

**CITY OF URBANA  
COMMITTEE OF THE WHOLE - OCTOBER 10, 2005 - 7:30 P.M.  
CITY COUNCIL CHAMBERS - 400 S. VINE STREET, URBANA, IL**

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**COMMITTEE MEMBERS PRESENT:** Brandon Bowersox (Chair); Lynne C. Barnes; Danielle Chynoweth; Robert E. Lewis; Dennis Roberts; Charlie Smyth

**COMMITTEE MEMBERS ABSENT:** Heather Stevenson (excused)

**STAFF PRESENT:** Laurel Lunt Prussing; Phyllis Clark; Bruce Walden; Eddie Adair; Rex Mundt; William Gray; Elizabeth Tyler

**OTHERS PRESENT:** Rick Kallmayer; Greg Abbott; Paul Tatman; Mark Laughbacher; Members of the Media

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**1. CALL TO ORDER AND ROLL CALL**

There being a quorum, Chair Bowersox called the meeting of the Committee Of The Whole to order at 7:02 p.m. Chair Bowersox informed Committee Members and the viewing public that Ms Stevenson was ill and would not be attending the meeting this evening.

**2. ADDITIONS TO THE AGENDA AND STAFF REPORT**

There were no additions to the agenda.

Mayor Prussing entered into record a Proclamation declaring October 9-15, 2005 as "Fire Prevention Week. In her Proclamation, Mayor Prussing urged all the people of Urbana to heed the important safety messages of Fire Prevention Week, and to support the many public safety activities and efforts of Urbana's Fire Rescue Services. She presented the Proclamation to Rex Mundt (Urbana Fire Chief). (See attached.)

Chief Mundt elaborated on Fire Prevention Week, noting that this year's goal is "candle safety." Special events are planned throughout the week at Lincoln Square to educate the public on fire safety, which includes "Annual Family Night" on Thursday from 6:00 p.m. to 8:00 p.m.

**3. APPROVAL OF MINUTES OF PREVIOUS MEETING**

September 26, 2005 - Mr. Smyth made a motion to approve the minutes of the meeting held September 26, 2005. Mr. Roberts seconded.

Mr. Roberts noted a correction on page 2, paragraph 3 under "Public Input." "Mr. Bowersox" should read "Mr. Roberts." There were no objections.

The motion to approve the minutes of September 26, 2005 carried by a voice vote, as amended.

**4. PUBLIC INPUT**

There was none.

**Committee Member Input**

Mr. Smyth noted that the Council caucus had met prior to this evening's meeting to approve a couple sets of their minutes, which involved extensive discussion about economic development and inquired if the Mayor and staff had come up with a way to address this particular council goal. Mayor Prussing indicated that there were plans to run an ad for the Economic Development Director position and Council will be apprised of the status.

Mayor Prussing reminded Committee Members of a couple meetings taking place this week: Joint Study Session on Urban Fringe Roads (10/12/05); and Citizen Review Board meeting (10/13/05).

5. **PRESENTATION: METCAD RADIO PROJECT**

Bruce Walden (Chief Administrative Officer) introduced Rick Kallmayer and Greg Abbott, representatives of METCAD. [Note: The acronym METCAD stands for Metropolitan Computer Aided Dispatch.]

Messrs. Kallmayer and Abbott addressed the Committee with a report of the METCAD Radio Project (see attached) and gave a PowerPoint presentation of the project.

This item did not require Council action at this time.

6. **RESOLUTION NO. 2005-10-018R: A RESOLUTION DEEMING CERTAIN FUNDS IN THE SPECIAL TAX ALLOCATION FUND FOR THE DOWNTOWN URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA AS "SURPLUS" FUNDS AND DIRECTING THE PAYMENT AND DISTRIBUTION THEREOF (TAX INCREMENT FINANCE DISTRICT NO. ONE)**

Mr. Walden presented the staff report.

Mr. Smyth made a motion to send this item to Council with a recommendation for approval. Mr. Roberts seconded. The motion carried by a voice vote.

7. **RESOLUTION NO. 2005-10-019R: OFFICIAL INTENT RESOLUTION WITH RESPECT TO SUPPORTIVE LIVING FACILITY TO BE DEVELOPED BY PRAIRIE WINDS OF URBANA, LLC**

Mr. Walden presented the staff report. He introduced Paul Tatman and Mark Laughbacher, developers of the project, who were available to answer questions.

Mr. Tatman gave a brief presentation of the project and showed pictures of a similar facility in Danville, depicting the layout and amenities proposed.

Following debate, Ms Chynoweth made a motion to send this item to Council with a recommendation for approval. Mr. Smyth seconded. The motion carried by a voice vote.

Mr. Smyth suggested acting on agenda item numbers 8, 9, 10 and 11 in omnibus fashion. There were no objections. Agenda item #8 was presented separately by staff, but acted on by Committee together with item numbers 9, 10 and 11.

8. **ORDINANCE NO. 2005-09-139: AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL SUPPLEMENTAL AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (INSTALLATION OF FOLD-DOWN STOP SIGNS)**

James Kelly (Operations Manager) presented the staff report.

9. **RESOLUTION NO. 2005-10017R: RESOLUTION FOR MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE ILLINOIS HIGHWAY CODE (FLORIDA AVENUE, RACE STREET, WINDSOR ROAD, WATER STREET);**  
10. **ORDINANCE NO. 2005-09-144: AN ORDINANCE AMENDING SCHEDULE J OF SECTION 23-183 OF THE URBANA LOCAL TRAFFIC CODE PROHIBITING PARKING AT ALL TIMES ON CERTAIN STREETS (ABERCORN STREET, MONTGOMERY STREET, OGELTHORPE AVENUE); and**  
11. **ORDINANCE NO. 2005-09-145: AN ORDINANCE AMENDING SCHEDULE H OF SECTION 23-93 OF THE URBANA LOCAL TRAFFIC CODE REQUIRING STOP SIGNS AT A CERTAIN INTERSECTION (COLORADO AVENUE AT STONE CREEK BOULEVARD)**

William Gray (Public Works Director/City Engineer) presented the staff reports.

Mr. Smyth made a motion to send agenda item numbers 8, 9, 10 and 11 to Council with a recommendation for approval. Ms Barnes seconded. The motion carried by a voice vote.

Before proceeding to the next agenda item, Mr. Smyth commented on the memorandum that was presented in tonight's packet regarding the new recycling center compost promotion. He commended staff on this effort and inquired if this would be a countywide project. Mr. Gray indicated that it would be.

12. **DISASTER PLANNING UPDATE**

Mr. Walden indicated that the purpose of this update was to brief the City Council with respect to emergency and disaster planning. Staff reports were presented by Chief Mundt, Eddie Adair (Police Chief), and Mr. Gray.

Ms Chynoweth suggested that procedure guidelines for Council should indicate where they should report in the event of a disaster (i.e., city building or METCAD) and what to do if they cannot be reached as a result of a power outage or downed telephone lines. She also suggested that the guidelines include emergency shelter designations.

It was the consensus of the Committee that educational programs should be launched for the public so that they would have more knowledge of what to do and where to go in the event of a disaster.

No action was required of Council at this time.

13. **DISCUSSION ITEMS:**

a. **Affordable Housing - Inclusionary Housing Models**

Mr. Roberts presented this item at the September 26, 2005 Committee meeting. (See attached.) He presented three incentives for consideration: 1) Partial reduction of property taxes on the number of units that were made affordable to low-income homes in any development be offered to a developer; 2) Allow a builder to have a slightly higher density construction bonus so that if he/she were planning on building 6 units that would be subsidized for low-income families in his/her 22-unit apartment, the City would allow a couple extra units or somehow make the ratio between the number of units and the property acreage to be changed in his/her favor because of his/her interest to assist the City in this plan; and 3) Discount or waiver on certain permits for which the builder would be required to purchase through the City for the construction of his/her apartment complex.

Mr. Roberts made a motion that the Mayor create a study committee to explore the possible applications of inclusionary housing concepts in the City of Urbana, contacting appropriate agencies in the community, local housing authorities and developers and contractors, to determine public interest and benefit, while also defining appropriate incentive programs and voluntary strategies to develop a greater base of affordable housing for the citizens of Urbana. This committee should report back to the Mayor and City Council sometime in February next year with their findings. Mr. Smyth seconded.

Chair Bowersox recognized Elizabeth Tyler (Community Development Director/City Planner) who suggested that the motion was addressing affordable housing as a larger concept vs. just the issue of inclusionary housing. Ms Tyler made the Committee aware that the City has an entire division that operates a host of programs devoted exclusively to affordable housing (i.e., first-time homebuyer programs to working with community housing development organizations to create affordable housing; transitional housing to funding other agencies that provide housing opportunities, such as Urban League and Homestead Corporation). She also explained the role of the Community Development Commission and directed the Committee's attention to staff's recommendations in her memo. (See attached.)

Chair Bowersox asked Mayor Prussing to take the chair and he entered debate (9:30).

Chair Bowersox resumed the chair at 9:33 p.m.

Mr. Roberts amended his motion to state that the Mayor create a subcommittee of the Community Development Commission to explore the possible applications of inclusionary housing concepts in the City of Urbana, contacting appropriate agencies in the community,

local housing authorities and developers and contractors, to determine public interest and benefit, while also defining appropriate incentive programs and voluntary strategies to develop a greater base of affordable housing for the citizens of Urbana.

Mr. Smyth suggested, as a friendly amendment, that this be a subcommittee within the Community Development Commission as outlined in staff's recommendation on page 4 of Ms Tyler's memo, specifically where it reads: "Staff recommends that the Community Development Commission (with the assistance of staff) be requested to investigate approaches to achieving additional affordable housing stock distributed in such a manner as to avoid concentration of poverty through inclusionary housing requirements or other means and to report back to the City Council with specific recommendations." Additional language should also state that they further examine accelerated home ownership and look at incentives for builders. Mr. Roberts accepted the friendly amendment. Debate ensued.

For clarity, Chair Bowersox indicated that the motion is to incorporate staff's recommendation in Ms Tyler's memo and that the Community Development Commission look into this issue as a subcommittee and that they consider acceleration homeownership and incentives for builders.

Ms Barnes suggested as another amendment to just ask the Community Development Commission, along with staff, to address the Council's concerns, meaning not to dictate whether they have a subcommittee or do it themselves with the current meeting structures they have. This was acceptable to Mr. Roberts.

Chair Bowersox then stated that the motion now on the floor is to ask the Community Development Commission to look into this issue and that they also look into further acceleration of homeownership and incentives for builders.

Mr. Roberts noted that a part of his initial motion was that they report back to the City Council by February 2006. Debate ensued concerning a timeframe.

Chair Bowersox called for a straw poll of members who were interested in a timeframe. There was none.

Mr. Roberts stated that he would amend his motion to strike a date for which the Council is to be informed. Mr. Smyth concurred.

Final clarification by Chair Bowersox on the motion on the floor states that the motion by Mr. Roberts and seconded by Mr. Smyth requests that staff recommends that the Community Development Commission be requested to investigate approaches to achieving affordable housing stock, distributed in such a manner as to avoid concentration of poverty through inclusionary housing

requirements or other means through the acceleration of homeownership and incentives for builders, and to report back to the City Council with specific recommendations.

The motion, as clarified by the Chair, carried with a voice vote.

Before proceeding with other items on the agenda, Chair Bowersox called a 3-minute break (9:43).

b. **Motion to Request Mayor to Appoint Ad Hoc Advisory Task Force for the Purpose of Developing an Ordinance to Improve Public Safety In or Near High Density Rental Units**

Ms Barnes presented an amendment to a motion she distributed previously to the Committee for consideration. Ms Barnes made a motion to request that the Mayor appoint an ad hoc advisory task force to work with staff to develop new or tweaked ordinances, policies or programs to improve public safety in and near multi-family rental housing. The task force shall include representatives from at least the following groups: residents, apartment managers, Urbana Police Department, and Human Relations Commission. Staff will provide crime statistics in regard to numbers and types of crime for the past five years. The motion was seconded by Mr. Smyth. Debate ensued.

Following debate, the motion carried by a voice vote.

c. **Mayor's Proposal for Neighborhood Meetings to Discuss Neighborhood Safety Ordinance Based on Village of Schaumburg "Ordinance Regarding the Licensing and Operation of Multi-Family Dwelling Units, Rooming Houses, and Any Single-Family Rental Residential Units"**

Mayor Prussing presented her proposal. (See attached.) She indicated that the Schaumburg ordinance was only an example; that a broader ordinance needs to be considered for Urbana that would also include licensing.

Ms Chynoweth expressed her opposition to the Schaumburg ordinance as a model for Urbana and read into record a portion of that document that influenced her decision for not supporting it.

*"While convicting an individual on a criminal charge requires proving guilt beyond a reasonable doubt, landlords may evict residents based on a single violation with only a preponderance of evidence. That is, if evidence exists to prove the residents probably violated the lease agreement, they can be evicted. This evidence may be no more than the testimony of other residents who witnessed the violation."*

Ms Chynoweth concluded that she could not support something that indicated guilt before innocence. It must be based on actual convictions.

Mayor Prussing concurred that the Schaumberg ordinance had discrepancies, and that a more broader ordinance would be presented at a later date for Council consideration.

No action was taken on this item at this time.

14. **ADJOURNMENT**

There being no further business to come before the Committee, Chair Bowersox declared the meeting adjourned at 10:23 p.m.

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Deborah J. Roberts  
Recording Secretary

\*This meeting was broadcast on cable television.

Minutes Approved: October 24, 2005