



COMMITTEE OF THE WHOLE
March 28, 2005

Committee Members Present:

Christopher Alix, Danielle Chynoweth, James Hayes, Esther Patt, Dennis Roberts, Joseph Whelan (arrived at 7:37 p.m.), and Ruth Wyman –7.

Committee Members Absent:

None.

Staff Members Present:

Assistant Police Chief Mile Biley, Phyllis Clark, Bill Gray, Steve Holz, Rob Kowalski, Kathy Larson, John Regetz, Mayor Satterthwaite, and Bruce Walden

Others Present:

Public Input Participants (listed below) and Members of the Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chair Patt called the meeting to order at 7:30 p.m.

Additions to the Agenda and Staff Report

Chief Administrative Office Bruce Walden stated that he passed around a Resolution by the Chamber of Commerce supporting the City's efforts with the Economic Development Area Tax Increment Allocation Act.

Mayor Satterthwaite stated that spring yard waste pickup starts the first week in April.

Minutes of Previous Meeting

Ms. Wyman moved to approve the minutes of the March 14, 2005 meeting of the Committee of the Whole. The motion was seconded by Mr. Hayes and carried by a voice vote.

Public Input

The following people were present to express their concerns regarding the Comprehensive Plan:

May Berenbaum, 1505 Raintree Woods Drive
Bjorg Holte, 1001 N. Highcross Road
Bill Bagby, 2314 N. Highcross Road
Dannie Otto, 405 W. Illinois Street
Tim Biggs, 904 S. Race Street
John Ison, 103 W. Holmes
Charlie Smyth, 805 South Coler
Lisa Treul, 714 W. Iowa
Georgia Morgan, 804 W. Nevada
John Dickel, 1005 South Busey
Ann Reisner, 705 S. Busey
Linda Lorenz, 409 W. High
Betsey Cronan, 305 W. High
Stephen Kaufman, 4 Burnett Circle
Beverly Rauchfuss, 306 W. Iowa
Carl Deal, 2005 Boudreau
Lois Steinberg, 306 W. Nevada

George Boyd, R.R. 2, Urbana, addressed the Committee regarding future development in the northeast area of the County with regard to the Extra Territorial Jurisdictional Area.

Mary Dennis, 111 West Main Street, addressed the Committee in support of amending the liquor code.

Gabe Omo-Osage, 2409 N. Highcross Road, addressed the Committee in regard to the zoning plan.

Ordinance No. 2005-03-050: An Ordinance Adopting the City of Urbana Comprehensive Plan 2005

Planning Division Manager Rob Kowalski presented staff report. This plan represents four years of work on the part of staff, the Comprehensive Plan Steering Committee, the Urbana Plan Commission and the residents of Urbana. An extensive public participation program has ensured that residents have been given an opportunity to review and comment as the plan developed. The steering committee and Plan Commission had an opportunity to consider public comments.

Following debate, Ms. Chynoweth requested a 5 minute break at 10:00 p.m. The Committee resumed at 10:09 p.m. with all members previously in attendance still present with the exception of Mr. Whelan, who was excused due to illness.

Ms. Wyman moved to forward **Ordinance No. 2005-03-050: An Ordinance Adopting the City of Urbana Comprehensive Plan 2005** to Council with a recommendation for approval. The motion was seconded by Mr. Roberts.

Ms. Chynoweth moved to amend Page 35, goal 7.0 – Protect & beautify existing waterways, by adding the following objective from the Annual Action Plan for downtown: “7.3 Redevelop parts of the Boneyard Creek to provide natural and public amenities.” The motion was seconded by Ms. Wyman and carried by a voice vote.

Ms. Chynoweth moved to amend Page 37, under Goal 12.0 – Preserve the characteristics that make Urbana unique, by changing 12.1 “Identify and recognize neighborhoods and area that contain significant historical and cultural Resources” to “Identify and Protect neighborhoods”. The motion was seconded by Ms. Wyman and carried by a voice vote.

Ms. Chynoweth moved to change page 42 under Goal 22.0 – Increase the vitality of downtown Urbana as identified in the Downtown strategic Plan, by adding “and Annual Action Plan for Downtown” and adding the following objectives from this Annual Action Plan:

- 12.5 Pursue redevelopment of the Broadway corridor.
- 12.6 Promote visible, outdoor activity in downtown.
- 12.7 Pursue the development of a permanent outdoor public square and performance/event space.

The motion was seconded by Ms. Wyman. Following debate, the motion carried by a voice vote.

Ms. Chynoweth moved to amend page 35, under Goal 6.0 – Preserve natural resources and environmentally sensitive areas of the community, by adding the following objective between 6.2 and 6.3: “Encourage the County and the Forest Preserve to acquire and develop a natural area along north High Cross Road to conserve this area and allow the general public to appreciate it.” The motion was seconded by Ms. Wyman and carried by a voice vote.

Mr. Roberts moved to amend page 37, Goal 12.0 “Preserve the Characteristics that make Urbana Unique” to add the following objective:

- 12.5 Preserve and maintain brick sidewalks and streets which are unique to Urbana’s older Neighborhoods consistent with the cities brick sidewalk plan.

The motion was seconded by Ms. Wyman. Following debate, the motion carried by a voice vote.

Mr. Roberts moved to add:
Implementation Strategy: Maintain a program to rebuild and re-lay deteriorating brick sidewalks in Urbana, identifying streets to receive renewal on an annual basis.

Establish a regular maintenance program for Urbana's sidewalks.

Type of Strategy: 15 year plan adopted in 1998

Related Goals and Objectives: 1.0, 2.4, 11.2, 12.1, 12.4, 12.5, 22.6, 42.5, 46.0, 46.1, 46.2, 47.0

Related Maps: 8, 10 (See also the city brick sidewalks map (2/15/99 B.K.K.) (also Map, fig. J Capital Improvement Plan, 2004)

Timing: Ongoing (15 year Master Plan)

Responsible City Agency: Public Works Department

The motion was seconded by Ms. Wyman. Mr. Alix presented a friendly amendment to state "Identifying on an annual basis streets to receive renewal" rather than "Identifying streets to receive renewal on an annual basis." This was accepted by the mover and seconder. The motion carried by a voice vote.

Mr. Roberts moved to amend future land use map 10 (Historic East Urbana Map). In the upper left hand corner there is a pink box with text in it which sits south of Main Street and east of Vine which reads "Encourage more intense development closer to downtown core neighborhood to determine boundaries." By striking that wording and replacing it with "Encourage development closer to downtown core that reflects neighborhood plan, when adopted, identifying combatable growth opportunities while preserving the low density residential quality of the neighborhood. Neighborhood plan to determine appropriate boundaries and desired development." The motion was seconded by Ms. Wyman. Following debate, the motion carried by a voice vote.

Ms. Wyman moved to change Page 102. Implementation Strategy, Fourth strategy listed to add "necessity" after determine; add a comma after location; delete the word "and" following location, and add "and economical, environmental and ecological impact" and make the same change on page 108. Appendix E: Mobility Map text. First paragraph, fifth sentence; and at the end of the first bullet point of Appendix E: Mobility Map. The motion was seconded by Mr. Hayes. Following debate, the motion carried by a voice vote.

Mr. Alix moved to amend Goal 30 to add 30.8 Support Regional, State and Federal efforts to promote high-speed and standard-speed intercity rail connections serving Champaign-Urbana. The motion was seconded by Ms. Wyman and carried by a voice vote.

Mr. Alix proposed a motion for an amendment to go under Goal 27.0 The existing goal is "Create a variety of industrial and office developments that can benefit from existing amenities such as convenient access to interstate and rail services in close proximity to the University of Illinois." This amendment would be objective 27.5 "Preserve and promote opportunities for rail access for existing and future industrial users in East Urbana and east of Urbana." The motion was seconded by Ms. Wyman.

Following debate, Ms. Wyman moved to postpone consideration of this motion until the next time the issue of the Comprehensive Plan is discussed. The motion was seconded by Mr. Alix and carried by a voice vote.

Ms. Patt made a motion with the basic thrust to eliminate the designation of the Lincoln-Busey Corridor from Illinois Street to Ohio Street as a study area which would involve the following changes: On the last use maps on page 81 and 82, the area that is shown as residential designation that ends at Busey would be extended the additional block to Lincoln Avenue; remove from each map the text that says "Continue to use future land uses identified in Downtown to Campus Plan (See Appendix A); Further study Lincoln-Busey Corridor to determine optimal land uses and potential reuse/redevelopment of specific properties." The third change on each map would be to replace under the "Strategies for Neighborhood Stability" which states "Further Study Lincoln-Busey Corridor to determine appropriate land uses" with "Continue to use future land uses identified in Downtown to Campus Plan." Two other changes relating to this would be on page 90 under Implementation Program, remove the strategy "Study zoning and land use along the Lincoln Avenue/Busey corridor from Illinois Street south to Ohio Street to determine appropriate future land use designations and appropriate opportunities for adaptive reuse and redevelopment." And finally to remove Appendix on page 106. The motion was seconded by Ms. Wyman.

Mr. Hayes moved to extend the meeting until 11:30 p.m. The motion was seconded by Ms. Wyman and carried by a voice vote.

Following debate, Ms. Patt moved to postpone discussion on this item. The motion was seconded by Ms. Wyman and carried by a voice vote.

Ms. Chynoweth referred to Map #11 on page 84 of the Urbana High School Campus Expansion stating that it shows a stipulation of institutional where there are now 18 mostly single family homes along Washington, Race and Iowa. Ms. Chynoweth moved to preserve the "residential" designation along Washington and Iowa Street east of Race and Race Street between Iowa and Washington and to remove the language "Urbana School District Long Range Plans for acquisition and expansion" and replace it with "area for consideration for future Urbana School District Master Planning Process." The motion was seconded by Ms. Wyman.

Following debate, the motion carried by a voice vote.

Following debate, the main motion to forward **Ordinance No. 2005-03-050: An Ordinance Adopting the City of Urbana Comprehensive Plan 2005** to Council carried by a voice vote.

Ordinance No. 2005-03-047: An Ordinance Approving the Addition of Territory to the Urbana Enterprise Zone (An Area Along South Philo Road)

Economic Development Specialist Kathy Larson presented staff report. Staff intends to submit an application to the Illinois Department of Commerce and Economic

Opportunity (DCEO) to amend the Enterprise Zone boundary to add 50± properties located on South Philo Road. Future commercial redevelopment is intended for the area, and the Enterprise Zone would help to provide incentives to the businesses within the boundary. The subject properties consist of a variety of retail, professional, and commercial uses.

Following debate, Ms. Wyman moved to forward **Ordinance No. 2005-03-047: An Ordinance Approving the Addition of Territory to the Urbana Enterprise Zone (An Area Along South Philo Road)** to Council with a recommendation for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

Ordinance No. 2005-03-049: An Ordinance Approving and Authorizing the Execution of A Redevelopment Agreement Second Amended and Restated (Five Points Northeast)

Chief Administrative Officer Bruce Walden presented staff report. Staff is seeking approval for the Mayor to enter into a redevelopment agreement with Five Points Northeast, LLC in consideration of its desire to allow development of a Walgreen's Drug Store and to construct a minimum of 30,000 square feet of new retail, service and office space, located on a 5-acre site at the northeast corner of the "Five Points" intersection. The agreement would provide the developer with forgiveness of a previous City loan for clearance and remediation of the site as well as the sale, transfer, and conveyance of certain City-owned property within the development area. Under the terms of the September 1, 2003 agreement and later superseded on April 1, 2004, the Developer was required to acquire and improve the Site in one or more phases and to market them for commercial development using Tax Increment Financing through the City. Both the City and Developer have satisfied their obligations under the previous agreement.

Following debate, Ms. Wyman moved to forward **Ordinance No. 2005-03-049: An Ordinance Approving and Authorizing the Execution of A Redevelopment Agreement Second Amended and Restated (Five Points Northeast)** with a recommendation for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

Ordinance No. 2005-03-048: An Ordinance Amending the Liquor Code (Number of T-2 Licenses With City as Co-Sponsor)

Mr. Walden presented staff report. In an effort to encourage additional city-sponsored festivals, T-2 licenses issued for events that the City of Urbana co-sponsors will not count toward the limit of two (2) T-2 allowed to license holders in one (1) calendar year.

Mr. Roberts moved to forward **Ordinance No. 2005-03-048: An Ordinance Amending the Liquor Code (Number of T-2 Licenses With City as Co-Sponsor)** to Council for approval. The motion was seconded by Ms. Wyman and carried by a voice vote.

Ordinance No. 2005-03-051: An Ordinance Authorizing the Chief Administrative Officer to Execute an Intergovernmental Agreement JAG Program (Edward Byrne Memorial Justice Assistance Grant)

Mr. Walden presented staff report. This is an agreement between the City of Urbana, the City of Champaign, and Champaign County to purchase finger printing equipment and technology as a joint purchase that requires an intergovernmental agreement. This will be in the form of a Justice Department grant. There are no matching funds on the City's behalf.

Ms. Wyman moved to forward **Ordinance No. 2005-03-051: An Ordinance Authorizing the Chief Administrative Officer to Execute an Intergovernmental Agreement JAG Program (Edward Byrne Memorial Justice Assistance Grant)** to Council with a recommendation for approval. The motion was seconded by Mr. Roberts and carried by a voice vote.

ADJOURNMENT

There being no further business to come before the Committee, Chair Patt declared the meeting adjourned at 11:23 p.m.

Respectfully submitted,

Elaine Taylor
Recording Secretary

*This meeting was taped.

*This meeting was broadcast on cable television.

MINUTES APPROVED: April 11, 2005