



URBANA CITY COUNCIL MEETING
Monday, April 16, 2018

The City Council of the City of Urbana, Illinois, met in regular session Monday, April 16, 2018 at 7 p.m. in the Council Chambers at the Urbana City Building.

ELECTED OFFICIALS PHYSICALLY PRESENT: Maryalice Wu, Alderwoman Ward 1; Eric Jakobsson, Alderman Ward 2; Aaron Ammons, Alderman Ward 3; Bill Brown, Alderman Ward 4; Dennis Roberts, Alderman Ward 5; Dean Hazen, Ward 6; Jared Miller, Alderman Ward 7; Diane Wolfe Marlin, Mayor; Charles A. Smyth, City Clerk

ELECTED OFFICIALS PRESENT VIA TELECONFERENCE: None

ELECTED OFFICIALS ABSENT: None

STAFF PRESENT: Morgan, Nightlinger, Gray, Pearson, Schneider, Simon, Hannan, Mierkowski, Rejc.

OTHERS PRESENT: Bishop King James Underwood, Rev. Dr. Evelyn Underwood, Elderess Melinda Carr, Bill Joseph, and Christopher Oswald.

MEDIA: News-Gazette

A. CALL TO ORDER AND ROLL CALL

There being a quorum present, Mayor Marlin called the meeting of the Urbana City Council to order at 7:00 p.m.

B. APPROVAL OF MINUTES OF PREVIOUS MEETING

City Council Member (CM) Miller made a motion to approve minutes from April 2, 2018. A revised version of the minutes was noted by Clerk Smyth. CM Roberts seconded and the motion carried by unanimous voice vote.

C. ADDITIONS TO THE AGENDA

CM Hazen moved that New Business Item 2, Ordinance No. 2018-04-031, be moved to precede unfinished business. CM Wu seconded and the motion carried by unanimous voice vote.

C1. NEW BUSINESS ITEM 2 -- Ordinance No. 2018-04-031: An Ordinance Approving a Special Use Permit (520 North Cunningham Avenue /Tatman Family L.L.C., – Plan Case 2341-SU-18) – CD

Planning Manager Pearson presented the staff memo on the proposed Medical Clinic special use. She noted that this is not a very intense use. The building is under 3300 square feet just north of the intersection of Cunningham Ave. and University Ave. on a long vacant out lot. The site is constrained by covenants and is zoned B3. One covenant is to protect the visibility of Walgreens and certain entrance requirements. This results in the placement of the building as shown in the memo. City Staff and Plan Commission found that the criteria have been met as listed on page 3 of memo. The Plan Commission recommended 1 condition adding that the use conforms to site plan attachment. City staff and the Plan Commission recommend approval.

CM Wu asked why Mr. Trail at the Plan Commission meeting voted no to which Ms. Pearson replied that Mr. Trail was concerned with pedestrian access. CM Wu also asked if Walgreens is aware of the entrance patterns proposed for the new development. Ms. Pearson said that the proposed plan is consistent with the site plan attached to the private agreement.

CM Roberts asked about signage, screening, and parking lot access. Ms. Pearson indicated that no sign permit has been submitted, that the screening as shown in the diagram meets the requirements for screening, and parking access was shown on a projected figure.

Two representatives from the development, Bill Joseph, and Christopher Oswald, stated that they think this fits in the neighborhood and are present for questions. CM Roberts asked about walk in service to which Mr. Oswald stated that this is an ambulatory, prompt or urgent care, type facility. It could be a standard medical clinic but that is not currently planned. CM Roberts asked for more screening and Mr. Joseph thought acceptable as long as it doesn't block their monument sign.

CM Wu inquired about hours of operation particularly on the weekends. Mr. Oswald and Mr. Joseph indicated they didn't really know but expect that it will be.

CM Jakobsson asked if this clinic was independent of existing health care providers. Mr. Oswald stated that they can't speak to that right now. Mr. Oswald stated that they can't say more than it's a reputable firm and in response to CM Ammons about minority and union participation in construction, Mr. Joseph answered that it was likely union labor.

There was no further public input or discussion. CM Hazen moved approval of Ordinance No. 2018-04-031: An Ordinance Approving a Special Use Permit (520 North Cunningham Avenue /Tatman Family L.L.C., – Plan Case 2341-SU-18), seconded by CM Ammons. Ordinance 2018-04-031 passed by roll call vote 7-0: Ammons – yes; Brown – Yes; Hazen – yes; Jakobsson – yes; Miller – yes; Roberts – yes; Wu – yes.

D. PUBLIC INPUT

Public Input cards received after New Business Item 2 presentation.

Bishop King James Underwood and Rev. Dr. Evelyn Underwood didn't wish to speak but wanted to voice their continued concerns about the Dr. Ellis subdivision sewer problem.

Elderess Melinda Underwood didn't wish to speak but wanted to voice her concerns about the Dr. Ellis Subdivision sewer problems and historic impact.

Rev. Dr. Underwood asked staff about the hearing related to the Consolidated Plan. She was the only attendee. John Schneider, CD Manager, offered to meet with her. He stated that this is adding a target area in the Lierman area. The other part of the amendment is about the public input process. He stated that the new annual plan process is by computer input only and this amendment provides information to the HUD system that follows HUD required public input process. Mr. Schneider reviewed the AFFH materials as well noting that HUD is delaying the implementation.

E. UNFINISHED BUSINESS

There was no unfinished business.

F. REPORTS OF STANDING COMMITTEES

1. Committee Of The Whole (*City Council Member Maryalice Wu*)

- a. **Ordinance No. 2018-04-029:** An Ordinance Approving an Amendment to the City of Urbana and Urbana Home Consortium (Urbana/Champaign/Champaign County) FY 2015-2019 Consolidated Plan

On behalf of the committee, CM Wu moved approval of Ordinance No. 2018-04-029, seconded by CM Roberts. With no discussion, the motion passed by roll call vote 7-0: Ammons – yes; Brown – Yes; Hazen – yes; Jakobsson – yes; Miller – yes; Roberts – yes; Wu – yes.

- b. **Resolution No. 2018-04-014R:** A Resolution Approving the Transfer of Volume Cap In Connection with Private Activity Bond Issues, Single-Family Mortgage Revenue Bonds, and Related Matters (Private Bond Cap Allocation – Assist Programs, Series 2018)

On behalf of the committee, CM Wu moved approval of Resolution No. 2018-04-014R, seconded by CM Miller. CM Ammons stated that he spoke with Community Development Manager Schneider about the Volume Cap and he summarized how the programs will work and how this will be done in the city of Urbana. Residents will benefit if an eligible project is funded using this bonding approach.

CM WU discussed how the map in the memo shows where assistance for down payment and mortgage assistance has taken place in the city and asked how people find out about the ASSIST program. Mr. Schneider indicated that the community reinvestment group (CRG) and local banks market this and that the banks and lenders identify the potential users. The program is also applicable to first time home buyers who receive assistance from other sources as well. CM Wu requested the time line associated with and where the program has helped people. CM Ammons added that it made him think about something John Lee Johnson worked on with redlining and asked if there a way to work with ASSIST so that the program is equitably disbursed. Mr. Schneider noted that a lot of the work done in the northern part of the community has been done by Habitat. John Lee started the CRG. Mr. Schneider also noted that the program maximum annual income can be higher than for other

programs. With no further discussion, the motion passed by roll call vote 7-0: Ammons – yes; Brown – Yes; Hazen – yes; Jakobsson – yes; Miller – yes; Roberts – yes; Wu – yes.

- c. **Resolution No. 2018-04-015R:** A Resolution Approving the Transfer of Volume Cap in Connection with Private Activity Bond Issues, Single-Family Mortgage Revenue Bonds, and Related Matters (Private Bond Cap Allocation – EIEDA, Series 2018)

On behalf of the committee, CM Wu moved approval of Resolution No. 2018-04-015R, seconded by CM Jakobsson. With no discussion, the motion passed by roll call vote 7-0: Ammons – yes; Brown – Yes; Hazen – yes; Jakobsson – yes; Miller – yes; Roberts – yes; Wu – yes.

- d. **No. 2018-04-016R:** A Resolution Approving an Intergovernmental Agreement Amendment between the City of Urbana and Illinois Department of Revenue (Inspections of Liquor License Holders' Premises)

CM Miller recused himself as an employee of an Urbana business holding a liquor license from this and the next item of new business.

On behalf of the committee, CM Wu moved approval of Resolution No. 2018-04-016R, seconded by CM Hazen. With no discussion, Resolution 2018-04-16R passed by roll call vote 6-0: Ammons – yes; Brown – Yes; Hazen – yes; Jakobsson – yes; Roberts – yes; Wu – yes.

G. REPORTS OF SPECIAL COMMITTEES

There were no reports.

H. REPORTS OF OFFICERS

There were no reports.

I. NEW BUSINESS

- 1. **Ordinance No. 2018-04-030:** An Ordinance Amending Urbana City Code Chapter Three, Section 3-43 (Increasing Number of Class R-1 liquor licenses for Casa Del Mar, Inc. dba Casa Del Mar, 2870 S. Philo Rd, Urbana, IL) – Mayor

Mayor Marlin presented Ordinance 2018-04-030. CM Ammons moved passage of the ordinance as presented, seconded by Jakobsson. (CM Miller previously recused himself.) With no discussion, the motion passed by roll call vote 6-0: Ammons – yes; Brown – yes; Hazen – yes; Jakobsson – yes; Roberts – yes; Wu – yes.

J. ADJOURNMENT

There being no further business to come before the City Council, Mayor Marlin declared the meeting adjourned at 7:37 p.m.

Charles A. Smyth
City Clerk

*This meeting was video recorded.

**This meeting was broadcast on cable television.

*** Website link for this meeting including video: <https://www.urbanillinois.us/node/7083>

Minutes Approved: May 7, 2018