

COMMITTEE ON ENVIRONMENT AND PUBLIC SAFETY

June 28, 1993

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Committee Members Present:

Joan Barr, James Hayes, Michael Pollock, Marya Ryan,  
Clifford Singer (Chairman), John Taylor and Joseph  
Whelan

Committee Members Absent:

None

Staff Members Present:

Bruce Walden, Jack Waaler, Richard Dunn, April  
Getchius, William Gray, Joseph Smith, Doug Miller, Pat  
Pioletti, Willard Schlieter, Tom Lindsey, Phyllis Clark  
and Mayor Satterthwaite

Others Present:

Earl O'Shea, Riley Glerum, Fred Moyer, Martin Mitchell,  
and Members of the News Media

Meeting Location:

Urbana City Council Chambers

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There being a quorum, Chairman Singer called the  
meeting to order at 8:41 p.m.

Additions to the Agenda and Staff Report

There were none.

Minutes of Previous Meeting

Ms. Barr moved to approve the minutes of the May 24, 1993  
regular meeting. The motion was seconded by Mr. Hayes and carried  
by a voice vote.

Petitions and Communications

Earl O'Shea, 606A South Glover, addressed the Committee  
regarding what is needed for better government and the maintenance  
of brick streets.

Martin Mitchell and Sally Einsfeld, representing the Ambassador East Condominium Association (1002 East Harding), addressed the Committee requesting exemption from the City of Urbana Systematic Housing Inspection Program and also seeking revision of three (3) Sections of the BOCA 1987 National Existing Structures Code, as adopted by the City of Urbana.

Windsor Road Bike Path Enhancement Program Application

Public Works Director William Gray addressed the Committee to present a draft ISTEA grant application for the South Urbana Bicycle Path. Mr. Gray stated that the proposed path would be constructed in Meadowbrook Park (Phase I) and along Windsor Road from Myra Ridge to the Tabin Subdivision, and in Tabin Subdivision (Phase II). Construction is projected to start for Phase I in 1994 and Phase II in 1995. This project is a joint application by the City of Urbana and the Urbana Park District. The application must be submitted by CUUATS to the Illinois Department of Transportation by August 2, 1993. The Tabin Annexation Agreement requires the City to apply for this grant by December, 1993.

The grant being applied for would be 80% of eligible costs including construction, construction engineering and could include design engineering. The cost would be \$601,000 of which the federal enhancement share would be \$444,000 and the local share \$157,000. The estimated City portion would be \$38,000; the balance of \$73,000 would be Park District monies. In addition to these costs, there would be a need to purchase some right-of-way on Windsor Road which is estimated to be around \$9,000 which is not covered by the grant.

A discussion followed which focused on the traffic pattern, traffic signals and signage, and the various costs of the project. Concern was also indicated regarding the 40 mile per hour speed limit on Windsor road.

Mr. Gray stated that there is a possibility that there might be Department of Conversation monies to pay 50% of the local share of the cost of this project.

Community Development Director/City Planner April Getchius agreed with the concern regarding the speed problem and stated that that will be addressed with the final engineering portion of this project. Perhaps a comparable crossing would be on West Springfield Avenue coming from Kaufman Lake into Ginger Creek.

In response to a question regarding the right-of-way in the event that Windsor Road is ever widened, Mr. Gray stated that the bike path is placed such that it could accommodate the widening

of Windsor Road.

Mr. Hayes moved to send the Windsor Road Bike Path Enhancement Program Application to the next Council meeting. The motion was seconded by Mr. Taylor and carried by a voice vote.

City Expansion Presentation - Elevator Repair Discussion

Riley Glerum and Fred Moyer of Glerum/Wachter Architects, 211 South Race Street, made an abbreviated presentation of the city building expansion for the new Council Members and the elevator repair project.

The first objective is to provide an expanded police facility at the City site, which will meet the current and projected needs. The other objective was to relocate the Department of Community Development Services to the City complex sites to effect a consolidation of departments, to integrate to whatever extent possible, recent site improvements and expenditures that have been made to the City site and to integrate the Municipal Plaza design which is to be constructed north of the existing police facility. Another specific objective is to maximize parking spaces retained on the City Complex site. Another objective to consider with this site is the land area that will be made available when the Engineering Department moves to the new Public Works facility and the annex is demolished; and finally, develop model facilities and working conditions to support the municipal services that occur here.

The presentation continued with an explanation of the Police Facility/City Complex Study (copy attached).

In addressing the Police Department specifically, it was stated that there is not only a shortage of quantity of space but also the quality or functional aspects of those spaces. The use of space is highly improvised and a great deal of ingenuity has been exercised. There are several code violations, including the American's With Disabilities Act, Life Safety Codes, Emergency Egress Codes and there are no exits that meet code requirements.

It was further stated that the basic structural systems of both buildings are okay, however both buildings suffer from life safety problems, most of which are poor exiting, lack of fire suppression, and accessibility. The mechanical and electrical systems do not serve current spaces and replacement is becoming eminent.

The presentation continued with an explanation of the

exhibits in the Police Facility/City Complex Study.

Mr. Singer inquired if the cost of asbestos removal, furnishing and temporary relocation of staff during the remodeling was included in the cost quoted. The response was that the only item included was a line item for some asbestos removal.

Following further debate as to whether or not TIF funds might be available for use on the building project, the discussion turned to the repair of the elevator in the City Building.

Mr. Gray presented the six (6) options for repair or replacement of the elevator in the City Building.

Option #1 provides a wheelchair platform lift at a cost of \$20,000. This option provides no access to the basement. The lift would be visible in the atrium and disruptive during meetings.

Option #2 considers an inclined wheelchair platform lift. This did not provide any definite advantages and the existing stairway was too narrow for a lift. Also, two stairways are required per code which eliminates the use of one of the stairways as an exclusive platform lift.

Option #3 offers a new elevator attached to the south side of the building. This option meets accessibility to all floors. There would be a loss of existing office space and the south side handicap ramp would have to be replaced. The elevator location would not relate to proposed expansion plans.

Option #4 provides a new elevator in the location of existing elevator, which meets accessibility to all floors plus the location works well with expansion plans. The cost is \$150,000. There would be a loss of office space on both first and second floors. The new elevator would probably eliminate a second elevator in the expansion where two elevators are the preference.

Option #5 considers a new elevator in existing courtyard. This elevator meets accessibility on all floors and is positioned well for future expansion. The cost of this elevator is \$250,000+. The second floor conference room would be eliminated and the elevator is located at what is currently the main entrance.

Option #6 is to repair the existing elevator and restore access to all floors. This option is less costly and could be used in expansion plans. No existing office space is lost. This plan does not fulfill current accessibility criteria.

Repair or replacement of this size is not budgeted in the

building maintenance line items. A budget amendment is recommended in the amount of \$50,000.

The staff recommendation is Option #6 which repairs the existing elevator. The existing elevator is shown as operational in all expansion plans. A new elevator is also part of the expansion plans.

Mr. Pollock stated that the building has been without an elevator for a while. If this Council reviews the plans and decides that a complete remodeling and facility upgrade is called for and decides, given the reserves and the financial picture, that it is opportune to embark on getting the facility built, maybe the City could wait before it spends \$50,000 which in a year and a half might be an obsolete project.

Mr. Singer inquired what the impact of the elevator out of order has been. Mr. Gray responded that there have been some concerns from employees about going up and down the stairs on a regular basis. There is a potential down side that this could lead to some on-the-job injury.

Mr. Gray pointed out that the existing elevator is part and parcel of the building project plans as a service elevator and the work on it would not be totally wasted.

Following further debate regarding the benefits of repairing the elevator when the expansion project is done or doing it now, Mr. Taylor moved to adopt Option #6, repair existing elevator, which is staff's recommendation stating that this is a safety issue. The motion was seconded by Alderman Whelan.

Mr. Pollock stated that he does not disagree with Mr. Taylor but if the Council can make a decision within the next month to go ahead with the building project, it is a difference between six (6) weeks and four (4) months. It is a longer period without an elevator but a huge difference in the investment of funds. Ms. Barr stated her agreement with Mr. Pollock.

Following further debate, Mr. Taylor withdrew the motion to support staff's recommendation pending the comments of Mayor Satterthwaite on this issue.

The issue of the elevator discussion was postponed for two weeks.

Ambassador East Condominium Association (1003 East Harding)

Building Safety Division Manager Craig Grant addressed

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the Committee regarding the Ambassador East Condominium Association's request for exemption from provisions of the BOCA 1987 National Existing Structures Code.

The owners of the Ambassador East Condominium Association are requesting exemption from the City of Urbana Systematic Housing Inspection Program and are also seeking revision of three (3) Sections of the BOCA 1987 National Existing Structures Code, as adopted by the City of Urbana.

The exemption and revisions are proposed to exclude small condominium associations of fifteen (15) units or less and condominium buildings of three (3) stories or less.

The subject building is a three (3) story, multi-family residential building constructed in 1968. It is an unprotected, wood-frame structure with twelve (12) units, four (4) per floor. The building permit issued for the property classified it as a twelve (12) unit apartment building.

The common areas of the structure were inspected by the authority of the Systematic Housing Inspection Program on April 8, 1992. All other multi-family structures of three (3) or more units in the City of Urbana have been, or are being inspected under this program.

Committee discussion continued, focusing on the safety and aesthetics of the building as well as the cost of the changes needed to bring the building up to code regulations.

Assistant Fire Chief Robert Pettyjohn stated that there is a safety issue for the fire fighters since the tenants and fire fighters would be using the same entryway/exit to the building. Fire doors would give fire fighters a better opportunity to keep the fire at the point of origin.

Mr. Whelan moved to grant the petitioners request to exempt the fire wall for the Ambassador East Condominium Association (1002 East Harding) from the application of the code requirement. Mr. Taylor seconded the motion for purpose of discussion.

Following further debate, the motion to exempt the Ambassador East Condominium Association from a fire way failed 6-1 by roll call vote. Voting aye was Member of the Council: Whelan - 1; voting nay: Barr, Hayes, Pollock, Ryan, Singer and Taylor - 6.

Mr. Singer moved that Staff give the petitioners the maximum amount of time to comply, provided that it is done within

the lifetime of the present Council. The motion was seconded by Mr. Whelan.

Mr. Pollock requested to hear from City Attorney Jack Waaler. Mr. Waaler pointed out that the entire approach to this question was basically illegal. This body was not here to hear an appeal or variation. If the Committee had decided to exempt this building and crafted an ordinance to do that, the City would have had to exempt all buildings and people in similar situations.

Acquisitions - 1103 North Mathews and 808 East Park

Mr. Hayes moved to send the acquisitions of 1103 North Mathews and 808 East Park to Council. The motion was seconded by Mr. Pollock and carried by a voice vote.

Appointments to City Committees

Mr. Singer stated that the first appointment to the Tree Commission, Patrick Weicherding, does not live within the City limits and has been withdrawn by Mayor Satterthwaite.

Mr. Pollock moved to send to Council the nomination for appointment of the following people:

Ron Rexroad, 1207 N. Division - Community Development Commission

Earl Creutzburg, 2302 Brookens Circle - Tree Commission

Myrna Golden, 903 West Oregon, #10 - Human Relations Commission

Karen Mermelstein - 203 West Vermont - Business District Development & Redevelopment Commission

The motion was seconded by Mr. Whelan and carried by a voice vote.

Adjournment

There being no further business to come before the Committee, Chairman Singer declared the meeting adjourned at 11:20 p.m.

Respectfully submitted,

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Elaine Taylor  
Secretary

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