

STATE OF ILLINOIS

CITY OF URBANA

Tod Satterthwaite
Mayor



Phyllis D. Clark
City Clerk

**URBANA CITY COUNCIL MEETING
AUGUST 5, 1996**

The City Council of the City of Urbana, Illinois met in regular session on Monday, August 5, 1996 in the Council Chambers at the Urbana City Building.

COUNCIL MEMBERS PRESENT: Hayes, James Jr. (Alderman Ward 3)
Kearns, Carolyn (Alderwoman Ward 4)
Patt, Esther (Alderwoman Ward 1)
Pollock, Michael (Alderman Ward 5)
Ryan, Marya (Alderwoman Ward 2)
Whelan, Joseph (Alderman Ward 6)

COUNCIL MEMBERS ABSENT: John Taylor (Alderman Ward 7)

STAFF PRESENT: Tod Satterthwaite, Mayor
Phyllis D. Clark, City Clerk
Bruce K. Walden, Chief Administrative Officer
Jack Waaler, City Attorney
Eddie Adair, Chief of Police
David Newcomb, Division Chief/UFD
April Getchius, Community Development Director
William Gray, Public Works Director
Bruce Stoffel, Grants Management Division Manager
N. Patrick Pioletti, Buildings Supervisor
Reed Berger, Economic Development Coordinator
Rodney Fletcher, Solid Waste Manager

OTHERS PRESENT: Allen Booth; David Garner; Paul Rubas; Amy Daniell; Ruth Ann Fisher; John Lee Johnson; Jeff Jones; Jeff Cunningham; Theryl Newland; Earl O'Shea; Ben Elton Cox, Sr; Helen Woodward; Thelma Harris; Lucille Roberts; Frieda Wascher; Robert Anderson; Angela Anderson; Joseph Wilson; Louise Van Dyke; Anderson Epps; Mr. & Mrs. Earlis Avant; Jacqueline Smith; Patrick Fitzgerald; Edward C. Jones; Media

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

A. Minutes Of Previous Meeting

July 8, 1996 and July 15, 1996 -- Alderwoman Kearns made a motion to approve the minutes of the Special City Council meeting held July 8, 1996 and the regular meeting of July 15, 1996. The motion was seconded by Alderwoman Ryan and carried by voice vote.

B. Additions To The Agenda

Mayor Satterthwaite requested to move agenda item #D.3 [Ord. No. 9697-27: *An Ordinance Amending Sections 17-8 And 17-14 Of The Urbana Local Traffic Code*] before item #D.1 [Ord. No. 9697-4: *An Ordinance Amending Schedule L Of Section 17-1 Of Article XVII Of The Urbana Local Traffic Code Establishing Parking Meter Zones (Clark Street)*]. There were no objections from the Council.

Alderman Pollock moved to delete agenda item #H.2 [Ord. No. 9697-21: *An Ordinance Approving An Annexation Agreement With The Trust Estate Of Ruth E. Smith, Robert E. Strube And Smith Farm Limited Partnership*]. Alderwoman Ryan seconded. Alderman Pollock explained the reason for deleting this item from the agenda was because it was not properly noticed (e.g., not published in the newspaper). The motion carried by voice vote.

Alderwoman Ryan requested to move agenda item #H.1 [Ord. No. 9697-20: *An Ordinance Authorizing The Refinancing Of Economic Development Facilities Constituting An "Economic Development Project" Within The Meaning Of Ordinance 8182-9, Authorizing The Issuance Of Not To Exceed ^{<^>} \$1,255,000 Private Activity Refunding Revenue Bonds, Series 1996 (Jumer's Castle Lodge Project) In Connection Therewith; Authorizing The Execution And Delivery Of A Loan Agreement Between The City Of Urbana, Illinois And Jumer's Castle Lodge, Inc.; Authorizing The Execution Of An Indenture Of Trust Securing Said Bonds; Authorizing The Execution Of A Purchase Contract Providing For The Sale Of Said Bonds To The Purchaser Thereof And Related Matters*] to follow item #E.2.a [Ord. No. 9697-2: *An Ordinance Approving And Authorizing The Execution Of An Agreement With Jumer's Castle Lodge, Inc.*]. There were no objections.

C. Petitions And Communications

Audience Participation

Allen Booth, 302 W. High Street, addressed the Council on the topic of New Yorker apartments and expressed his opposition and concerns about the City's (staff) evaluation of the apartment building in reference to the BOCA Code's "story above grade." Mr. Booth read a letter into the record. (See Attachment A: Petitions & Communications/Allen Booth.)

David Garner, 306 N. Coler, addressed the Council on the topic of Ord. No. 9697-12 [*An Ordinance Amending Schedules K And L Of The Urbana Local Traffic Code Relating To Parking On Coler Avenue*], expressing his opposition. Mr. Garner distributed a list of comments he had regarding proposed parking modifications on Coler Avenue and read it into record. (See Attachment B: Petitions & Communications/David Garner.

Paul Rubas, 308 N. Coler Avenue, addressed the Council on the topic of Ord. No. 9697-12 [*An Ordinance Amending Schedules K And L Of The Urbana Local Traffic Code Relating To Parking On Coler Avenue*], expressing his opposition and requesting that the Council vote against the ordinance.

Amy Rubas, 306 N. Coler Avenue, also expressed opposition to the issue of parking on Coler Avenue.

Ruth Ann Fisher, 1214 Lanore Dr., was aware that Ord. No. 9697-21 [*An Ordinance Approving An Annexation Agreement With The Trust Estate Of Ruth E. Smith, Robert E. Strube And Smith Farm Limited Partnership*] had been removed from the agenda, however, she wanted to express some concerns she had. Ms Fisher requested more information regarding this annexation. Alderman Pollock stated that this item would be on the Committee agenda next week for the purpose of discussion only.

John Lee Johnson, 44 E. Main Street, Champaign, representing Eads Street Development Corp., addressed the Council on the topics of the Lincoln Mobile Home Park (LMHP) and the Bradley and Lincoln apartment developments. Mr. Johnson expressed his opposition to the projects, requesting that LMHP be tabled and the development at Bradley and Lincoln not be considered because it would halt any further growth of the community.

Jeff Jones, 600 Luckie Dr., Birmingham, AL, representing Capstone Development Corp., addressed the Council on the topic of the Lincoln Mobile Home Park Redevelopment and expressed his support for the project. He was also available for questions.

Jeff Cunningham, 1303 E. Mumford Dr., representing both himself and wife (Cathy) addressed the Council on the topic of the City's agreement with Carle Hospital regarding the sale of 13 houses back to owner-occupants. Mr. Cunningham expressed their interest in 801 N. Coler, noting that they had been trying to purchase this property since March.

Theryl Newland, 1813 Ridge Park, addressed the Council on future development issues and expressed concern about the New Yorker apartment building. She requested that the City have BOCA

re-evaluate the plans for the New Yorker apartment building.

Earl O'Shea, 606-A Glover, addressed the Council on the topic of better government and expressed his support on the subject. He also expressed concerns regarding his neighbor's (Jeff Cross) property at 602 and 604 S. Glover.

Ben Cox, Sr., 1600 W. Bradley Ave, Champaign, representing the Human Relations Center, addressed the Council on the topic of the apartment housing projects at Bradley and Lincoln and Lincoln Mobile Home Park. Mr. Cox stated that what the community needed was more private homes and not apartments. He asked that the Council put this off for two weeks to allow the residents an opportunity to investigate further the human relations reputation of both companies (i.e., Integroup, Inc. and Capstone Development). Mr. Cox stated that the NAACP in Baltimore has cleared both developers of complaints, however, Rev. Jessie Jackson (National Rainbow Coalition) will not be able to get back to him with information for approximately three days. He concluded that letting someone in proposing to follow all of the City laws and codes and then find out that they did not would present problems.

Edward C. Jones, 717 Tawney Ct., Champaign, did not wish to speak but was noted for the record as being opposed to the development by Integroup, Inc. for the property at Bradley and Lincoln Avenues.

Helen Woodward, 1510 Delmont Ct., #4, addressed the Council on the topic of the two student housing developments proposed for the North Lincoln area (i.e., Lincoln Mobile Home Park and Bradley and Lincoln) and expressed opposition to both projects by making four points: 1) This is an ideal opportunity for good, modest family housing (interracial). The area does not need massive student housing at this location. 2) The student population at the University of Illinois would not be able to afford the kind of elaborate and expensive housing that is proposed for what is now Lincoln Mobile Home Trailer Park. Students affording such extravagant housing do not need student loans. 3) The corner of Bradley and Lincoln Avenues appears to be ideal for a commercial development (e.g., shopping centers). There is no shopping center north of University Avenue and east of Prospect Avenue in this neighborhood. A nice, quiet neighborhood is what is called for. 4) With regard to the "siege mentality" that the plans published in the newspaper describe for the project at Bradley and Lincoln (i.e., fenced around, electronic keys), this should not be perpetuated to the area.

Thelma Harris, 1303 W. Bradley, did not address the Council,

however, it was noted for the record that she was opposed to the apartment buildings proposed for development by Integroup, Inc. at the northwest corner of Bradley and Lincoln Avenues.

Lucille Roberts, 803 Tawney Ct., Champaign, addressed the Council on the topic Integroup, Inc. and expressed her opposition to the student housing projects proposed for the northwest corner of Bradley and Lincoln Avenues. She showed the Council a copy of a letter from the City regarding the Plan Commission public hearing that was not received by most of the residents within the project area.

Frieda Wascher, 803 W. Fairview, addressed the Council on three issues: 1) Council/Committee Agenda -- She believes the format should be changed to allow people the opportunity to speak to an item when it appears on the agenda; 2) Lincoln Mobile Home Park -- She is opposed to the student housing development proposed for that site; and 3) 1307 Beech St. -- Hopes that the Council will approve this property for Habitat development.

Robert Anderson, 209 W. Green, addressed the Council on the topic of building codes referencing New Yorker apartments. Mr. Anderson would like the plans submitted to BOCA for re-evaluation.

Angela Anderson, 209 W. Green, also addressed the Council on the topic of BOCA building codes and the New Yorker apartments. She would like for all of the information that has been accumulated to be sent BOCA Headquarters to be evaluated.

Joseph Wilson, 2306 Burlison, did not wish to speak but wanted it noted for the record that he was opposed to the development by Integroup, Inc. for the property at Bradley and Lincoln Avenues.

Louise Van Dyke, 4113 Amherst Dr., did not wish to speak but was noted for the record as being opposed to the development by Integroup, Inc. for the property at Bradley and Lincoln Avenues.

Anderson Epps, 1202 W. Tremont, did not wish to speak but was noted for the record as being opposed to the development by Integroup, Inc. for the property at Bradley and Lincoln Avenues.

Mr. & Mrs. Earlis Avant, 1201 W. Eureka, did not wish to speak but was noted for the record as being opposed to the development by Integroup, Inc. for the property at Bradley and Lincoln Avenues.

Jackie Smith, 1415 Queensway, Champaign, did not wish to

speak but was noted for the record as being opposed to the development by Integroup, Inc. for the property at Bradley and Lincoln Avenues.

Patrick Fitzgerald, 306 W. Church, Champaign, attorney representing Integroup, Inc., expressed their support for the proposed apartment development at Bradley and Lincoln, asking that the Council vote in favor of the request.

Council Participation

Alderwoman Ryan stated that when she met with the residents on the 300 block of Coler Avenue it was pointed out to her that there were some problems with Sassafras Alley (north of Coler) that they would like to have addressed by the Traffic Commission. Alderwoman Ryan requested that better signage for the one-way nature of that alley be put on the Traffic Commission agenda and also step up enforcement.

Alderman Hayes read into record a letter from concerned citizens of Champaign-Urbana regarding "Integroup, Inc. Development proposal for student housing on the northwest corner of Bradley and Lincoln Avenues and a request to rezone this area to B-3 (General Business) and R-4 (Medium Density Residential)", which expressed opposition to the project. (See Attachment C: Petitions and Communications/Concerned Citizens of Champaign-Urbana.)

Alderman Whelan spoke regarding two issues: 1) Neighborhood Center -- He spoke to Jacquie White (Champaign County) about the possibility of the City and Park District using the Brookens School gym for the purpose of having a place for teenagers to get together and play basketball or have meetings. The Park District already has plans to use the gym. 2) There will be a meeting tomorrow night concerning the Atkins Group property. The people in the Deerfield Trails neighborhood are interested in a bike path, and also a suggestion to have the City talk with The Atkins Group about providing an open area for a park on the Rose property just north of the Deerfield trails.

Alderman Pollock spoke regarding the loss of the Community Recycling Center and the impact it will have on Urbana.

D. OLD BUSINESS

3. Ord. No. 9697-27: ***An Ordinance Amending Sections 17-8 And 17-14 Of The Urbana Local Traffic Code***

Public Works Director William Gray presented staff's

report to Council, stating concerns raised by the Traffic Commission. At a meeting held July 23, 1996 by the Traffic Commission, they discussed the impacts of the City Council setting parking meter limits and hours of enforcement within the parking system. Reference to this discussion was based on recent meetings of the Council regarding the installation of parking meters on Clark Street and Coler Avenue. (See Attachment D: Old Business/William Gray Memo [Traffic Commission] which lists concerns of the Traffic Commission.)

Aldерwoman Ryan made a motion to approve the ordinance and was seconded by Aldерwoman Patt.

Following debate, Mayor Satterthwaite asked that Alderman Pollock take the Chair (9:30).

Mayor Satterthwaite spoke against the ordinance. Because this issue is complexed, Mayor Satterthwaite stated that it was important to keep the whole system as simple as possible and not customize our parking system in a block-by-block fashion.

The vote on the motion to approve the ordinance was as follows:

Alderman Hayes - Aye	Alderman Pollock - Nay
Aldерwoman Kearns - Nay	Aldерwoman Ryan - Aye
Aldерwoman Patt - Aye	Alderman Whelan - Nay

Disposition: The motion failed with a tie vote of 3:3. Ord. No. 9697-27: An Ordinance Amending Sections 17-8 And 17-14 Of The Urbana Local Traffic Code was not approved by Council.

1. Ord. No. 9697-4: ***An Ordinance Amending Schedule L Of Section 17-1 Of Article XVII Of The Urbana Local Traffic Code Establishing Parking Meter Zones (Clark Street)***

Aldерwoman Ryan made a motion to send this item and the following agenda item (#D.2) back to the Traffic Commission for further study into a permit parking system.

Alderman Pollock moved to defer and was seconded by Alderman Whelan.

Disposition: Ord. Nos. 9697-4 and 9697-12 were deferred to the next regular Council meeting of August 19, 1996 at 7:30 p.m. in the Council Chambers.

2. Ord. No. 9697-12: ***An Ordinance Amending Schedules K And***

Urbana City Council Meeting
Monday, August 5, 1996
Page 8

L Of The Urbana Local Traffic Code Relating To Parking On Coler Avenue

This item deferred. (See previous agenda item #D.1.)

E. REPORTS OF STANDING COMMITTEES

1. Committee on Administration & Finance

There being no business on tonight's agenda for the Committee on Administration & Finance, Alderman Pollock stated that the next meeting of this committee would be August 12, 1996 at 7:30 p.m. in the Council Chambers.

2. Committee on Environment & Public Safety

a. Ord. No. 9697-2: ***An Ordinance Approving And Authorizing The Execution Of An Agreement With Jumer's Castle Lodge, Inc.***

Aldерwoman Ryan made a motion to approve and was seconded by Aldерwoman Kearns.

Chief Administrative Office Bruce Walden presented a revised page 4 of the ordinance to the Council. [See Attachment E: Committee Reports/Ord. No. 9697-2 (Jumer's).]

Following debate, Alderman Whelan moved to defer. Aldерwoman Patt seconded.

Disposition: Ord. No. 9697-2, "An Ordinance Approving And Authorizing The Execution Of An Agreement With Jumer's Castle Lodge, Inc.", was deferred to the next regular meeting of the Council (August 19, 1996).

H.1. Ord. No. 9697-20: ***An Ordinance Authorizing The Refinancing Of Economic Development Facilities Constituting An "Economic Development Project" Within The Meaning Of Ordinance 8182-9, Authorizing The Issuance Of Not To Exceed ^{<^>} \$1,255,000 Private Activity Refunding Revenue Bonds, Series 1996 (Jumer's Castle Lodge Project) In Connection Therewith; Authorizing The Execution And Delivery Of A Loan Agreement Between The City Of Urbana, Illinois And Jumer's Castle Lodge, Inc.; Authorizing The Execution Of An Indenture Of Trust Securing Said Bonds; Authorizing The Execution Of A Purchase Contract Providing For The Sale Of Said Bonds To The Purchaser Thereof And Related Matters***

Alderman Whelan moved to approve and was seconded by Aldерwoman Ryan.

Alderman Whelan made a motion to defer. Aldерwoman Patt seconded.

b. Ord. No. 9697-18: **An Ordinance Authorizing The Purchase Of Certain Real Estate (1307 Beech Street)**

Aldерwoman Ryan made a motion to approve.
Aldерwoman Patt seconded. The vote on the motion was as follows:

Alderman Hayes - Aye	Alderman Pollock - Aye
Aldерwoman Kearns - Aye	Aldерwoman Ryan - Aye
Aldерwoman Patt - Aye	Alderman Whelan - Aye

Disposition: The motion to approve carried by roll call vote (6-aye:0-nay). Ord. No. 9697-18, "An Ordinance Authorizing The Purchase Of Certain Real Estate (1307 Beech Street)" was approved by Council.

c. Ord. No. 9697-19: **An Ordinance Revising The Annual Budget Ordinance (CDBG and HOME Programs)**

Aldерwoman Ryan made a motion to approve.
Aldерwoman Kearns seconded.

Following debate, the vote on the motion was as follows:

Alderman Hayes - Aye	Aldерwoman Ryan - Aye
Aldерwoman Kearns - Aye	Alderman Whelan - Nay
Aldерwoman Patt - Aye	Mayor Satterthwaite - Aye
Alderman Pollock - Aye	

Disposition: The motion to approve carried by roll call vote (6-aye:1-nay). Ord. No. 9697-19, "An Ordinance Revising The Annual Budget Ordinance (CDBG and HOME Programs)", was approved by Council.

d. Ord. No. 9697-R8: **A Resolution Approving A Second Modification To The Urbana HOME Consortium And City Of Urbana Consolidated Plan Annual Action Plan Submittal For Program Year 1996-1997**

Aldерwoman Ryan made a motion to approve.
Aldерwoman Kearns seconded. The vote on the motion was as follows:

Alderman Hayes - Aye	Alderman Pollock - Aye
Aldерwoman Kearns - Aye	Aldерwoman Ryan - Aye
Aldерwoman Patt - Aye	Alderman Whelan - Nay

Disposition: The motion to approve carried by roll call vote (5-aye:1-nay). Ord. No. 9697-R8, "A Resolution Approving A Second Modification To The Urbana HOME Consortium And City Of Urbana Consolidated Plan Annual Action Plan Submittal For Program Year 1996-1997", was approved by Council.

With nothing further to report, Alderwoman Ryan concluded by stating that the next meeting of the Committee on Environment & Public Safety is scheduled for August 26, 1996 at 7:30 p.m. in the Council Chambers.

F. REPORTS OF SPECIAL COMMITTEES

Alderwoman Kearns provided the Council with a written progress report on the Library Services Task Force. (Copy of report available in City Clerk's Office.) She concluded by stating that the Task Force has scheduled two public hearings for September: 1) September 11, 1996 at 7:00 p.m. in the Urbana City Council Chambers; and 2) September 18, 1996 at 7:00 p.m. in the Champaign City Council Chambers.

G. REPORTS OF OFFICERS

There were none.

H. NEW BUSINESS

3. Ord. No. 9697-22: ***An Ordinance Designating A Developer For Redevelopment Of Lincoln Mobile Home Park In Tax Increment Financing District Number Three***

Ms Getchius presented staff's report. The purpose of the ordinance was to designate a developer for Lincoln Mobile Home Park. Ms Getchius explained that the designation of a developer only authorizes staff to proceed with negotiations with a developer for the site. It does not bind the City to any specifics in the agreement, and will be returned to the Council for final action.

Alderman Pollock made a motion to approve this ordinance. Alderman Whelan seconded.

Following debate, Alderwoman Ryan moved to table this item until the Council has a specific relocation plan for the mobile home park residents and a revised project description including leasing policies consistent with fair housing laws. Alderwoman Patt seconded.

Mayor Satterthwaite suggested deferring this item until the special Council meeting next Monday evening (August 12th).

The motion failed by voice vote.

Alderman Pollock made a motion to reconsider the motion to table. Alderwoman Patt seconded.

Alderman Pollock explained that designating a developer does not seal this in any way, or remove any of the ability of the City or Council to have total input on the nature of this project, how it's set-up, relocation, etc. Debate ensued with the matter of relocation of current residents.

Mayor Satterthwaite asked Alderwoman Pollock to take the Chair (10:53 p.m.).

Mayor Satterthwaite explained the cost for relocation. The City's intent is to have the residents relocated at no expense to themselves.

Following debate, the motion to reconsider the motion to table passed with a show of hands (4*-aye:3-nay). The motion now on the floor is the motion to table.

The motion to table this item failed with a show of hands (3-aye:4*-nay)

At this time Alderman Whelan moved to extend the meeting to 11:15 p.m. No objections.

Alderman Whelan moved to table this item to a special Council meeting to be held on Monday, August 12, 1996 at 7:00 p.m. in the Council Chambers. Alderwoman Patt seconded.

Disposition: Ord. No. 9697-22, "An Ordinance Designating A Developer For Redevelopment Of Lincoln Mobile Home Park In Tax Increment Financing District Number Three", was tabled to a special Council meeting, August 12, 1996.

4. Ord. No. 9697-23: ***An Ordinance Approving An Amendment To The Comprehensive Plan Of The City Of Urbana (The Northwest Corner of Bradley and Lincoln Avenues from Industrial to Medium Density Residential and Commercial - Plan Case #1627-CP-96)***

Mayor Satterthwaite introduced this item to the Council and asked that Ms Getchius present staff's report.

Alderman Pollock made a motion to approve the

ordinance. Alderman Whelan seconded.

Following debate, Mayor Satterthwaite asked if the Council had any objections to Patrick Fitzgerald (attorney representing Integroup, Inc.) speaking. There were no objections.

At this time Alderman Whelan made a motion to extend the meeting to 11:30 p.m. No objections.

Following debate, Alderman Whelan moved to defer all Integroup, Inc. items until next week's special Council meeting to be held August 12th at 7:00 p.m. in the Council Chambers.

Disposition: Ord. Nos. 9697-23, 9697-24, 9697-25, and 9697-26 were deferred to special Council meeting to be held August 12th at 7:00 p.m. in the Council Chambers.

8. Appointment To Tree Commission

Mayor Satterthwaite submitted the name of Laura Wetzel for appointment to the Tree Commission.

Alderwoman Patt made a motion to appointment Ms Wetzel to the Tree Commission. Alderwoman Ryan seconded. The motion carried by voice vote.

Disposition: Laura Wetzel, 114 Austin, was approved by Council for appointment to the Tree Commission.

I. ADJOURNMENT

There being no further business to come before the Council, Mayor Satterthwaite declared the meeting adjourned at 11:27 p.m.

Phyllis D. Clark, City Clerk

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