

URBANA CITY COUNCIL MEETING
TUESDAY, JANUARY 3, 1995

The City Council of the City of Urbana, Illinois met in regular session at 7:32 p.m., Tuesday, January 3, 1995 in the Council Chambers of the Urbana City Building.

Present at the meeting were Members of the Council: Hayes, Patt, Pollock, Ryan, Taylor, and Whelan - 6; absent - Singer - 1.

There being a quorum, the meeting was called to order at 7:30 p.m. by Mayor Satterthwaite.

MINUTES OF PREVIOUS MEETING

Aldерwoman Patt moved to approve the minutes of the December 19, 1994 regular meeting. The motion was seconded by Alderman Taylor. Alderman Taylor moved to amend the minutes by adding to page 5, directly under the title An Ordinance Approving And Authorizing The Execution Of An Annexation Agreement (Atkins-Douglas-Meijer Annexation Agreement (Plan Case 1554-A-94)),

"Alderman Taylor moved to adopt An Ordinance Approving And Authorizing The Execution Of An Annexation Agreement (Atkins-Douglas-Meijer Annexation Agreement) (Plan Case 1554-A-94). The motion was seconded by Aldерwoman Patt." The motion was seconded by Aldерwoman Patt. Approval of the minutes, as amended, carried by a voice vote.

ADDITIONS TO THE AGENDA

Mayor Satterthwaite recommended that item H.1 An Ordinance Authorizing An Amendment To The Zoning Ordinance To Allow

Temporary Signs (Plan Case 1548-P-44) be removed from the agenda.

There were no objections.

Alderman Taylor requested, that in the absence of Alderman Singer, the Rules Committee meeting scheduled immediately following this Council meeting be canceled. There were no objections.

PETITIONS AND COMMUNICATIONS

The following people addressed the Council in opposition to adopting An Ordinance Approving And Authorizing The Execution Of An Annexation Agreement (Atkins-Douglas-Meijer Annexation Agreement) (Plan Case 1554-A-94) at this meeting:

Rich Warren	3201 S. High Cross Road
Theryl Neidland	1813 E. Ridge Park Drive
Crystal Radnitzer	3210 Baronry
David L. Samet	2913 Susan Stone Drive
Michael J. Clarke	2705 Myra Ridge Drive
Carol Mahar	1611 Beckman Court
Joe Koronkowski	1813 Ridge Park Drive
Marilyn Pollard	2701 Myra Ridge Drive
Michael Faiman	3210 Chatham
Andrew Belmont	1506 Trails Avenue
Jim Dressen	2707 Susan Stone Drive
Carol Menaker	2803 Myra Ridge Drive
Kathleen Schore	2807 Susan Stone Drive
Linda Applequist	204 Pell Circle
Michael Langendorf	1508 Trails
Dixie Smith Jackson	109 E. Mumford Drive
Michelle Johnson	508 W. Elm Street, #5
Mary Kruse	2210 Combes Street
Paul Lucas	1607 Beckman
Janice Williams	2508 Pond

Garcia Zabala, 501 E. Mumford Drive, did not speak but expressed her opposition to the ordinance.

The following people addressed the Council in support of An Ordinance Approving And Authorizing The Execution Of An

Annexation Agreement (Atkins-Douglas-Meijer Annexation Agreement)

(Plan Case 1554-A-94):

Allen Strong	2004 Willow Road
Jack Wilson	1004 East Michigan
Raymond Norton	3203 Baronry Drive
Paula Strong	2004 Willow
Bill Adams	1803 Jean Lee Court

Earl O'Shea, 606A South Glover, addressed the Council on the topic of better government.

Alderman Hayes stated that it has been a pleasure for him to serve on the Fire Chief Search Committee. There were more than 65 applications for the position and last week the search was narrowed to three. Hopefully within the next few weeks the interviewing process will progress and there will be an announcement by the end of the month.

Alderman Whelan stated that he had requested that his solid waste resolution be put on the agenda of the last meeting of the Committee on Administration and Finance. He was told that it was left off by an oversight. There was no report on this solid waste resolution in the newspaper. Alderman Whelan requested that his resolution be put on the agenda of the January 9, 1995 meeting of the Committee on Administration and Finance.

OLD BUSINESS

Mayor Satterthwaite stated that An Ordinance Approving And Authorizing The Execution Of An Annexation Agreement (Atkins-Douglas-Meijer Annexation Agreement) (Plan Case 1554-A-94) was on

the floor from the previous meeting.

Community Development Director/City Planner April Getchius stated that included in the packet was a memo summarizing answers to questions raised at the last meeting. Please note that the developer has agreed to pay fifty percent of the costs for the installation of a traffic signal at Myra Ridge Drive and Windsor Road, not to exceed \$25,000.

In addition, changes to the proposed agreement are as follow:

1. An expansion of the owners names. Beyond Edwin Douglas, there are other members of the family technically owners that need to be included.

2. The agreement includes the requirement that the Atkins group participate in the installation of a signal light at Myra Ridge and Windsor Road.

3. The City has included a clause, at the request of the Douglas' attorney, that states that if Atkins does not proceed with this development, Douglas is not required to fulfill the obligations that Atkins has agreed to under this situation.

Ms. Getchius further stated that there is a full size site plan included with Council packets that illustrates in greater detail the proposed site plan for the Meijer Development and a landscape plan that illustrates all of the species that will be included. The plan illustrates the convenience store being shifted slightly to be at an angle rather than facing due west.

In addition, the site plan shows the changes to the driveways that will now be right in, right out only on the eastern most and western most driveways along Windsor Road.

Following debate regarding traffic control and the possible addition of traffic signals, the impact of this development on Rose Farm, the landscaping around the development, and the location of the water tower, Public Works Director William Gray discussed the drainage problems stating that the City is to be covered as additional insureds by the liability policies that the Atkins groups is required to procure as a part of this project.

In response to Alderman Taylor's question regarding other development in this area, Ms. Getchius stated that there have been no other serious inquiries to develop in this area.

In response to a question from Mayor Satterthwaite regarding the effect the Meijers development would have on other service departments, Chief Administrative Officer Bruce Walden stated that there have been studies done by City Planning staff looking at what service costs are for developments. The Fire and Police Departments have reviewed the developments and determined that this development will not have an impact on these departments in terms of staff and equipment. The same is true for the Public Works Department.

Mayor Satterthwaite inquired of Alderman Taylor and Alderwoman Patt, as mover and seconder, if a friendly amendment to substitute the agreement presented tonight for what was moved at

the previous meeting is acceptable. There were no objections.

Alderman Pollock moved an amendment to Section 5.1 Site Plan, Exhibit E to remove the dotted line, future parking, on both of the green areas fronting on Windsor Road. The motion was seconded by Alderman Whelan and carried by a voice vote.

Alderman Whelan moved to amend the agreement by adding that a traffic signal be installed at Myra Ridge Drive before the Meijer project begins development. The motion was seconded by Alderman Pollock.

Following debate, Alderman Pollock moved a friendly amendment to include the traffic signal as a part of the widening of Windsor Road to Myra Ridge intersection. This was acceptable to the mover.

Following debate, Alderman Whelan moved that the traffic signal at Myra Ridge Drive be installed during the construction of the road that goes to the condominiums as well as the construction project, that includes the widening of Windsor Road and the road that goes into the development of the condominiums, as the traffic warrants.

Alderman Taylor moved a friendly amendment which is to clarify that when the City Engineer determines that said signal is warranted. This was acceptable to the mover and seconder.

Following debate, the motion, as amended, carried by a voice vote.

Alderman Whelan moved to amend the agreement to state

that the entry into the parking lot on Scovill Drive be eliminated.

The motion was seconded by Alderman Taylor.

Following debate, Alderman Pollock moved to suspend the rules to allow Alderman Whelan to speak further to the issue. The motion was seconded by Alderman Taylor and carried with no objections.

Mayor Pro Tem Pollock took the Chair and Mayor Satterthwaite entered debate. Following further debate, the motion failed by voice vote.

Mayor Satterthwaite resumed the Chair.

Alderman Whelan moved to add to the agreement that any further development on Windsor be presented in a number of meetings which include notification of the neighbors at Myra Ridge, Deerfield Trails and South Ridge after a proposal is presented to the City. The motion was seconded by Alderman Taylor.

Following further debate, Alderman Pollock offered a friendly amendment, to add, under Section 5.1.1.a. titled Notification and it should state "All residents of Deerfield Trails, Myra Ridge, South Ridge, and Eagle Ridge subdivisions will be notified prior to Plan Commission consideration of any site plan for Tract 2 or 3 of this development". The language was acceptable to mover and seconder.

Alderman Taylor stated that if it is acceptable to the mover and seconder, he would like the amendment to state that notification is at a cost to the City. There was no objection.

Mr. Walden stated that staff would prefer a motion outside of the agreement directing Mr. Walden and Planning staff to notify the residents in the manner described, not only on this development or any other development in the area, but keep it outside the terms of this agreement.

Alderman Whelan withdrew the motion for later consideration.

Following further debate, Mayor Pro Tem Pollock took the Chair and Mayor Satterthwaite took the Chair to urge support of this development.

The motion to adopt An Ordinance Approving And Authorizing The Execution Of An Annexation Agreement (Atkins-Douglas-Meijer Annexation Agreement) (Plan Case 1554-A-94), as amended, carried 7-0 by roll call vote. Voting aye were Members of the Council: Hayes, Patt, Pollock, Ryan, Taylor, Whelan, and Mayor Satterthwaite - 7; voting nay: none.

Mayor Satterthwaite resumed the Chair.

A Request By The Zoning Administrator To Rezone 1502 Windsor Road From R-1 Residential To B-3 General Business (Plan Case No-1555-M-94) is on the floor from the previous meeting.

A Request By The Zoning Administrator To Rezone 1502 Windsor Road From R1 Residential To B-3 General Business (Plan Case No-1555-M-94) carried 6-0 by roll call vote. Voting aye were Members of the Council: Hayes, Patt, Pollock, Ryan, Taylor, and Whelan - 6; voting nay: none.

REPORTS OF STANDING COMMITTEES

Committee on Administration and Finance

Alderman Pollock stated that the next regular meeting of the Committee on Administration and Finance will be Monday, January 16, 1995 at 7:30 p.m. in the Urbana City Council Chambers.

Committee on Environment and Public Safety

Alderwoman Ryan stated that the next regular meeting of the Committee on Environment and Public Safety will be Monday, January 23, 1995 at 7:30 p.m. in the Urbana City Council Chambers.

REPORTS OF SPECIAL COMMITTEES

There were none.

REPORTS OF OFFICERS

Mr. Walden congratulated the Community Development Department on the Grant totals received this past year.

NEW BUSINESS

Mr. Walden offered a motion stating The Community Development Director is hereby directed to notify at the earliest possible date, the residents of Eagle Ridge, Myra Ridge, South Ridge, and Deerfield Trails by letter of receipt by the City of site plans intended for Plan Commission review for the development of either Tract 2 or Tract 3 of the Douglas Farm Tract or the Erwin Rose Tract. Alderman Whelan moved to approve the motion as stated by Mr. Walden. The motion was seconded by Alderman Pollock and carried by a voice vote.

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ADJOURNMENT

There being no further business to come before the Council, Mayor Satterthwaite declared the meeting adjourned at 10:50 p.m.

Tod Satterthwaite
Mayor

Phyllis D. Clark, City Clerk

*This meeting was taped.