

CITY OF URBANA
Monday, August 4, 2003

The City Council of the City of Urbana, Illinois met in regular session at 7:30 p.m., Monday, August 4, 2003 in the Urbana City Council Chambers at 400 South Vine Street.

There being a quorum, Mayor Satterthwaite called the meeting to order at 7:35 p.m.

Present at the meeting were Members of the Council: Chynoweth, Hayes, Patt, Otto, and Wyman – 5; absent: Huth and Whelan – 2 (excused).

Also present were Staff Members: Police Chief Eddie Adair, Planner Michaela Bell, Planning Manager Rob Kowalski, Public Works Director Bill Gray, City Attorney Stephen Holz, Fire Chief Rex Mundt, Community Development Director Elizabeth Tyler, and Chief Administrative Bruce Walden.

MINUTES OF PREVIOUS MEETING

Alderman Hayes moved to approve the minutes of the July 21, 2003 City Council Meeting. The motion was seconded by Alderwoman Patt and carried by a voice vote.

ADDITIONS TO THE AGENDA

Mayor Satterthwaite stated that due to a lack of Council Members to act on **Ordinance No. 2003-07-076: An Ordinance Vacating a Portion of Elm Street and a Portion of Fish Alley** and **Ordinance No. 2003-07-077: An Ordinance Vacating a Portion of Boyden Street (Between Oakland Avenue and Thompson Street)**, the two ordinances will be considered at a Special City Council Meeting to be held prior to the regular meeting of the Committee of the Whole at 7:30 p.m. on Monday, August 11, 2003.

PETITIONS AND COMMUNICATIONS

Joseph Snyder, representing Eastland Suites, addressed the Council in opposition to the up to 2% increase in the hotel occupancy tax.

Redith Ewing, representing Yellow and Checker Cab Companies, addressed the Council stating her concern about the Taxi Ordinance and suggested that changes should be made to regulate insurance and safety of passengers, as well as a way of monitoring companies that might be listening to other companies calls and stealing that business.

Alderwoman Patt stated that Alderwoman Huth had notified her that she would be out of town on business and would not attend this evening's meeting.

Chief Administrative Officer Bruce Walden stated that Alderman Whelan had called his office to report that he would be absent this evening.

OLD BUSINESS

A motion was in place from the previous Council meeting for the consideration of **Mayoral Appointment** of Carl Perry to the Community Development Commission. The motion carried by a voice vote.

REPORTS OF STANDING COMMITTEES

Committee of the Whole

Alderman Otto moved to approve **Ordinance No. 2003-07-074: An Ordinance Revising the Annual Budget Ordinance (Consultant, Landfill Mitigation)**. The motion was seconded by Alderwoman Patt and carried 6-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Otto, Patt, Wyman, and Mayor Satterthwaite – 6; voting nay: none.

Alderman Otto moved to approve **Ordinance No. 2003-07-075: An Ordinance Authorizing the Mayor to Sign a Road Right-Of-Way Dedication (City of Urbana – 706 S. Glover)**. The motion was seconded by Alderwoman Patt and carried 5-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Otto, Patt, and Wyman – 5; voting nay: none.

The next regularly scheduled meeting of the Committee of the Whole will be at 7:30 p.m., Monday, August 11, 2003 in Urbana City Council Chambers at 400 South Vine Street.

REPORTS OF SPECIAL COMMITTEES

There were none.

REPORTS OF OFFICERS

There were none.

NEW BUSINESS

Chief Administrative Officer Bruce Walden presented staff report on **Ordinance No. 2003-08-078: An Ordinance Approving “An Amendment Concerning the Vacation of Certain Right of Way”, Dated October 1, 2001 (North Campus University of Illinois).**

In October of 2001, the City and the University entered into an agreement relating principally to an orderly procedure to vacate certain streets and alleys to accommodate University expansions and the payment of compensation to the City for such. Part of the agreement provided that if any of the listed streets and alleys were not vacated by August 1, 2003, the agreed compensation to the City would be reduced pro rata.

Due to financial pressures, the University did not complete its plans to acquire all private parcels abutting the streets and alleys proposed to be vacated and as of this date, Main Street and Stoughton Avenue between Harvey and Goodwin and two alleys between Harvey and Goodwin have not been vacated. The University has indicated that it will likely have an agreement with the property owner of the Main Street segment soon, so the extension agreement provides that if that happens before October 1, 2003, the City will vacate that segment of Main Street and be paid \$377,665.00.

The University feels acquisition of the remaining private properties is unlikely in the near future, so the parties have agreed to extend that deadline to August 1, 2009 with compensation to the City

to be adjusted according to the Consumer Price Index until then. After August 1, 2009, a new agreement would be negotiated.

Following debate, Alderwoman Wyman moved to approve **Ordinance No. 2003-08-078:**
An Ordinance Approving “An Amendment Concerning the Vacation of Certain Right of Way”, Dated
October 1, 2001 (North Campus University of Illinois). The motion was seconded by Alderwoman Chynoweth and carried 5-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Otto, Patt, and Wyman – 5; voting nay: none.

Planning Manager Rob Kowalski presented staff report on **Resolution No. 2003-08-018R:**
A Resolution of Protest Against a Proposed Text Amendment to the Champaign County Zoning
Ordinance (Text amendment to amend various sections of the Champaign County Zoning
Ordinance – Plan Case CCZBA-AT-02). The Zoning Administrator of the Champaign County Planning and Zoning Department are proposing minor amendments to the Champaign County Zoning Ordinance. At the June 3, 2002 Urbana City Council meeting, the Council passed a “no protest” vote in regard to those changes. Since then, there have been two additional proposed amendments to the ordinance. 1) Reorganize the provisions of the Champaign County Zoning Ordinance from 14 articles to 18 articles, and 2) Add a new use category called “Regional Special Use” to accompany “by right”, “conditional use”, and “special use”. Staff recommends that City Council defeat a resolution of protest for the proposed text amendment.

Alderwoman Wyman moved to approve **Resolution No. 2003-08-018R: A Resolution of**
Protest Against a Proposed Text Amendment to the Champaign County Zoning Ordinance (Text
amendment to amend various sections of the Champaign County Zoning Ordinance – Plan Case
CCZBA-AT-02). The motion was seconded by Alderman Hayes and failed 0-5 by roll call vote. Voting aye were Members of the Council: none; Voting nay: Chynoweth, Hayes, Otto, Patt, and Wyman – 5.

Planner Michaela Bell presented staff report on **Ordinance No. 2003-07-079: An Ordinance Approving a Special Use Permit (Request to establish an accessory church office in the R-2, Single-Family Residential Zoning District – Plan Case No. 1860-SU-3)**. St. Patrick's Catholic Church is requesting approval to expand their church office to a residential home located at 310 N. Coler Avenue, which is owned by the Church. The house would be used as office space and on a limited basis to provide distribution to serve those in need. The lot is zoned R-2, Single Family Residential. Church uses are permitted with a special use permit.

The Plan Commission and staff recommend approval with the following conditions.

1. The use of 310 N. Coler Avenue for the purpose of an office and food distribution to the needy shall only be temporary and permitted until August 31, 2006. Prior to that date St. Patrick's Catholic Church shall submit a Master Plan to the Urbana Plan Commission for review and approval. The Master Plan shall illustrate both the short and long-term expansion expectations. If the Special Use Permit expires without any master plan review and approval, the church shall reapply for a Special Use Permit at 310 N. Coler Avenue.
2. There shall be no truck traffic associated with the temporary office use located at the house of 310 N. Coler Avenue.
3. The house at 310 N. Coler Avenue shall meet the code requirements to conduct an office use by obtaining a Certificate of Occupancy including inspections to very compliance.
4. There shall be no signs indicating that the structure at 310 N. Coler Avenue is used for any use other than related uses and food distribution.

Following debate, Alderwoman Patt moved to approve **Ordinance No. 2003-07-079: An Ordinance Approving a Special Use Permit (Request to establish an accessory church office in the R-2, Single-Family Residential Zoning District – Plan Case No. 1860-SU-3)** with the conditions recommended by the Plan Commission and Staff. The motion was seconded by Alderman Otto and carried 5-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Otto, Patt, and Wyman – 5; voting nay: none.

ADJOURNMENT

There being no further business to come before the Council, Mayor Satterthwaite declared the meeting adjourned at 8:38 p.m.

Tod Satterthwaite
Mayor

Phyllis D. Clark, City Clerk

MINUTES APPROVED: August 18, 2003