

**COMMITTEE ON ENVIRONMENT AND PUBLIC SAFETY**

**MARCH 25, 1996**

**7:30 P.M.**

**Committee Members Present:**

James Hayes, Carolyn Kearns, Esther Patt, Marya Ryan  
(Chairperson), John Taylor, and Joseph Whelan

**Committee Members Absent:**

Michael Pollock

**Staff Members Present:**

Police Chief Adair, Fire Chief Pessemier, Bill Gray, Glenn  
Berman, Douglas Miller, April Getchius, Bruce Stoffel, Diane  
Schober, Jack Waaler, Bruce Walden, Phyllis Clark, and Mayor  
Satterthwaite

**Others Present:**

John Lee Johnson, Mike Doyle, Earl O'Shea, and Members of  
the Media

**Meeting Location:**

Urbana City Council Chambers

There being a quorum, Chairperson Ryan called the meeting to  
order at 7:40 p.m.

**Additions to the Agenda and Staff Report**

Chairperson Ryan requested to move item 18. An Ordinance  
Approving And Authorizing Execution Of An Urbana HOME Consortium  
Community Housing Development Organization Agreement With Illinois  
Center For Citizen Involvement (HomeBuild Program) to follow item 4.  
Review of Traffic Minutes. There were no objections.

**Minutes of Previous Meeting**

Mr. Hayes moved to approve the minutes of the February 26,  
1996 meeting. The motion was seconded by Ms. Kearns and carried by a  
voice vote.

**Public Input**

Committee on Environment & Public Safety  
March 25, 1996  
Page 2

John Lee Johnson, representing the Illinois Center For Citizen Involvement (ICCI), addressed the Committee in support of An Ordinance Approving And Authorizing Execution Of An Urbana HOME Consortium Community Housing Development Organization Agreement With Illinois Center For Citizen Involvement (HomeBuild Program).

Mr. Johnson stated that the importance of this issue is that it is the first time this has been done in Urbana. This is the new wave. As indicated by Congress, affordable housing will be driven by non-profit, limited profit, or profit partnerships in conjunction with local governments.

In response to a question regarding the credibility of ICCI from Mr. Hayes, Mr. Johnson stated that HOME legislation is a part of our national efforts to create partnerships between non-profit entities and local governments for the purpose of developing affordable housing. The ICCI has had a great deal to do with encouraging our local lending institutions to be more responsive to assessing the credit needs of our low and moderate neighborhoods and bringing on line products by which this investment can occur.

Responding to a question from Ms. Patt regarding the number of first time home buyers ICCI has helped to get into homes, Mr. Johnson stated that there are approximately 5 first time under the Federal Home Loan Bank, and 3 are closing now. The application is for 16 new units. Under the Link Deposit Program, which was done with State Treasurer Pat Quinn, there have been approximately 30 first time home buyers.

Earl O'Shea, 606A Glover, addressed the Committee on the topic of better government and the ordinance violations of his neighbor Jeffrey Cross.

Michael Doyle, representing ICCI, was present to answer questions regarding An Ordinance Approving And Authorizing Execution Of An Urbana HOME Consortium Community Housing Development Organization Agreement With Illinois Center For Citizen Involvement (HomeBuild Program), but did not address the Committee.

#### **Review of Traffic Commission Minutes**

There were no comments.

#### **An Ordinance Approving And Authorizing Execution Of An Urbana HOME Consortium Community Housing Development Organization Agreement With Illinois Center For Citizen Involvement (HomeBuild Program)**

Grants Management Manager Bruce Stoffel stated that this agreement comes out of the Consolidated Plan which included HomeBuild, the proposed HOME program for this current fiscal year. HomeBuild,

Committee on Environment & Public Safety

March 25, 1996

Page 3

which is a 16 unit home construction program, would be sponsored through ICCI. In conjunction with that program, included in the current HOME Budget for 95-96, are funds to provide down payment assistance to individuals buying houses homes through the ICCI program.

Also included is the provision of donation of 8 lots in Urbana to support that program. These lots would be provided to ICCI, which would then build the homes and sell them to eligible buyers.

In response to a question from Mr. Whelan regarding the funds, Mr. Stoffel stated that An Ordinance Revising The Annual Budget Ordinance (CDBG and Urbana HOME Consortium) and A Resolution Amending The Urbana HOME Consortium And The City Of Urbana Consolidated Plan For Program Years 1995-1999 revises the Consolidated Plan and annual budget. As it relates to the ICCI Program, the revision would provide both down payment assistance for home buyers, as well as funds to ICCI that would be used to hire a staff person to coordinate the HomeBuild Program. This would be a two year commitment.

In response to a question from Ms. Patt, Mr. Stoffel stated that all the money that is being pledged from the City of Urbana is HOME money through the CHDO program.

Grants Coordinator Diane Schober presented background and support information for this project.

This program was designed to serve households with income at or below 60 percent of median family income for Champaign County, with three homes set aside for households earning 50 percent or less of median family income. The two participating banks, Busey Bank and Champaign National Bank (now BankIllinois), pledged to provide construction and permanent financing to eight eligible households. ICCI is acting as project sponsor and developer.

Collaborative efforts to make this program successful have progressed. The participating financial institutions are BankChampaign, BankIllinois, Busey Bank, Central Illinois Bank, First Mutual Bank, First of America Bank and Kankakee Federal Savings. Each institution has agreed to provide construction and first mortgage financing for two projects. Kankakee Federal will provide construction and first mortgage financing for one project. ICCI has contracted with Urban League of Champaign County to build the last three homes in the first phase of the project and thirteen homes in the second phase.

If the agreement is approved by Council, the Consortium would be pledging \$65,000 in HOME CHDO funds for down payment assistance for eligible buyers. A \$10,000 nonrepayable down payment grant would be provided to four eligible households with income of 50

Committee on Environment & Public Safety

March 25, 1996

Page 4

percent or below of median family income for Champaign County. A \$7,500 grant would be provided to two eligible households with income between 50 and 65 percent of median family income, and two \$5,000 grants would be eligible for households with income between 65 and 80 percent of median family income.

The agreement would provide \$70,001 from Urbana HOME Consortium's Community Housing Development Organization allocation to ICCI to hire an Outreach Marketing Coordinator to coordinate the housing construction project for the next two years. The amount of Home CHDO funds requested for 1995-96 is \$10,575. An additional \$34,988 and \$24,438 is being requested in FY 1996-1997 respectively.

Community Development staff recommends approval of this agreement.

In response to a question from Mr. Whelan, Ms. Schober stated that the administrative costs requested are a total over a two year period, \$70,001 to come from Home CHDO funds which are Community Housing Development Organization funds through the Urbana HOME Consortium.

Ms. Kearns stated that they are asking for four eligible buyers with income at or below 50 percent for the new year, and inquired about the three buyers from last year? Ms. Schober stated that it is lumped together as one but should be thought of as two. There are three from the first phase of the old program, then 13 under phase two. The six out of the sixteen will be devoted to 50 percent or below of median family income. They are not getting lost in the shuffle.

Mr. Stoffel stated that the realization reached in the first phase was that there is a set-aside for the very-low income under 50 percent. Under the first phase we provided lots but we did not provide cash for down payment assistance. Because of that and the prices of the homes, it was difficult for ICCI to find qualified buyers in that income category. Those three in that first phase will be moved forward into phase two and thirteen added for a total of fifteen, therefore the last three could be afforded the full benefit of the down payment funds so they can qualify.

Mayor Satterthwaite inquired whether there is a formula for splitting the CHDO funds between the municipalities? Mr. Stoffel stated that there is a pool created for CHDO. Fifteen percent is taken from each of the three recipients. The agreement states that each year the three units of government have to agree on how those monies are spent. This year the County has said they would waive their rights to that money to allow Champaign and Urbana to build.

Mr. Whelan asked whether the City has any control over the

Committee on Environment & Public Safety

March 25, 1996

Page 5

building process or the coordinator to be hired? Ms. Schober stated that the ICCI has to follow equal employment opportunity guidelines, locally and through HUD. The City will not be involved in the hiring procedure.

Ms. Patt moved to send An Ordinance Approving And Authorizing Execution Of An Urbana HOME Consortium Community Housing Development Organization Agreement With Illinois Center For Citizen Involvement (HomeBuild Program) to Council. The motion was seconded by Ms. Kearns.

Mayor Satterthwaite encouraged Committee support for this project stating that he was looking forward to getting the project off the ground. Mayor Satterthwaite suggested a change which is to move from grants with the HOME money to deferred loans, similar to other projects where a renovation is funded with a deferred loan and then the City is paid back when the home sells and inquired what the impact of something like this would be?

Ms. Schober stated that is something that could be considered in the future. Mr. Stoffel stated that it is something that is legal under the HOME funds but we went into this program with down payment grants, and we wouldn't want to jeopardize any of the funding.

Mr. Johnson stated that to make that change now, after the agreement submitted to the Illinois Housing Trust Fund did not have that aspect in it, could seriously jeopardize those funds.

Mayor Satterthwaite stated that he did not want to jeopardize this project but this sort of deferred payment should be considered in the future.

Mr. Doyle stated that the ICCI is open to exploration, but he would have concerns about jeopardizing this project.

Mr. Hayes stated that he would hate to see grants given up for deferred loans because these are people whose chances of earning median income are very small.

Ms. Patt stated her agreement with Mr. Hayes, expressing her concern that such a tremendous change is being proposed at this late date. It should also be considered that generally when a person is selling a house, they are buying another one and need a down payment.

Mr. Stoffel stated that a deferred payment loan is considered no payment so that has no impact on the qualification. Whether it is a grant or no payment loan, it will not impact on the percentage in qualifying up front.

Following further debate, An Ordinance Approving And Authorizing Execution Of An Urbana HOME Consortium Community Housing Development Organization Agreement With Illinois Center For Citizen Involvement (HomeBuild Program) carried by voice vote.

Mr. Taylor moved by omnibus motion to send An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (1306 West Beech Street), An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (1306 West Eads Street), An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (404 East Kerr Street), An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (406 East Kerr Street), An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (408 East Kerr Street), An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (410 East Kerr Street), An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (1005 Geraldine Avenue), and An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (708 Sunset Drive) to Council for approval. The motion was seconded by Ms. Patt and carried by a voice vote.

Mr. Taylor moved to send by omnibus motion An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (1209 West Dublin Street), An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (802 Sunset Drive), and An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (804 Sunset Drive) to Council for approval. The motion was seconded by Mr. Whelan.

Mr. Whelan stated that he plans to support the sale of houses to Habitat For Humanity, but feels he needs to examine the sale of houses for the HOME Program more closely.

The motion to send An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (1209 West Dublin Street), An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block

Committee on Environment & Public Safety  
March 25, 1996  
Page 7

Grant Program (802 Sunset Drive), and An Ordinance Authorizing The Sale Of Certain Real Estate Owned By The City Of Urbana And Acquired Under The Community Development Block Grant Program (804 Sunset Drive) to Council for approval carried by a voice vote.

**No. 9596-77: An Ordinance Revising The Annual Budget Ordinance (CDBD and Urbana HOME Consortium)**

Mr. Taylor moved to send Ord. No. 9596-77: An Ordinance Revising The Annual Budget Ordinance (CDBD and Urbana HOME Consortium) to Council for approval. The motion was seconded by Ms. Patt and carried by a voice vote.

**Res. No. 9596-R30: A Resolution Amending The Urbana HOME Consortium And The City Of Urbana Consolidated Plan For Program Years 1995-1999**

Mr. Taylor moved to send Res. No. 9596-R30: A Resolution Amending The Urbana HOME Consortium And The City Of Urbana Consolidated Plan For Program Years 1995-1999 to council for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

**A Resolution Approving The 1996 Update Of The Capital Improvement Plan For The City Of Urbana**

Mr. Walden stated that Resolution 8788-R17 requires that the City Council adopt an annual update of the Capital Improvement Plan each year. This is the most objective plan the City has to prioritize and to rate capital improvements.

Four enhancements have been added to the plan this year:

1. Expanded street maintenance
2. Increased maintenance of sanitary sewers
3. Incorporates lighting plan (series street lighting)
4. Additional expenditures for capital

Mayor Satterthwaite discussed the additional expenditure of \$560,000 to be used for one-time projects. Approximately \$100,000 a year for the next five years would go for neighborhood street improvements for Illinois, Division, Oakland, Maple, Grove and Mathews Streets.

Additionally, some of the funds would be targeted for work on North Lincoln where the Holiday Inn is going. The City is obligated to do some storm sewer work in that area.

Three hundred thousand dollars has been added in 96-97, 97-98 for flow and infiltration remediation.

Public Works Director Bill Gray reflected on last years

Committee on Environment & Public Safety

March 25, 1996

Page 8

accomplishments:

1. Abandoned railroad right-of-way east of Philo Road between Washington Street and Florida Street
2. The entrance to the Sanitary District Plant on Cottage Grove
3. Downtown brick crosswalks
4. Four large storm sewer projects (Golfview, Hill Street Court, Myra Ridge, and East University Avenue by Butzow Drive)
5. Kerr Avenue street project
6. Resurfacing of Lincoln Avenue south from Pennsylvania up to Nevada and East Main Street over by Central to Bennett Street, also a couple of large areas on Springfield, as well as Vine Street from California south to Colorado.

For the coming year we see a variety of projects. A year ago the plan was to do the Philo and Windsor Road project for 1996 construction to coincide with the Meijer work. That has been postponed for a year. Some of the streets planned to be done in 1997 will be done in 1996.

There will be some sidewalk work this year in high pedestrian use areas. Work will be done around the Urbana High School-Middle School Campus area on Michigan Street and on Broadway Street over to Blair Park. There will also be an area in the Sunnycrest shopping area by Colorado and Cottage Grove.

Bids will be taken later this spring to extend the bike path on Windsor Road to the east. There will also be work on some of the bridges that cross the Boneyard.

Street lighting will be taking a lot of time and effort starting this year and in the coming years. We plan to do University Avenue and Main Street with new lighting and then follow the priority locations for replacement of series street lighting.

Mr. Gray also reviewed the annexations for the past year.

Project Coordinator Douglas Miller has done much research on the brick sidewalk project to determine the location and condition of brick sidewalks throughout the City.

Responding to a question from Mr. Whelan regarding the status of a bike path along Philo Road south of Windsor, Mr. Gray stated that it is on the CIP project list for FY 96-97 but the earliest construction would begin would be 1997. Grants have been applied for and as soon as a response is received, it will be put out for bids.



In response to a question from Mr. Hayes regarding the relationship between the City of Urbana and Champaign-Urbana Sanitary District, Mr. Gray stated that it is a strong, positive relationship.

Mr. Taylor moved to send A Resolution Approving The 1996 Update Of The Capital Improvement Plan For The City Of Urbana to Council. The motion was seconded by Mr. Whelan and carried by a voice vote.

**An Ordinance Releasing An Easement In The Ennis Ridge Second Subdivision**

Mr. Taylor moved to send An Ordinance Releasing An Easement In The Ennis Ridge Second Subdivision to Council for approval. The motion was seconded by Ms. Kearns and carried by a voice vote.

**University Of Illinois WILL Communications Building Brick Sidewalk Replacement**

Mr. Gray stated that the University of Illinois plans to build a new communications building at the Clark, Goodwin, Main Street area. In reviewing the site plan it became evident that the University will be replacing all the sidewalks in the area. The sidewalk on Clark is brick and by our Code of Ordinances, that sidewalk must be replaced in kind.

Staff feels that since the University is willing to replace the brick sidewalk at their expense, they should be allowed to replace it with concrete. The suggestion of the City Attorney is that Section 20-68 of the code be slightly modified to insert after the first paragraph "If the University of Illinois owns property adjacent to brick sidewalks and requests that the brick sidewalk, whether or not it is a significant brick sidewalk block, be replaced in concrete the City will permit the sidewalk to be replaced as specified in Section 20-30 of this Chapter."

Staff recommends the City Council consider this addition to Section 20-68 of the Code of Ordinances.

Following debate regarding the time frame to make this decision and the impact of changing an ordinance, it was agreed that Mr. Gray will explore this issue further with the City of Urbana Legal Department.

Mr. Gray called Committee attention to an informational memorandum that should have been in packets regarding **establishing licensing for sidewalk cafes**. There are two businesses that want to have sidewalk cafes. The memo outlines procedures that will be used

Committee on Environment & Public Safety  
March 25, 1996  
Page 10  
in-house to regulate those cafes.

**A Resolution Concerning The Proposed South Suburban Airport In Peotone**

Mr. Taylor moved to send to Council A Resolution Concerning The Proposed South Suburban Airport In Peotone for approval. The motion was seconded by Mr. Whelan. Following debate, the motion carried by a voice vote.

**Adjournment**

There being no further business to come before the Committee, Chairperson Ryan declared the meeting adjourned at 9:50 p.m.

Respectfully submitted,

Elaine Taylor  
Recording Secretary

\*This meeting was taped.  
\*\*This meeting was broadcast on cable television.