

## COMMITTEE ON ADMINISTRATION AND FINANCE

June 13, 1994

### Committee Members Present:

Michael Pollock (Chairman), James Hayes, Esther Patt, Marya Ryan, John Taylor, Joseph Whelan

### Committee Members Absent:

Clifford Singer

### Staff Members Present:

Bruce Walden, Jack Waaler, Rod Fletcher, Charles Gordon, April Getchius, Bruce Stoffel, Joe Smith, Pat Pioletti, Mayor Satterthwaite, Phyllis Clark

### Others Present:

Larry Shelby, Carl Webber

### Meeting Location:

City Council Chambers

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There being a quorum, the meeting was called to order at 7:32 p.m. by Chairman Pollock.

### **Additions to the Agenda and Staff Report**

Chief Administrative Officer Bruce Walden announced that a Used Oil Collection Event will be held at the Urbana Public Works Center Saturday, June 18, 1994 from 7:00 a.m. to 1:00 p.m. The event is being co-sponsored by the City, Safety-Kleen Corporation and the Community Recycling Center.

### **Minutes of Previous Meetings**

*Mr. Whelan moved to approve the minutes of the regular meeting of May 9, 1994, the Special Budget Review meeting of May 10, 1994, the Special Budget Markup meeting of May 17, 1994 and the Special Joint Meeting of the Committee on Administration and Finance and Cunningham Township of May 24, 1994. The motion was seconded by Mr. Taylor and carried by a voice vote.*

### **Public Participation**

Larry Shelby, Shelby's In Urbana, presented plans for the Charter House Inn property in conjunction with a proposed Shelby Redevelopment Agreement. He explained that the property is currently owned by the Chu family and after a redevelopment agreement is approved by the City Council, he will purchase the property. He anticipates closing on the property on or about June 28, 1994, occupants would be given 30 days notice to vacate the premises with Shelby taking possession August 1, 1994. Demolition and renovation would begin immediately with completion by the end of the year. He described the proposal as a win-win-win situation for Shelby's, the residents of the area and the City of Urbana.

### **Proposed Zoning Text Amendment Regarding Regulations of Parking Lots**

Community Development Director/City Planner April Getchius reminded the Committee that the proposed amendment would allow use above and beyond the required parking spaces in a lot. Up to 40% of a parking lot could be used for something other than the principal uses on the site. She noted that staff and Plan Commission recommend passage of the amendment.

Ms. Patt stated her belief that the amendment should be modified to restrict its provisions to residential properties.

In answer to Mr. Taylor's question regarding the impact of Ms. Patt's suggestion, Ms. Getchius stated that the impact would be that anyone wishing to utilize excess parking for other purposes would be required to submit an application and receive approval of the Plan Commission and City Council. She reminded the Committee that the intent of the amendment is to streamline that process.

*Ms. Patt moved to request that staff prepare language that would allow for change in the definition of parking lots restricting the use to tenants of neighboring residential properties. The motion was seconded by Ms. Ryan and carried by a voice vote and carried by a voice vote.*

### **Lease Agreement - 115 West Main Street**

Facilities Manager Pat Pioletti stated that the lease for space occupied by the Community Development Department is structured to incorporate expansion plans. The term of the lease is two years with an option of five one-year extensions.

*Mr. Hayes moved to send to Council An Ordinance Authorizing The Mayor To Execute A Certain Lease By And Between Shicai Wang and Pingqian Chen and the City Of Urbana, Illinois (115 West Main Street). The motion was seconded by Ms. Patt and carried by a voice vote.*

### **HOME Consortium Agreement**

Community Development Manager Bruce Stoffel offered to answer questions regarding a proposed three-party agreement with the City of Champaign and Champaign County to submit a joint application for funding a federal HOME program. The proposed program is targeted toward increasing

affordable housing opportunities for low income persons.

*Ms. Patt moved to send to Council A Resolution Authorizing Execution Of An Agreement To Participate In A Champaign/Urbana/Champaign County Home Investment Partnerships Consortium. The motion was seconded by Ms. Ryan and carried by a voice vote.*

**An Amendment To A Part Of The Zoning Ordinance Of The City Of Urbana, Illinois (810, 812, 814 and 816 W. Clark Street**

Ms. Getchius offered to answer questions regarding the rezoning of four properties on West Clark Street.

*Mr. Whelan moved to send to Council Amendment To A Part Of The Zoning Ordinance Of The City Of Urbana, Illinois And The Zoning Map Of Urbana, Illinois (810, 812, 814 and 816 W. Clark Street). The motion was seconded by Mr. Taylor.*

Ms. Ryan stated that people who are opposed to the rezonings have contacted her and she will oppose the motion as a protection to historic structures on Main Street.

Mr. Pollock stated his support for residential/commercial zoning on the properties as recommended in the 1982 Comprehensive Plan and the Downtown to Campus Plan. He maintained that the R-4 zoning and low density designation of properties on the south side of Clark Street provides protection for historic structures on Main Street.

*The motion to send the ordinance to Council carried by a show of hands vote.*

**Redevelopment Agreement By And Between The City Of Urbana, Champaign County, Illinois and Shelby's In Urbana, An Illinois Corporation**

Mr. Walden reviewed a proposed redevelopment agreement between the City and Shelby's In Urbana, Inc. He noted that the proposed agreement incorporates the provisions of a prior agreement entitled Shelby Redevelopment Agreement No. 2. Provisions of the proposed agreement would require the City to pay Shelbys In Urbana, Inc. \$75,000 July 1, 1994, \$50,000 July 1, 1995 and \$25,000 July 1, 1996 for demolition, clearance and site improvement at the Charter House Inn location. Also required would be vacation of right-of-way south of the Shelby property. Shelbys In Urbana would be required to purchase the Charter House Inn property, cease operation of the facility as a motel, renovate and construct an addition totalling \$250,000, maintain the existing trees and added green space and to produce gross sales of \$30,000,000 until the year 2002.

Mr. Hayes raised the question of whether the City could be liable for any legal action brought against the Charter House Inn by third parties. Carl Webber, attorney for Shelby's In Urbana, stated that the only time a pending lawsuit would have any effect on the City would be if the suit was related to the property itself.

*Mr. Hayes moved to send to Council An Ordinance Authorizing The Mayor To Execute A Redevelopment Agreement By And Between The City Of Urbana, And Shelbys In Urbana, Inc. The motion was seconded by Mr. Whelan and carried by a voice vote.*

**Champaign-Urbana Solid Waste Disposal System (CUSWDS) 1994-95 Budget**

Environmental Manager Rod Fletcher presented the 1994-95 CUSWDS budget for approval. He stated that the CUSWDS Management Group approved the \$95,786 budget which is responsible for post-closure care costs at the closed Urbana Landfill Complex.

*Mr. Whelan moved to send to Council an ordinance approving the CUSWDS 1994-95 annual budget. The motion was seconded by Mr. Hayes and carried by a voice vote.*

**1994 MFT Resurfacing Resolution**

Assistant City Engineer Joe Smith was present to answer questions regarding an MFT resolution for resurfacing City streets. There were no questions.

*Ms. Ryan moved to send to Council a Resolution For Maintenance Of Streets And Highways By Municipality Under The Illinois Highway Code. The motion was seconded by Mr. Hayes and carried by a voice vote.*

**Adjournment**

There being no further business to come before the Committee, Chairman Pollock declared the meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Sharon Menges, Secretary

\*\*This meeting was broadcast on cable television