

COMMITTEE ON ENVIRONMENT AND PUBLIC SAFETY

January 24, 1994

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Committee Members Present:

James Hayes, Michael Pollock, John Taylor and Joseph Whelan

Committee Members Absent:

Marya Ryan and Clifford Singer

Staff Members Present:

Bruce Walden, Jack Waaler, April Getchius, Bill Gray, Chief Schlieter, Phyllis Clark and Mayor Satterthwaite

Others Present:

Richard Rebman, Jim Payne, Ruth Ann Fisher, Members of the News Media

Meeting Location:

Urbana City Council Chambers

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There being a quorum, Alderman Pollock called the meeting to order at 7:40 p.m.

In the absence of Chairman Singer and Vice Chair Ryan, Alderman Pollock moved that Alderman Taylor be designated acting chair. The motion was seconded by Alderman Whelan and carried by a voice vote.

Additions to the Agenda and Staff Report

Mayor Satterthwaite informed the Committee that the deadline for naming the Low Income Spokesperson for the Regional Planning Commission is approaching and the Commission is now accepting nominations.

Minutes of Previous Meeting

Mr. Hayes moved to approve the minutes of the November 22, 1993 regular meeting. The motion was seconded by Mr. Pollock and carried by a voice vote.

Petitions and Communications

Richard Rebman, 1617 Ivanhoe Way, addressed the Committee to protest the proposed bike trail construction on railroad property between Washington Street and Florida Avenue stating that 51% of the neighborhood people surveyed were in opposition to the trail. Mr. Rebman reported incidence of crime in the neighborhood which involved the railroad right-of-way and stated he feels that crime would increase were the trail to be built.

Ruth Ann Fisher, 1214 Lenore, addressed the Committee regarding the bike trail stating that she was a new home owner and was just beginning to study the issue of the railroad right-of way.

Jim Payne, representing the Conservation Group, chose not to address the Committee, but asked that his support of the trail be entered into the record.

#### An Ordinance Revising The Annual Budget (Boneyard Creek Consulting)

Public Works Director William Gray addressed the Committee regarding the Boneyard Creek flooding problems. Mr. Gray recommended that requests for proposals be solicited to qualified consultants that are familiar with the hydrology and hydraulic modeling that is being done by Camp, Dresser & McGee and Daily and Associates (City of Champaign and University of Illinois consultants). While it is hard to determine the costs for such an endeavor, staff is recommending \$20,000 to initiate this undertaking. These consultants should be on board in the near future so any discrepancies can be discerned early on in the process.

Mr. Pollock asked what the cost would be for the consulting services between the University of Illinois and the City of Champaign?

Mr. Gray stated that the City of Champaign was in the \$250,000 to \$300,000 range and he did not know about the University. There is an existing model that was done by the Division of Water Resources in the 1986 IDOT study and they are building upon that information.

Mr. Pollock stated he feels that \$20,000 is a lot of money to review a process that someone else is doing and inquired of Mr. Gray if it is a fair figure. Mr. Gray stated that he feels the figure is fair.

Mr. Whelan stated his understanding that the consultant is being hired so the City of Urbana will be concurrent with the other two entities involved and to improve the flow of the Boneyard waterway.

Mr. Gray clarified that the purpose is more to reduce

flood levels rather than increase flow downstream.

Following further debate, Mr. Pollock moved to send An Ordinance Revising The Annual Budget (Boneyard Creek Consulting) to Council for approval. The motion was seconded by Mr. Whelan and carried by a voice vote.

Wildberry Acres Subdivision (Plan Case No. 1518-S-93) and  
Interstate Access at High Cross Road

Mr. Taylor suggested that Wildberry Acres Subdivision (Plan Case No. 1518-S-93) and Interstate Access at High Cross Road be discussed as one topic. There were no objections.

Community Development Director/City Planner April Getchius stated that Mr. Buxton has reconfigured the lots and reduced the number of buildable lots from nine (9) single family units to six (6). Effectively this would eliminate his need for a variance. Mr. Buxton is present at the meeting and available to answer questions.

Ms. Getchius stated that the issue of the interstate access to High Cross Road has been somewhat unclear. It would be constructed so that a connecting road would link High Cross Road to the University Avenue interchange. The connecting road would likely be constructed north of the Wildberry Acres property. Wildberry Acres will not affect the design of the connecting road. If the Committee is interested in pursuing this access, the subsequent steps would follow: include this in Champaign Urbana Urbanized Area Transportation Study (CUUATS) discussions so the project would be included in the transportation improvement program.

The first study is a scoping study similar to the study conducted for TR151's connection from Interstate 57 to High Cross Road. The second study is the location study which is a study that further defines the location of the connecting road within the corridor recommended by the scoping study. The location study is usually 15% of construction costs, but is roughly estimated to be \$250,000 to \$450,000. The third study is the design study which is the most detailed of the three. It would provide the actual engineering design for the connecting roadway.

Illinois Department of Transportation (IDOT) indicates that local government would pay the cost of the design study. At this point it is unclear if any funds would be available from IDOT.

Staff recommends that Council approve the Wildberry Acres Subdivision plat as amended. In addition, staff recommends that the Committee direct staff to pursue connection between High Cross Road and Interstate 74.

Mr. Pollock indicated that he thought that an access to High Cross Road and 74 would be an interchange from High Cross Road directly onto 74. As he envisioned the interchange, it would go right through where Wildberry Acres would be located and inquired of Ms. Getchius how she had viewed this when the mile and a half plan was formulated.

Ms. Getchius stated that the mile and a half study indicates a circle at that intersection and indicated that it was not clear how this interchange would be engineered. She doesn't feel that with Berringer Commons there that a full blown interchange is feasible.

Mr. Whelan stated that the intersection at University seems very convoluted for truck traffic and further stated that this is a very critical issue. He questioned if IDOT proposed this plan.

Mr. Gray pointed out that part of the reason why a full interchange at High Cross and 74 is not feasible at this point has a lot to do with the geometrics of such an interchange. The distance between University and High Cross is only about a quarter of a mile. Ramps at High Cross would be conflicting with the ramps at the University Avenue extension. He feels the time for a push with IDOT for a full interchange at High Cross is past.

Mayor Satterthwaite questioned how realistic it is that the ramp at University Avenue could be moved to High Cross Road stating that the expense would be millions of dollars.

Mr. Gray stated that it is not likely to happen within the next ten (10) years, maybe the next twenty years. There would be a great deal of expense.

Ms. Getchius stated that, given the amount of money that IDOT has just spent in the Champaign/Urbana corridor, it is unlikely that they will come back in the near future to build a new interchange.

Mr. Pollock inquired of Mr. Buxton what timeframe he had in mind to begin work on the subdivision? Mr. Buxton stated that

he had anticipated fall construction but due to the delay of getting the subdivision approved, he now anticipates spring of 1994.

Mr. Taylor stated that "one in the hand is worth two in the bush" and he feels that the City has a developer that is ready to develop in our community and if the City waits forever for a big development, the area may never be developed.

Mr. Whelan moved to send to Council the Wildberry Acres Subdivision Plat (Plan Case No. 1518-S-93). The motion was seconded by Mr. Hayes and carried by a voice vote.

Mr. Whelan moved to send to Council the Interstate Access at High Cross Road for consideration dependent upon passage of the Wildberry Acres Subdivision (Plan Case No. 1518-S-93). The motion was seconded by Mr. Pollock and carried by a voice vote.

#### IDOT Agreements Regarding Ramps on University Avenue

Mr. Gray stated that IDOT is sponsoring a pedestrian ramp improvement along University Avenue in Urbana to comply with the Americans With Disabilities Act of 1990. The project includes removal and replacement of existing curb and gutter and sidewalks at unramped intersections. There is a 50/50 percent cost share between the State and the City of Urbana.

Mr. Gray presented staff recommendations that the motor fuel tax resolution be approved to cover the City's share of the cost which is approximately \$17,000. It is recommended that the City Council approve the agreement and resolutions.

Following debate, Mr. Pollock moved to send to Council IDOT Agreements And Resolutions Regarding Ramps on University Avenue. The motion was seconded by Alderman Whelan and carried by a voice vote.

#### Railroad Right-of-Way Disposition

Ms. Getchius presented two plans provided by staff either one of which could be a solution for the disposition of the railroad property between Washington Street and Florida Avenue.

#### Primary Plan

Council would require that the Conservation Group raise

\$33,500 or the local share by April 1, 1994. The local share would represent the cost of acquisition and the balance of trail construction under two assumptions. The first assumption is that the City would obtain a Department of Conservation Grant which would provide 50% of the local share.

Staff would prepare an ISTEPA grant for the May, 1994 application submittal after the Conservation Group raised the \$33,500.

The DOC grant would not be applied for until March 1, 1995 and construction would be scheduled for the fall of 1995.

Costs would be reduced because there would be no conveyance to adjoining property owners and the city would retain ownership to the property. Fencing would still be included.

If one of the above mentioned criteria is not met, the City would automatically implement the alternative plan.

Alternate Plan (Implemented if Primary Plan Fails)

In this plan, Council will proceed with either a Special Assessment or Special Service District to pay for the cost of regrading and drainage improvements along the trail bed, an estimated \$75,000. The City would also survey along the railroad right-of-way to prepare the City for conveyance of the property to adjoining property owners. The cost of this survey would be borrowed from the General Fund and repaid as the property is conveyed to adjacent owners. The property would be conveyed in an orderly fashion, as requested by property owners, for the pro rata cost of the survey.

In either case, all necessary utility easements would be maintained.

Staff recommends that Council approve the primary plan. If there are any obstacles in the primary plan, the City Staff would automatically proceed to the Alternative Plan.

Following debate, Mr. Whelan moved to invert plans, making conveyance of the property to the adjoining property owners the primary plan and the trail the alternative plan and send to Council. The motion was seconded by Mr. Taylor.

Following discussion of easements, grading and power lines, the motion to reverse the plans carried by a roll call vote. Voting aye were Members of the Council: Hayes, Taylor and Whelan - 3; voting nay: Pollock - 1.

Amendment To "Art In The Park" Agreement

City Attorney Jack Waaler presented an Amendment To "Art In The Park" Agreement for consideration by the Committee.

Mr. Pollock moved to send to Council an Amendment To "Art In The Park" Agreement. The motion was seconded by Mr. Whelan and carried by a voice vote.

Woodstone Townhouse Subdivision Bond Release

Mr. Waaler stated that in 1978 the City of Urbana approved this subdivision. Because all of the required improvements were not in place at the time of approval, the developer posted a performance bond.

Due to the fact that lots one and eight have not yet been developed, the public sewer to these lots has not been constructed. As a result, the bond for this improvement in the amount of \$9,240.00 has been renewed and extended four times.

In addition to the fact that processing these extensions uses valuable staff time, it is possible that the sewer will never be constructed. The Engineering Department advised that a \$9,240.00 bond probably will not cover the cost of installing the sewer. As a result of this, Mr. Waaler has developed a "Declaration" to be recorded with the Recorder of Deeds Office in lieu of continuing to hold the bond.

Mr. Waaler recommends that the City release the \$9,240.00 bond and accept in lieu thereof the recording of the Declaration.

Mr. Hayes moved to send to Council the Woodstone Townhouse Subdivision Bond Release and Declaration. The motion was seconded by Mr. Whelan and carried by a voice vote.

Adjournment

There being no further business to come before the Committee, Acting Chairman Taylor declared the meeting adjourned at 9:50 p.m.

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Respectfully submitted,

Elaine Taylor  
Secretary

\*This meeting was broadcast on cable television.