

STATE OF ILLINOIS

CITY OF URBANA

SPECIAL MEETING
URBANA CITY COUNCIL MEETING
AUGUST 12, 1996

The City Council of the City of Urbana, Illinois held a special meeting on Monday, August 12, 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)
Taylor, John (Alderman Ward 7)
Whelan, Joseph (Alderman Ward 6)

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Tod Satterthwaite, Mayor
Phyllis D. Clark, City Clerk
Bruce K. Walden, Chief Administrator Officer
Jack Waaler, City Attorney
Eddie Adair, Chief of Police
William Pessemier, Fire Chief
April Getchius, Community Development

Director

William Gray, Public Works Director
Bruce Stoffel, Grants Management Division
Manager

OTHERS PRESENT: Preston L. Williams; Robert Nielsen; Gerard Archibald; Frieda Wascher; John Lee Johnson; Pat Stebbins; Jackie Smith; Asa Walker; Pauline Walker; Roy Williams; Denni Shurts; Rev. W. B. Keaton; Ben Cox, Sr.; Lynn Randall; Rose Harris; Christopher Copeland; Pat Fitzgerald; Jeff Jones; Dr. Evelyn Burnett Underwood; King James Underwood; Media

The meeting was called to order at 7:05 p.m. by Mayor Satterthwaite.

Petitions & Communications

Preston Williams (1906 Weaver) and Robert Nielsen (108 G.H. Baker Dr.), representing Urbana School District #116, addressed the Council on the topic of Melrose Development (Integroup, Inc.) and expressed their support for the project.

Gerard Archibald, 1105 E. Oregon, addressed the Council on the topic of development concerns and expressed opposition to an article he had read which indicated that there was a "fast-track" for development in the City. The article stated that Integroup, Inc. seeks a "fast action track" to get their development going (proposed apartment development at northwest corner of Bradley and Lincoln Avenues). Mr. Archibald concluded by saying that the pattern that has developed in Urbana appears to be a fast-track for development without the appropriate questions for concerns.

Frieda Wascher, 803 W. Fairview, addressed the Council on the topic of the Bradley-Lincoln and trailer court (Lincoln Mobile Home Park) apartment developments, expressing her opposition to the two projects.

John Lee Johnson, 44 E. Main St., Champaign, addressed the Council on the topic of the apartment developments at Bradley and Lincoln Avenues and Lincoln Mobile Home Park, expressing his opposition to the projects. Mr. Johnson gave a board presentation to the Council depicting the areas of growth/non-growth in the areas of the Carle neighborhood, Lincoln Mobile Home Park, and Bradley and Lincoln Avenues.

Pat Stebbins, 1712 S. Anderson, representing the Urbana Park District, spoke to the Council on the subject of the agreement with Integroup, Inc. and expressed her support for the project.

Jacqueline Smith, 1415 Queensway, Champaign, did not wish to address the Council, however, wanted to be noted for the record in opposition to the apartment development at Bradley and Lincoln Avenues (Integroup, Inc.).

Asa Walker, 1210 N. Busey, did not wish to address the Council, however, wanted to be noted for the record in opposition to the apartment development at Bradley and Lincoln Avenues (Integroup, Inc.).

Pauline Walker, 1210 N. Busey, did not wish to address the Council, however, wanted to be noted for the record in opposition to the apartment development at Bradley and Lincoln Avenues (Integroup, Inc.).

Roy Williams, 1304 W. Beech, addressed the Council on the topic of the apartment developments at Lincoln Mobile Home Park and Bradley and Lincoln Avenues, expressing opposition to both projects.

Denni Shurts, 710 W. Oregon, addressed the Council on the topic of the apartment development for Lincoln Mobile Home Park and expressed her support for the project.

Rev. W.B. Keaton, 1407 Summit Ridge, representing the Ministers Alliance of Champaign-Urbana and residents, addressed the Council on the topic of the apartment developments for Bradley and Lincoln Avenues and Lincoln Mobile Home Park, expressing opposition to both projects.

Ben Cox, Sr., 1600 W. Bradley, representing the Human Relations Center, addressed the Council on the topic of "housing problem" speaking to issue of the apartment developments on Bradley and Lincoln Avenues and Lincoln Mobile Home Park. Mr. Cox expressed his support for both projects.

Lynn Randall, #1 Rebecca, did not wish to address the Council, however, wanted to be noted for the record in opposition to the apartment developments at Bradley and Lincoln Avenues and Lincoln Mobile Home Park.

Rose Harris, 1309 N. Romine, addressed the Council on the topic of the apartment developments for Lincoln Mobile Home Park and Bradley and Lincoln Avenues, expressing her opposition to both projects.

Christopher Copeland, 1308 N. Romine, addressed the Council on the topic of the apartment development proposed for Bradley and Lincoln Avenues and expressed his opposition to the project.

Pat Fitzgerald, 306 W. Church St., attorney representing Integroup, Inc., addressed the Council on the topic of the apartment development proposed by his clients (Integroup, Inc.) and expressed support for the project.

Jeff Jones, 600 Luckie Dr., Birmingham, AL, also the Executive Vice President for Capstone Development, addressed the Council on the topic of Lincoln Mobile Home Park redevelopment and expressed support for the project.

Dr. Evelyn Burnett Underwood, 1310 Ellis Dr., addressed the Council on the topic of Melrose Apartments (Bradley and Lincoln Avenues) and expressed opposition to the project.

King James Underwood, 1310 Ellis Dr., addressed the Council on the topic of Melrose Apartments (Bradley and Lincoln Avenues) and expressed opposition to the project.

Council Input

Mayor Satterthwaite introduced into record a letter of support for the redevelopment of Lincoln Mobile Home Park from Jettie Rhodes, 1415 N. Romine, which included a survey of residents also in support of the project. (See Attachment A: Petitions & Communications/J. Rhodes.)

There was no further input from Council Members.

1. Ordinance 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)

A motion for approval of this ordinance made and seconded by Alderpersons Pollock and Whelan, remains on the floor from the August 5, 1996 Council meeting.

Alderman Hayes inquired about the timeline for the development of the 10-acre commercial property and Phase I of the apartments. Ms Getchius stated that there is no timeline for the commercial part of the development. It is open at this point as to whether Integroup, Inc. will develop that portion or if they sold that interest to someone else for development. Ms Getchius stated that the key was to keep commercial property on Lincoln Avenue, given the kind of development that has been seen on the north part of Lincoln Avenue by the interstate system.

Following debate, Mayor Satterthwaite asked Alderman Pollock to take the Chair (8:35 p.m.)

Mayor Satterthwaite spoke to the motion and in support of the proposal. He stated that he understands all of the concerns people in the neighborhood. The benefits, however, far outweigh the concerns. It will be a quality, medium density residential development and he believes it will fit in very well with the neighborhood. Mayor Satterthwaite further stated that he believes a residential component to the Lincoln Avenue entryway will be a real enhancement. In conclusion, Mayor Satterthwaite mentioned other programs the

City is involved in which have benefitted residents (e.g., Eads at Lincoln, Access Urbana, Habitat for Humanity, CDBG, housing rehab, public services, transitional housing, repair service/Champaign County Office on Aging, emergency assistance grants, youth activity funding, youth scholarships, money management programs, job training/Urban League, King Park Neighborhood Center/expected to be built in the King Park area, neighborhood renovation, capital improvement).

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

Alderman Hayes - Aye	Alderman Ryan - Present
Alderman Kearns - Aye	Alderman Taylor - Aye
Alderman Patt - Present	Alderman Whelan - Aye
Alderman Pollock - Aye	

Disposition: The motion carried by roll call vote (7-aye:0*-nay). Ordinance 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)", was approved by Council. [Note: *It was the ruling of the Chair that the "present" votes would be counted with the "ayes."]

Mayor Satterthwaite resumed as Chair at 8:41 p.m.

2. Ordinance No. 9697-24: An Ordinance Approving An Agreement With Integroup, Inc.

[Note: It was the ruling of the Chair that a motion for approval for all Integroup, Inc. items being acted on this evening was already on the floor as a result of the Council meeting held August 5, 1996.]

The vote to approve was as follows:

Alderman Hayes - Aye	Alderman Ryan - Present
Alderman Kearns - Aye	Alderman Taylor - Aye
Alderman Patt - Present	Alderman Whelan - Aye
Alderman Pollock - Aye	

Disposition: By a roll call vote of 7-aye:0*-nay, Ordinance No. 9697-24, "An Ordinance Approving An Agreement With Integroup, Inc.", was approved by Council. [Note: *It was the ruling of the Chair that the "present" votes would be counted with the "ayes."]

3. Ordinance No. 9697-25: An Ordinance Approving An Amendment To A Part Of The Zoning Ordinance Of The City Of Urbana, Illinois And The Zoning Map Of Urbana, Illinois (Northwest Corner Of Bradley And Lincoln Avenues From B-3 To B-3 And R-4 - Plan Case #1627-M-96)

[Note: It was the ruling of the Chair that a motion for approval for all Integroup, Inc. items being acted on this evening was already on the floor as a result of the Council meeting held August 5, 1996.]

The vote to approve was as follows:

Alderman Hayes - Aye	Alderman Ryan - Present
Alderman Kearns - Aye	Alderman Taylor - Aye
Alderman Patt - Present	Alderman Whelan - Aye
Alderman Pollock - Aye	

Disposition: By a roll call vote of 7-aye:0*-nay, Ordinance No. 9697-25, "An Ordinance Approving An Amendment To A Part Of The Zoning Ordinance Of The City Of Urbana, Illinois And The Zoning Map Of Urbana, Illinois (Northwest Corner Of Bradley And Lincoln Avenues From B-3 To B-3 And R-4 - Plan Case #1627-M-96)", was approved by Council. [Note: *It was the ruling of the Chair that the "present" votes would be counted with the "ayes."]

4. Ordinance No. 9697-26: An Ordinance Granting A Special Use Permit To Allow Integroup, Inc. To Develop A Planned Unit Development (Plan Case #1627-SU-96)

[Note: It was the ruling of the Chair that a motion for approval for all Integroup, Inc. items being acted on this evening was already on the floor as a result of the Council meeting held August 5, 1996.]

The vote to approve was as follows:

Alderman Hayes - Aye	Alderwoman Ryan - Present
Alderwoman Kearns - Aye	Alderman Taylor - Aye
Alderwoman Patt - Present	Alderman Whelan - Aye
Alderman Pollock - Aye	

Disposition: By a roll call vote of 7-aye:0*-nay, Ordinance No. 9697-26, "An Ordinance Granting A Special Use Permit To Allow Integroup, Inc. To Develop A Planned Unit Development (Plan Case #1627-SU-96)", was approved by Council. [Note: *It was the ruling of the Chair that the "present" votes would be counted with the "ayes."]

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

[Note: This agenda item was tabled from the Council meeting held August 5, 1996.]

Alderwoman Kearns moved to bring this item before Council this evening. Alderman Pollock seconded. The motion carried by voice vote.

Debate centered around the relocation of the residents currently residing in Lincoln Mobile Home Park. It is the consensus of the Council that the relocation of the residents is an important issue and will have to be addressed in the development agreement, which is subject to the Council's approval. The project is expected to generate \$250,000 in tax money to the City through the TIF Fund, which will be spent in this specific TIF District. The funds may be used for such things as housing, job training, rental and housing rehabilitation, purchasing lots and giving them to organizations such as ICCI or Habitat for Humanity, and a bigger and more extensive community center.

Mayor Satterthwaite asked Alderman Pollock to take the Chair (8:58 p.m.)

Mayor Satterthwaite also addressed the issue of relocating the residents of Lincoln Mobile Home Park as a top priority and pointed out that with The Weisigers indicating that they are going to close the park in any case, the only chance the residence have for assistance in relocation is if there is a development. Mayor

Satterthwaite encouraged the Council to vote in favor of the ordinance request.

[Note: It was the ruling of the Chair that a motion for approval of Ord. No. 9697-22 was already on the floor as a result of the Council meeting held August 5, 1996.]

The vote to approve was as follows:

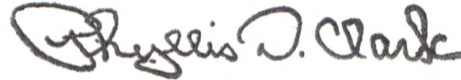
Alderman Hayes - Aye	Alderman Ryan - Nay
Alderman Kearns - Aye	Alderman Taylor - Aye
Alderman Patt - Nay	Alderman Whelan - Aye
Alderman Pollock - Aye	

Disposition: By a roll call vote of 5-aye:2-nay, Ordinance No. 9697-22, "An Ordinance Designating A Developer For Redevelopment Of Lincoln Mobile Home Park In Tax Increment Finance District Number Three", was approved by Council.

Mayor Satterthwaite resumed as Chair at 9:03 p.m.

I. ADJOURNMENT

There being no further business to come before this special meeting of the Council, Mayor Satterthwaite declared the meeting adjourned at 9:03 p.m.



Tod Satterthwaite
Mayor

Phyllis D. Clark, City Clerk

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