

URBANA CITY COUNCIL MEETING
February 7, 2005

The City Council of the City of Urbana, Illinois met in regular session at 7:30 p.m., Monday, February 7, 2005 in the Urbana City Council Chambers at 400 South Vine Street.

There being a quorum, Mayor Satterthwaite called the meeting to order at 7:31p.m.

Present at the meeting were Members of the Council: Alix, Chynoweth, Hayes, Patt, Roberts, Whelan, and Wyman – 7; absent: none.

Also present were staff members: Police Chief Eddie Adair, Economic Development Specialist Ryan Brault, Public Works Director Bill Gray, City Attorney Steve Holz, Operations Manager Jim Kelly, Planner Paul Lindahl, Fire Chief Rex Mundt, Community Development Director Libby Tyler, and Chief Administrative Officer Bruce Walden.

MINUTES OF PREVIOUS MEETING

Alderwoman Patt moved approval of the minutes of the December 6, 2004 regular meeting. The motion was seconded by Alderman Hayes and carried by a voice vote.

ADDITIONS TO THE AGENDA

None.

PETITIONS AND COMMUNICATIONS

Mayor Satterthwaite presented Certificates of Appreciation to Calvin Peacock and Erik Hagerman who rescued a deliveryman who had accidentally gotten partially covered with salt at the salt dome and was unable to move.

Bill Bagby, 2314 North High Cross Road, addressed the Council representing himself and R.U.R.A.L. with opposition to ring roads and his thoughts on the Comprehensive Plan and the Extraterritorial Jurisdictional Area.

Bjorg Holte, 1001 N. High Cross Road, and George Boyd, 3705 East Airport Road addressed the Council with their concerns regarding the Comprehensive Plan.

Kathryn Klingenberg, representing EcoLab addressed the Council with an invitation to Open Houses to be held on Thursday, February 10, 2005 from 4:00 to 7:00 p.m. and Sunday, February 13, 2005 from 2:00 to 4:00 p.m.

Lisa Truel, 714 West Iowa, commended the Public Works Department on their service. Ms. Truel stated that she supports the parking ordinance and read several communications from people who were unable to attend this meeting.

Linda Lorenz, 409 West High Street, and Charlie Smyth, 805 South Coler, addressed the Council in support of the amendment for accessory parking lots.

Alderman Whelan commended Cheryl Horvath, Phil Edwards, and James Kingston of the Fire and Rescue Service for their quick reaction to his recent emergency.

OLD BUSINESS

There was none.

REPORTS OF STANDING COMMITTEES

Committee of the Whole

Alderwoman Wyman moved to approve **Ordinance No. 2005-01-012: An**

Ordinance Amending Article V of the Urbana Local Traffic Code Establishing

Speed Regulations on Certain Streets (Goodwin Avenue). The motion was seconded by Alderman Hayes and carried 7-0 by roll call vote. Voting aye were Members of the Council: Alix, Chynoweth, Hayes, Patt, Roberts, Whelan, and Wyman – 7; voting nay: none.

Alderswoman Wyman moved to approve **Ordinance No. 2005-01-013: An Ordinance Amending Schedule J of Section 23-172 of the Urbana Local Traffic Code Establishing Curb Loading Zones on certain Streets (Oregon Street)**. The motion was seconded by Alderswoman Patt and carried 7-0 by roll call vote. Voting aye were Members of the Council: Alix, Chynoweth, Hayes, Patt, Roberts, Whelan, and Wyman – 7; voting nay: none.

Alderswoman Wyman moved to adopt **Resolution No. 2005-01-002R: A Resolution Approving and Authorizing the Execution of An Agreement With the State of Illinois for the Modernization of the Traffic Signals at the Intersection of I-74 and Cunningham Avenue (Section 25 X-N) and Traffic Signal Interconnects from Perkins Road to O'Brien Drive (Cunningham Avenue Between Perkins Road and O'Brien Drive)**. The motion was seconded by Alderman Hayes and carried by a voice vote.

Alderswoman Wyman moved to adopt **Resolution No. 2005-01-003R: A Resolution Appropriating Funds for the Modernization of Signals at the Intersection of US 45 & I-74 and Signal Interconnects from Perkins Road and O'Brien Drive (Cunningham Avenue Between Perkins Road and O'Brien Drive)**.

The motion was seconded by Alderswoman Patt and carried 7-0 by roll call vote. Voting

aye were Members of the Council: Alix, Chynoweth, Hayes, Patt, Roberts, Whelan, and Wyman – 7; voting nay: none.

Community Development Director Libby Tyler presented some changes to **Ordinance No. 2005-01-014: An Ordinance Authorizing the Mayor to Execute a Redevelopment Agreement with Blackrock Properties, Inc. (Five Points Northwest)**, one of which changes the name from “Blackrock Properties, Inc.” to “Five Points Realty, LLC.”

Alderwoman Patt moved to approve **Ordinance No. 2005-01-014: An Ordinance Authorizing the Mayor to Execute a Redevelopment Agreement with Blackrock Properties, Inc. (Five Points Northwest)** with the changes presented by Dr. Tyler. The motion was seconded by Alderwoman Wyman. Following debate, the motion carried 7-0 by roll call vote. Voting aye were Members of the Council: Alix, Chynoweth, Hayes, Patt, Roberts, Whelan, and Wyman – 7; voting nay: none.

Alderwoman Wyman moved to approve **Ordinance No. 2004-01-015: An Ordinance Approving the Philo Road Business District Revitalization Action Plan**. The motion was seconded by Alderwoman Patt.

Economic Development Division Manager John Regetz presented some minor changes to the ordinance.

Alderwoman Chynoweth moved to incorporate the changes into the ordinance. The motion was seconded by Alderman Hayes and carried by a voice vote.

The motion to approve **Ordinance No. 2004-01-015: An Ordinance Approving the Philo Road Business District Revitalization Action Plan** carried 7-0

by roll call vote. Voting aye were Members of the Council: Alix, Chynoweth, Hayes, Patt, Roberts, Whelan, and Wyman – 7; voting nay: none.

The **Presentation on Downtown Tax Increment Finance District No. 2 Plan Amendment** was made by Economic Development Specialist Ryan Brault. The purpose of the amendment is to supplement and update the existing TIF #2 Plan created in 1986 to extend the term to 2022 and add budget for new projects that fit the goals of the 2001 Downtown Strategic Plan.

Capital Improvement Projects suggested are: Main/Springfield Plaza, Broadway Avenue Streetscape, Water/Walnut Street improvements, North Race Street, Parking Expansion, Carle to Downtown Bike path, Boneyard Corridor, and Lot acquisition/consolidation.

Redevelopment Projects suggested are: Lincoln Square Village, Five Points East and West, Race and University/Leal Park, Springfield and Main triangle, Gill Athletics Property, Green and Race Corner, Green and Cedar vacant lot, Main and Vine corner, Strawberry Fields, Strong Banquet Center, and historic building rehabilitations.

No action was required on this item.

The next regular meeting of the Committee of the Whole will be at 7:30 p.m., Monday, February 14, 2005 in the Urbana City Council Chambers at 400 South Vine Street.

REPORTS OF SPECIAL COMMITTEES

There were none.

REPORTS OF OFFICERS

Chief Administrative Officer Bruce Walden reminded the Council that the final Public Open House for the Comprehensive Plan is Tuesday, February 8, 2005 at 7:00 p.m. at the Urbana Civic Center.

Economic Development Division Manager John Regetz gave an update on the Economic Development projects for the month.

NEW BUSINESS

City Attorney Steve Holz presented staff report on **Ordinance No. 2005-02-016: An Ordinance Authorizing the Extension of a Performance Bond for Weller's Lincolnwood Subdivision (Sidewalks)**. The Subdivision Performance Bond that was executed by Weller's Community Homes expired on December 31, 2004. Because the sidewalk work was not completed, a letter of credit has been drawn up that secured the Performance Bond, in the amount of an engineering estimate of the cost to complete the remaining sidewalks. Flatland Development desires to sign the Performance Bond and have it extended to allow time for the construction to take place. This ordinance would grant such and extension.

Alderwoman Wyman moved to approve **Ordinance No. 2005-02-016: An Ordinance Authorizing the Extension of a Performance Bond for Weller's Lincolnwood Subdivision (Sidewalks)**. The motion was seconded by Alderwoman Patt and carried 7-0 by roll call vote. Voting aye were Members of the Council: Alix, Chynoweth, Hayes, Patt, Roberts, Whelan, and Wyman – 7; voting nay: none.

Community Development Director Libby Tyler presented staff report on **Ordinance No. 2005-02-017: An Ordinance Amending the Zoning Ordinance of**

the City of Urbana, Illinois (With respect to regulation of accessory parking lots located in close proximity to single-family neighborhoods – Plan Case No. 1919-SU-04). This is a request for an amendment to the Zoning Ordinance to allow accessory use parking lots which are proposed to be located on a parcel separate from the principal use (whether off-site or on an adjacent parcel as part of a subsequent expansion) and in close proximity to single-family residential neighborhoods by special use only. By requiring special use permit approval, such accessory parking lots would be subject to public notice and City review of related special use permit criteria, such as lighting, landscaping, traffic safety, buffers, etc. Special use approval would not be necessary for on-site accessory parking that is proposed as part of a development project that is otherwise allowed by right or by conditional use.

Alderman Patt moved to approve **Ordinance No. 2005-02-017: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (With respect to regulation of accessory parking lots located in close proximity to single-family neighborhoods – Plan Case No. 1919-SU-04).** The motion was seconded by Alderman Roberts.

Alderman Patt moved to amend the ordinance to amend the ordinance replacing the words “immediately adjacent to or across public right-of-way from” to “within 600 feet of” throughout the entire ordinance and to change Section 1 and Section 4 to add the following sentence to both Section II-3 of the Zoning Ordinance and the proposed new Section VIII of the Zoning Ordinance. **If an off-site accessory use parking lot which is accessory to a residential use is located within 600 feet of any property zoned R-1, R-2, or R-3, at least 90% of the total number of parking spaces in**

the accessory use parking lot must be dedicated to serve the principal use. The motion was seconded by Alderwoman Wyman. Following debate, the motion to amend carried by a voice vote.

The motion to approve **Ordinance No. 2005-02-017: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (With respect to regulation of accessory parking lots located in close proximity to single-family neighborhoods – Plan Case No. 1919-SU-04)**, as amended carried 7-0 by roll call vote. Voting aye were Members of the Council: Alix, Chynoweth, Hayes, Patt, Roberts, Whelan, and Wyman – 7; voting nay: none.

Planner Paul Lindahl presented staff report on **Ordinance No. 2005-02-018: An Ordinance Approving A Special Use Permit (To allow the installation of an Equipment Enclosure within 100 feet of a residential zone or land use at 809 West Illinois Street in Urbana’s R-4 Medium Density Multiple Family Zoning District / Plan Case 1919-SU-04)**. This is a request by Cingular Wireless for a Special Use Permit to install an Equipment Enclosure within 100 feet of a residential zone or land use, to serve a proposed rooftop cell antennae at 809 West Illinois Street. The subject property is located in the R-4 Medium Density Multiple Family Residential Zoning District.

The Special Use Permit review is required for the equipment enclosures only and not for the antenna itself. Urbana Zoning Ordinance Article V, Section V-11.P.2.c, allows antennas on existing multi-family structures as an administratively approved accessory use. Section V-11.Q.1.d allows the placement of an Equipment

Enclosure within 100 feet of a residential zone or land use in the R-4 Zoning District under the provisions of Special Use Permit review.

Following debate, Alderwoman Wyman moved to approve **Ordinance No. 2005-02-018: An Ordinance Approving A Special Use Permit (To allow the installation of an Equipment Enclosure within 100 feet of a residential zone or land use at 809 West Illinois Street in Urbana's R-4 Medium Density Multiple Family Zoning District / Plan Case 1919-SU-04)**. The motion was seconded by Alderman Alix.

Following further debate, **Ordinance No. 2005-02-018: An Ordinance Approving A Special Use Permit (To allow the installation of an Equipment Enclosure within 100 feet of a residential zone or land use at 809 West Illinois Street in Urbana's R-4 Medium Density Multiple Family Zoning District / Plan Case 1919-SU-04)** carried 5-2 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Patt, Roberts, and Wyman – 5; voting nay: Alix and Whelan – 2.

Mayor Satterthwaite presented **Mayoral Appointments** of Daniel Larson to the Human Relations Commission and Janice Mitchell to the Champaign County Housing Authority Board. Alderwoman Chynoweth requested that this item be forwarded to the next Council meeting so that she could have a chance to speak with the candidates. There were no objections.

Alderwoman Patt moved to enter into closed session for the purpose of discussing pending litigation. The motion was seconded by Alderwoman Wyman and carried 7-0 by roll call vote. Voting aye were Members of the Council: Alix, Chynoweth, Hayes, Patt, Roberts, Whelan, and Wyman – 7; voting nay: none.

Council reconvened at 12:03 a.m. with all Members previously in attendance still present.

ADJOURNMENT

There being no further business to come before the Council, Mayor Satterthwaite declared the meeting adjourned at 12:05 p.m.

Tod Satterthwaite
Mayor

Phyllis D. Clark, City Clerk

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

Minutes approved: February 21, 2005, as amended

AMENDMENT TO THE FEBRUARY 7, 2005 MINUTES

Alderman Roberts requested to amend the minutes on page 9, under Ordinance No. 2004-02-018 to changing the nay vote to reflect “Roberts and Whelan” rather than “Alix and Whelan”. There were no objections.

The minutes were approved as amended.