

**CITY OF URBANA
COMMITTEE OF THE WHOLE - September 24, 2007 - 7:00 P.M.
CITY COUNCIL CHAMBERS - 400 S. VINE STREET, URBANA, IL**

The City Council Committee Of The Whole of the City of Urbana, Illinois, met in regular session September 24, 2007 in the Council Chambers of the Urbana City Building.

ELECTED OFFICIALS PHYSICALLY PRESENT: Lynne C. Barnes; Brandon Bowersox; Danielle Chynoweth; Robert E. Lewis; Dennis Roberts; Charlie Smyth; Heather Stevenson; Laurel Lunt Prussing.

ELECTED OFFICIALS PRESENT VIA TELECONFERENCE: None

ELECTED OFFICIALS ABSENT: Phyllis Clark

STAFF PRESENT: William Gray; Elizabeth Tyler; Debbi Roberts; Thomas Carrino; Michael Bily; Curt Borman; Robert Myers; Rebecca Byrd.

OTHERS PRESENT: Lois Steinberg; Kathy Anthony; Ilona Matkovszki; Brian Adams; Carolyn Baxley; Members of the Media

1. CALL TO ORDER AND ROLL CALL

There being a quorum, Chair Barnes called the meeting of the Committee Of The Whole to order at 7:00 p.m.

2. ADDITIONS TO THE AGENDA

Mr. Smyth made a recommendation to move items 9 and 10 forward following discussion of item 6 to allow unnecessary staff to leave. A motion to amend the agenda was made by Ms. Stevenson and seconded by Ms. Chynoweth and was carried by voice vote.

3. STAFF REPORT

None

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

Mr. Smyth made the motion to approve the minutes of September 10, 2007. Mr. Lewis seconded the motion.

Ms. Chynoweth moved to amend the minutes regarding the Royer motion to read as follows: "Ms. Chynoweth suggested connecting the Royer District to the current Arts Program initiative." Mr. Bowersox seconded. The motion on the amended minutes carried by voice vote.

The motion to approve the minutes of September 10, 2007 carried by voice vote, as amended.

5. PUBLIC INPUT

Ms. Carolyn Baxley, 510 W. Main, addressed the Committee with her concerns regarding demolition delay/review and historic preservation incentives.

Committee Member Input

None

6. Ordinance No. 2007-09-109: An Ordinance Amending Schedule J of Section 23-183 of the Urbana Local Traffic Code Prohibiting Parking at All Times on Certain Streets (Smith Road Between Michigan Avenue and Rainbow View; Myra Ridge Drive, North of Windsor Road)

Public Works Director, Bill Gray, presented staff report. The proposed amendment prohibits parking at all times on certain streets (Smith Road between Michigan Avenue and Rainbow View; Myra Ridge Drive, north of Windsor Road).

Following debate, Mr. Bowersox moved to forward Ordinance No. 2007-09-109: An Ordinance Amending Schedule J of Section 23-183 of the Urbana Local Traffic Code Prohibiting Parking at All Times on Certain Streets (Smith Road Between Michigan Avenue and Rainbow View; Myra Ridge Drive, North of Windsor Road) to Council with a recommendation for approval. The motion was seconded by Mr. Roberts and carried by a voice vote.

7. Ordinance No. 2007-09-110: An Ordinance Deleting Section 23-38 of the Urbana Local Traffic Code Entitled "Neighborhood Electric Vehicles", and Establishing a New Section 23-38 Entitled "Neighborhood Vehicles"

Public Works Director, Bill Gray, presented staff report. The ordinance deletes Section 23-38 of the Urbana Local Traffic Code entitled "Neighborhood Electric Vehicles" and establishes a new section 23-38 entitled "Neighborhood Vehicles". It allows for the use of small engine, as well as electric vehicles, to operate within the University District, an area bounded by University Avenue, Lincoln Avenue, St. Mary's Road and Neil St.

Following debate, Ms. Chynoweth moved to forward Ordinance No. 2007-09-110: An Ordinance Deleting Section 23-38 of the Urbana Local Traffic Code Entitled "Neighborhood Electric Vehicles", and Establishing a New Section 23-38 Entitled "Neighborhood Vehicles" to Council with a recommendation for approval. The motion was seconded by Mr. Smyth and carried by a voice vote.

8. Resolution No. 2007-09-019R: A Resolution Approving the Purchase of Certain Real Estate with a Contribution of Tax Increment Financing Funds (911 North Lincoln Avenue)

Community Development Director and City Planner, Elizabeth Tyler, presented staff report. The resolution allows for the purchase of a house by the Urbana Park District on the City's behalf located at 911. N. Lincoln Avenue and within Tax Increment Finance District #3. Upon

purchase of the property, it would be leased to the Urbana Park District in order to expand King Park in accordance with their goals which include adding to the acreage of the park, especially the frontage along Lincoln Avenue to improve visibility as well as possible future road widening.

Following debate, Mr. Roberts moved to forward **Resolution No. 2007-09-019R: A Resolution Approving the Purchase of Certain Real Estate with a Contribution of Tax Increment Financing Funds (911 North Lincoln Avenue)** to Council with a recommendation for approval. Mr. Lewis seconded and it was carried by voice vote.

9. **Ordinance No. 2007-09-111: An Ordinance Amending the Urbana City Code Concerning Damage to Property**

Assistant City Attorney, Curt Borman, presented staff report. This ordinance would amend the City Code concerning damage to property. This proposed amendment creates the offense of negligently damaging City of Urbana property and provides for court-ordered restitution to the City for the amount of damage or loss.

Following debate, it was decided to postpone **Ordinance No. 2007-09-111: An Ordinance Amending the Urbana City Code Concerning Damage to Property** to the next Committee of the Whole meeting for consideration of amendments and revisions to language which specifically addresses uninsured and/or DUI drivers. A motion to postpone was made by Mr. Lewis and seconded by Mr. Roberts.

10. Discussion: Historic Preservation Incentives [CDS]

Planning Division Intern, Rebecca Bird, presented staff report. Request from previous Committee of the Whole meeting was for more information regarding incentives for historic preservation, options for better ways to educate the public about historic preservation and the history of Urbana and investigating the revolving loan program established in Eugene, Oregon.

Discussion followed regarding historic marker programs available, various incentive programs and the need for additional staff to handle historic preservation issues for the City. It was announced that the City has been approved for the "Looking for Lincoln" program.

The following people addressed the Committee with their support of historic preservation incentives:

Brian Adams, 412 W. Elm; Ilona Matkovszki 412 W. Elm; Kathryn Anthony 309 W. Pennsylvania Ave.

The following people did not wish to speak, but submitted public input cards requesting that their position be entered into the record in support of historic preservation:

Lois Steinberg, 306 W. Nevada.

Chair Barnes asked Ms. Stevenson to take the Chair at 8:09 p.m. to enter the debate and then resumed the Chair back at 8:10 p.m.

Ms. Chynoweth made a motion to send to Committee for further review in a timely fashion the following:

1. Consider an historic marker program to supplement a current plaqueing program with caveat to ties with artists and/or local foundries playing a role in the program.
2. Establish an historic landmark building permit fee waiver.
3. Establish a historic landmark recognition grant program which is (a.) tied to improvements; (b.) easy to administer and does not require large amounts of staffing time; (c.) take into consideration a small grant component with larger matching grant (similar to TIF).
4. Continue reviewing other funding such as property tax abatements which would be tied to specific investments for improvements to the property and calibrated to minimize income regression.
5. Continue to explore loan programs further.
6. Consider sending letters of support to Senator Obama, Senator Durbin, and Representative Johnson if needed for legislation proposing to improve the Federal Rehabilitation Tax Credit asking them to co-sponsor this bill.
7. Review the staffing needs for support of historic preservation activities as it impacts the Community Development Department.

A recommendation was also made by Ms. Stevenson to review the program presently in place in Savannah, Georgia especially as it relates to tourism in a historic district.

Mr. Smyth seconded the motion. The motion carried by voice vote.

11. Discussion: Demolition Review for Protecting Historic Resources [CDS]

Planning Manager, Robert Myers, presented staff report. Request from previous Committee of the Whole meeting was for review of a proposal suggesting Urbana adopt a process requiring all residential and commercial buildings 75 years old and older to be reviewed once a demolition permit is applied for. This could be achieved through demolition delay, demolition review or interim protection. Staff recommended against any form of demolition control and suggested that the City protect historic resources through a program of designating local landmarks and historic districts and enactment of a design review in sensitive areas to ensure compatibility of replacement construction.

Chair Barnes asked Ms. Stevenson to take the Chair at 8:48 p.m. to enter debate and resumed the chair back at 8:49 p.m.

Staff recommended that if the City Council should choose to enact demolition controls that demolition delay was preferable over demolition review.

Chair Barnes asked Ms. Stevenson to take the Chair at 9:04 p.m. to enter the debate and resumed the Chair back at 9:05 p.m.

The following people addressed the Committee with their concerns regarding demolition review:

Ilona Matkovszki 412 W. Elm

The following people did not wish to speak, but submitted public input cards requesting that their position be entered into the record in support of demolition review:

Lois Steinberg, 306 W. Nevada.

Mr. Roberts made a motion to forward to Committee at next meeting an ordinance for demolition delay to include the following:

1. Consideration for residences 75 years old or older located in residential zoning districts.
2. Consideration for use in areas of where historic resource surveys are already completed.
3. Consideration for further historic resource surveys to be completed.
4. Consideration for a 45 day delay period.
5. Consideration allowing for landmark application process during delay.
6. Consideration of a \$25 fee to assist with research.
7. Consideration of publishing survey area findings once a year.
8. Consideration of possible design review and/or infill review.

Mr. Smyth seconded. The motion carried by voice vote.

Mr. Bowersox made a motion to forward to Council an ordinance for:

1. Expanding coverage of historic surveys;
2. Expanding efforts to designate historic landmarks and districts by:
 - a. Using the surveys and other resources.
 - b. Requesting the University of Illinois' historic preservation class to address.
 - c. Amending the Historic Preservation Ordinance to allow Commissioners to nominate landmarks.
3. Having Community Development Services budget staff time on an ongoing basis.

4. City staff would provide information about possible historical significance to property owners when they submit a demolition permit.

Mr. Roberts seconded. Motion carried by voice vote.

Mr. Smyth made a motion to begin process with Plan Commission for enactment of design review in additional sensitive areas.

Mr. Bowersox seconded. Motion carried by voice vote.

12. **Ordinance No. 2007-06-059: An Ordinance Approving a Text Amendment to the Zoning Ordinance of the City of Urbana, Illinois (Adding Section XIII-5, "Neighborhood Conservation Districts", to the Urbana Zoning Ordinance - Plan Case No. 2023-T-06)**

Planning Manager, Robert Myers, presented staff report of the draft of proposed Zoning Ordinance text amendment for neighborhood conservation districts which would allow property owners or neighborhood groups to apply for designation as an overlay district for certain protections they feel are necessary. It is not tied to historic preservation and would require 60% approval of the property owners for enactment.

Following debate, Mr. Bowersox moved to forward **Ordinance No. 2007-06-059: An Ordinance Approving a Text Amendment to the Zoning Ordinance of the City of Urbana, Illinois (Adding Section XIII-5, "Neighborhood Conservation Districts", to the Urbana Zoning Ordinance - Plan Case No. 2023-T-06)** to Council with a recommendation for approval.

Mr. Lewis seconded. Motion carried by voice vote.

Mr. Roberts made a motion for further study of city wide design review which might override any Conservation District decisions. Motion died for lack of a second.

Ms. Chynoweth made a motion to amend **Ordinance No. 2007-06-059: An Ordinance Approving a Text Amendment to the Zoning Ordinance of the City of Urbana, Illinois (Adding Section XIII-5, "Neighborhood Conservation Districts", to the Urbana Zoning Ordinance - Plan Case No. 2023-T-06)** Neighborhood Conservation Districts; A. Purpose; #2 to include "promote quality architectural innovation appropriate to a neighborhood".

Motion carried by voice vote.

13. Adjournment

Prior to adjournment, the Mayor made the following proclamations:

1. September 2007 is National Alcohol and Drug Addiction Recovery Month in Urbana.
2. Kathy Frerichs, Secretary, Department of Public Works, was voted employee of the year by the employees of the City and

September 28, 2007 is proclaimed Kathy Frerichs Day in the City of Urbana.

Chair Barnes read a letter of thanks from Elaine Taylor, retiring Secretary of the City Clerk's office.

There being no further business to come before the Committee, Chair Barnes declared the meeting adjourned at 9:54 p.m.

Laurel Lunt Prussing
Mayor

Joan M. Ryan
Recording Secretary

*This meeting was taped.

**This meeting was broadcast on cable television.

Minutes Approved: October 8, 2007