



COMMITTEE OF THE WHOLE
October 11, 2004

Committee Members Present:

Danielle Chynoweth, James Hayes, Milton Otto, Esther Patt, and Ruth Wyman –5.

Committee Members Absent:

Laura Huth and Joseph Whelan – 2 (excused).

Staff Members Present:

Police Chief Eddie Adair, Ron Eldridge, Bill Gray, Steve Holz, John Regetz, Debbi Roberts, Libby Tyler, Mayor Satterthwaite, and Bruce Walden

Others Present:

Ellen Siffin, Charlie Smyth, Lisa Treul, Linda Lorenz, Georgia Morgan, Curtis Pettyjohn, Susan Chavarria, and Members of the Media

Meeting Location:

Urbana City Council Chambers

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

Additions to the Agenda and Staff Report

Mayor Satterthwaite announced that there were neighborhood open houses and public hearings on the HOME Consortium Consolidated Plan:

Open Houses: **Tuesday, October 12, 2004** from 7-9:00 p.m. at Prairie School Gym, 2102 Washington Street
 Wednesday, October 13, 2004 from 7-9:00 p.m. at Anita Purves Nature Center, 1505 North Broadway Avenue
 Thursday, October 14, 2004 at 7-9:00 p.m. at King School Gym, 1108 West Fairview Avenue

Public Hearing: **Tuesday, October 19, 2004** at City Council Chambers, 400 South Vine Street

Minutes of Previous Meeting

Mr. Hayes moved to approve the minutes of the September 27, 2004 meeting of the Committee of the Whole. The motion was seconded by Ms. Wyman. Alderwoman Wyman requested to amend the minutes by adding "perceived" before "conflict of interest." at the top of page 2. There were no objections.

Alderman Otto requested to change the date at the top of page 1 from "September 13, 2004" to "September 27, 2004". There were no objections.

The minutes were approved as amended by voice vote.

Public Input

The following people were present to express their opposition to parking lots in residential neighborhoods and their support for the **Motion Directing Plan Case Review of Accessory Parking Lots in Single Family Residential Areas**: Ellen Siffin, 711 West Iowa; Charlie Smyth, 805 South Coler; Lisa Treul, 714 West Iowa; Linda Lorenz, 409 West High; Georgia Morgan, 804 West Nevada; and Curtis Pettyjohn, 907 South Orchard.

Review of Draft of Long Range Transportation Plan

Susan Chavarria, Transportation Planner from the Mass Transit District, presented the review as prepared by the staff of the Champaign-Urbana Urbanized Area Transportation Study (CUUATS), a program of the Champaign County Regional Planning Commission (RPC). This plan is complete pursuant to the requirements of the Federal Highway Administration.

The purpose of the plan is to detail how the local area transportation system should evolve over the next 20 years. Development of the plan was guided by a multi-agency steering committee representing Urbana, Champaign, Savoy, University of Illinois, Regional Planning Commission, CU Mass Transit District, County Highway Department, and Illinois Department of Transportation. It was further guided by the policy and technical committees of CUUATS. Public Works Director Bill Gray and Community Development Director Libby Tyler serve as steering and technical committee representatives and Mayor Satterthwaite serves on the CUUATS policy committee.

Key elements of the plan include the identification of a planning area boundary, design and implementation of the public involvement process, description of existing conditions, modeling of the future traffic projections, identification of goals and

objectives, identification of transportation projects, and development of an implementation strategy.

Following debate, Chair Chynoweth moved to submit the following formal comment on the Long Range Transportation Plan: "We support future study of the area of High Cross Road north of I-74 as indicated in the preferred alternative. In the future study we request that careful consideration be given for this unique area of our county. In particular, we request that future study include data collection on and prioritization of: preservation of wildlife habitat and corridors; preservation of ecological diversity; preservation of natural waterways, and historic preservation." The motion was seconded by Ms. Wyman and carried by a voice vote.

No further action was required on this item.

Resolution No. 2004-10-020R: A Resolution Determining the Amounts of Money Necessary to be Raised by the Tax Levy

Comptroller Ron Eldridge presented staff report. State Truth-in-Taxation Law requires that the City make a determination of the maximum amount that is being considered to be levied. If this amount is above a 5% increase, notice must be given to the public on the City's intent to adopt this levy. This Resolution includes an increase of 12.3%. The City will still have the option of approving a levy that is lower than this amount.

Mr. Hayes moved to forward Resolution **No. 2004-10-020R: A Resolution Determining the Amounts of Money Necessary to be Raised by the Tax Levy** to Council with a recommendation for adoption. The motion was seconded by Ms. Wyman and carried by a voice vote.

Ordinance No. 2004-10-138: An Ordinance Revising the Annual Budget Ordinance (Police and Fire Pensions / FY 2004-05)

Mr. Eldridge presented staff report. In the budget in June, it was estimated that the amount of money required to fund the City's Police and Fire employee pensions would be \$1,975,200. The books have been closed on the Pension Funds and the actuarial report has been received. The actual amount required to be levied is \$2,096,700. This amount will not increase the overall amount of property tax paid by a homeowner as it is being reduced from the general fund share of tax.

Ms. Wyman moved to forward Ordinance **No. 2004-10-138: An Ordinance Revising the Annual Budget Ordinance (Police and Fire Pensions / FY 2004-05)** to Council with a recommendation for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

Resolution No. 2004-10-021R: A Resolution Determining the Amount of Surplus Funds in the City of Urbana Tax Increment Financing District No. One for FY 2004-05

Chief Administrative Officer Bruce Walden presented staff report. One of the principal reasons that the City went forward with TIF One was the ability to distribute some of the monies that would be collected back to participating tax districts. All of the taxing districts agreed that extending TIF One was in the financial interest of the School District and the Park District. This Ordinance initiates the distribution of surplus funds. This will be done every year for the next 12 years.

Mr. Otto moved to forward **Resolution No. 2004-10-021R: A Resolution Determining the Amount of Surplus Funds in the City of Urbana Tax Increment Financing District No. One for FY 2004-05** to Council with a recommendation for adoption. The motion was seconded by Ms. Patt.

Following debate, the motion carried by a voice vote.

Amendments to the Philo Road Business District Redevelopment Incentive Program Guidelines

Economic Development Division Manager John Regetz presented staff report. This is a proposal to amend the Philo Road Business District Redevelopment Incentive Program (RIP), in order to make it more effective in its mission to encourage improvements and occupancy of commercial property in the Philo Road Business District. This will be accomplished by offering higher grant levels, similar to the TIF incentive program, and by providing greater loan amounts and flexibility.

This RIP would provide loans and grants for existing and new businesses to remodel and expand current and vacant locations in the area. The loans leverage the commercial loans of participating lenders, which are subsidized by the RIP up to 5.5 interest percentage points. The grant amount would be for up to 10% of the leveraged loan amount. Loan and grant amounts would be limited by the amount of incentive funds available. This does not preclude other commercial financing.

Staff proposed that the grant feature of the RIP be made available to all loans for up to 10% of the leveraged loan amount. This provision is similar to the Downtown Grant component of the RIF Redevelopment Incentive Program. Loans would be available on a "first-come-first-served" basis with limits based on fund availability.

Mr. Otto moved to approve **Amendments to the Philo Road Business District Redevelopment Incentive Program Guidelines**. The motion was seconded by Ms. Wyman. Following debate, the motion carried by a voice vote. No further action is required.

Ordinance No. 2004-10-136: An Ordinance Approving a City of Urbana Community Development Block Grant Program Agreement (Provena Behavioral Health at the Mental Health Center Project No. 0405-6) and Ordinance No. 2004-10-137: An Ordinance Approving a City of Urbana Community Development Block Grant Program Agreement (Homestead Corporation of Champaign-Urbana Project No. 0405-5)

Grants Management Division Manager Bob Grewe presented staff report. These agreements were included in the Annual Action Plan that was approved in May of 2004. The agreement with Provena provides \$2,000 for flooring improvements to their group home in East Urbana.

The agreement with Homestead Corporation provides \$3, 935 for roofing improvements to an affordable rental unit in East Urbana.

Staff recommends approval.

Ms. Wyman moved in omnibus fashion to forward **Ordinance No. 2004-10-136: An Ordinance Approving a City of Urbana Community Development Block Grant Program Agreement (Provena Behavioral Health at the Mental Health Center Project No. 0405-6)** and **Ordinance No. 2004-10-137: An Ordinance Approving a City of Urbana Community Development Block Grant Program Agreement (Homestead Corporation of Champaign-Urbana Project No. 0405-5)** to Council with a recommendation for approval. The motion was seconded by Alderwoman Patt and carried by a voice vote.

Motion Directing Plan Case Review of Accessory Parking Lots in Single Family Residential Areas

Community Development Director Libby Tyler stated that this is a request from the previous Council Meeting and is a response to a parking lot proposal at 806 West Iowa Street.

Concerns other than the specific location for lighting are traffic volumes, traffic safety, and appearance of the lot. Under current zoning regulations, accessory uses, including accessory parking lots, are allowed in any zone where the principal use to which the accessory use is accessory is allowed.

In order to direct staff to initiate a place case to address the issue of accessory parking lots in single family neighborhoods, staff recommends that City Council adopt the following motion: "motion to direct staff to initiate a plan case for Zoning Ordinance amendments necessary to address the issues presented by placement of accessory parking lots within single family residential neighborhoods through such means as requiring conditions or special use review of such lots and establishing appropriate development regulations."

Ms. Patt moved to approve the motion with minor changes: "Motion to direct staff to initiate a plan case for Zoning Ordinance amendments necessary to address the issues presented by the placement of accessory parking lots in close proximity to single family residential neighborhoods through such means as requiring special use review of such lots and establishing appropriate development regulations." The motion was seconded by Ms. Wyman. Following debate, the motion carried by a voice vote.

ADJOURNMENT

There being no further debate, Chair Chynoweth declared the meeting adjourned at 9:14 p.m.

Respectfully submitted,

Elaine Taylor Recording Secretary

*This meeting was taped.

*This meeting was broadcast on cable television.

MINUTES APPROVED: