Families/Support Members). The motion was seconded by Alderwoman Patt.

Following further debate, Alderwoman Chynoweth moved to defer the ordinances until the next Council Meeting on October 15, 2001. The motion was seconded by Alderman Hayes.

Chief Administrative Officer Bruce Walden presented staff report on **Ordinance No. 2001-10-119: An Ordinance Authorizing the Mayor to Execute a Contract for the Sale of Real Estate (Tepper and Gwinn).** This is a contract for the purchase of real estate. The property is located at 209 and 211 West Elm Street in Urbana. This property is commonly known as the Tepper Gwinn Law Offices and is adjacent to the Urbana Free Library. It has been the policy of the Library Board and the City, that when properties within the Library block come up for voluntary sale, the City working in conjunction with the Library would attempt to negotiate an acquisition of the property. That is the case with this property. Also accompanying this Ordinance is a Budget Amendment.

Alderwoman Huth moved to approve **Ordinance No. 2001-10-119: An Ordinance Authorizing the Major to Execute a Contract for the Sale of Real Estate (Tepper and Gwinn).** The motion was seconded by Alderwoman Wyman and carried 7-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, and Wyman – 7; voting nay: none.

Alderwoman Patt moved to approve **Ordinance No. 2001-10-120: And Ordinance Revising the Annual Budget Ordinance (Tepper Property Acquisition).** The motion was seconded by

Alderman Chynoweth and carried 8-0 by roll call vote. Voting aye were Members of the Council:

Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman, and Mayor Satterthwaite – 8; voting nay: none.

Assistant City Attorney Steve Holz presented staff report on **Ordinance No. 2001-10-121: An Ordinance Authorizing the Mayor to Execute an Agreement With Local #1147 of the International Association of Fire Fighters** stated that the 54 page agreement that goes along with the ordinance is on file in the City Clerk's office for review. Mr. Holz reviewed the changes in the agreement.

Alderman Hayes moved approval of **Ordinance No. 2001-10-121: An Ordinance Authorizing the Mayor to Execute an Agreement With Local #1147 of the International Association of Fire Fighters**. The motion was seconded by Alderman Wyman and carried 7-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, and Wyman – 7; voting nay: none.

Mayor Satterthwaite presented staff report on **Ordinance No. 2001-10-122: An Ordinance to Correct a Typographical Error** and **Ordinance No. 2001-10-123: An Ordinance Vacating Portions of Four Alleys** stating that this is a cleanup of an agreement the City has with the University of Illinois. Some of the language vacating some of the alleys wasn't as clear as it might have been. The first ordinance appeals the existing language and the second ordinance puts in place the language as clarified.

Alderman Patt moved to approve **Ordinance No. 2001-10-122: An Ordinance to Correct a Typographical Error**. The motion was seconded by Alderman Wyman and carried 7-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, and Wyman – 7; voting nay: none.

Alderman Chynoweth moved to approve **Ordinance No. 2001-10-123: An Ordinance Vacating Portions of Four Alleys**. The motion was seconded by Alderman Wyman and carried 7-0 by

roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, and Wyman – 7; voting nay: none.

Alderwoman Chynoweth moved to enter into **Closed Session** for the purpose of discussing Pending Litigation and Establishing a Fee for Right-of-Way. The motion was seconded by Alderwoman Wyman and carried 7-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, and Wyman; voting nay: none.

The Council entered into closed session at 10:40 p.m. and reconvened at 11:05 p.m. with all Members previously in attendance still present.

ADJOURNMENT

There being no further business to come before the Council, Mayor Satterthwaite declared the meeting adjourned at 11:10 p.m.

Tod Satterthwaite
Mayor

Phyllis D. Clark, City Clerk

Minutes approved: October 15, 2001