

COMMITTEE ON ENVIRONMENT AND PUBLIC SAFETY

JULY 25, 1994

Committee Members Present:

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

Committee Members Absent:

None

Staff Members Present:

Bruce Walden, April Getchius, Charles Gordon, Jack
Waler, Bruce Stoffel, Craig Grant, William Gray,
Phyllis Clark, and Mayor Satterthwaite

Others Present:

Betty Williams, Kathy Sims, Shirley Stillinger, Mike
Doyle, Jeff Buck, Mike Fritz, and Members of the Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chairman Singer called the
meeting to Order at 7:32 p.m.

Additions to the Agenda and Staff Report

Ms. Patt moved to approve the orders of the day. The
motion was seconded by Ms. Ryan and carried by a voice vote.

Minutes of Previous Meeting

Ms. Patt moved to approve the minutes of the June 27,
1994 regular meeting. The motion was seconded by Mr. Hayes and
carried by a voice vote.

Petitions and Communications

Jeff Buck and Mike Fritz, representing the Carle
Foundation, were present to answer questions when the topic of
Carle is presented.

Shirley Stillinger, representing a Woman's Funds, and Kathy Sims, representing the Center for Women in Transition, addressed the Committee in support of A Resolution Approving An Application For Supportive Housing Program Funds From The U.S. Department Of Housing And Urban Development For Transitional Housing For Homeless Families. Ms. Stillinger apologized for the shortness of time given for review of this request and stated that this housing does not require any funds from the City.

Kathy Sims, representing the Center for Women in Transition, urged the Committee to approve the application for supportive housing funds.

Mike Doyle, 411 West Park Street, addressed the Committee to share issues of concern in the community regarding the Carle project. One concern was that the data in response to employment was largely from Carle Foundation with no input from Carle Clinic. The second concern is the relationship in terms of construction jobs. The last concern is about the commitment and results in terms of carrying through with hiring of minorities.

Betty Williams, 1204 North Lincoln Avenue, addressed the Committee to express her concerns regarding the hiring procedures of Carle Clinic.

302 East Pennsylvania Avenue Update

Community Development Director/City Planner April Getchius and Building Safety Division Manager Craig Grant presented the Committee with an update of the progress of the house move at 302 East Pennsylvania Avenue.

In response to a question from Mr. Hayes regarding the purpose of a vacant structure permit, Mr. Grant stated that the purpose is to keep a structure from further deteriorating and becoming an open and attractive nuisance. It is a tool to keep the City abreast of houses that are vacant due to structural damage and allow for a temporary holding condition of a structure and still keep it from sitting open. This helps to prompt owners to move toward demolition or renovation.

Responding to Mr. Whelan's question as to whether or not the Kennedy's, owners of the property at 302 East Pennsylvania Avenue, are actually going to finish the move, Mr.

Grant stated he has been assured by the Kennedy's that they will complete the job. They have the foundation in and their financing has been released, which is an indication that things should be moving along. It has been reported that they have several bids and are ready to select a contractor to replace the roof.

Ms. Getchius responded to Mr. Whelan's question regarding whether or not the City has a process in place to keep things moving on this project by stating that it doesn't appear that the City has the ability to place conditions on a permit. A permit is given as a license based on an application that is submitted. The only time the City could revoke or not renew this license is if work is completely suspended on the project for six months. As long as the codes are met, the permit is valid. Mr. Grant stated that the one condition that does exist is that structures are required to be weather tight within ten months of a project start.

Chairman Singer stated that the orders of the day limit further discussion on this subject at this time.

Mr. Pollock moved to suspend the orders of the day for ten minutes. The motion was seconded by Mr. Whelan and carried by a voice vote.

Following further debate, Ms. Getchius stated that there has been progress recently, and the Kennedy's have asked for a roofing permit. The way the current code is written, the Kennedy's are in compliance with the current code.

Mr. Hayes moved the recommendation of the Community Development Services Department and the Legal Division that the status of the project be regularly monitored and the provisions of the outlined code sections be stringently applied. The motion was seconded by Chairman Singer and carried by voice vote.

Parking Changes on Vine Street and Parking Changes In Alley For Regional Resource Health Center

Public Works Director/City Engineer William Gray stated that recent Traffic Commission action has recommended the passage of An Ordinance Amending Sections 14-3, 14-4, And 14-10 Of The Urbana Local Traffic Code Prohibiting Parking On Certain Streets And Establishing Tow Away Zones.

Mr. Gray stated that the Principal of the Urbana Middle School and a MTD representative approached the City to request, for safety reasons, that the MTD buses drop students of directly in front of the Middle School main entry doors rather than the far north end along the west side of Vine Street. To accommodate that request, the recommendation in this ordinance is that parking of the buses would be allowed in front of the school, which would require "no parking on school days, 8 a.m. to 4 p.m." Currently there is a snow route there which is "no parking 2 a.m. to 6 a.m." through the winter months. In addition, where the buses used to drop off students, would be unrestricted parking. This is from Fairlawn Drive extended to the North. In addition, the Traffic Commission wanted to match the east side and west side parking where there are restrictions on school days. Currently on the east side there is "no parking on school days 7 a.m. to 4 p.m." This should be "8 a.m. to 4 p.m." as it is on the west side.

When Mr. Pollock questioned the safety reasons for switching from what is north of the alley to what is south of the alley, Mr. Gray stated that the majority of students would be going out the main door right up into the buses, or exiting from the buses to the school. It would also minimize traffic conflicts at Fairlawn Drive. There are some students that cross the street right in front of the High School and the buses being parked there would force the students to go down the street to the crosswalk to cross the street rather than mid block.

Mr. Hayes moved to send An Ordinance Amending Sections 14-3, 14-4, and 14-10 Of The Urbana Local Traffic Code Prohibiting Parking On Certain Streets And Establishing Tow Away Zones to Council. The motion was seconded by Ms. Ryan.

Mr. Pollock moved to separate the two traffic issues. The motion was seconded by Mr. Whelan and carried by a voice vote.

Mr. Pollock stated that the public uses the spaces directly in front of the Middle School on a daily basis between 8 a.m. to 4 p.m. and he is not convinced that this is in the best interest of safety and he does not support this issue.

Acting Police Chief Charles Gordon stated that in observing the traffic around the middle school, a number of cars are double and triple parking causing traffic problems, with children cutting in and out of the parked cars.

Following further debate on parking and safety issues, Mr. Pollock moved to send the issue of parking at the middle school to the Committee on Administration and Finance on August 8, 1994 and requested that staff be directed to draw up the second part of the ordinance relating to the Regional Health Resource Center Request for "No Parking in the Alley" in a separate ordinance for passage at the Council Meeting on August 1, 1994. The motion was seconded by Mr. Whelan and carried by a voice vote.

Application For Supportive Housing Funds/Transitional Housing

Community Development Division Manager Bruce Stoffel stated that this is a proposed application to the U.S. Department of Housing and Urban Development (HUD) for supportive housing funds for transitional housing under the Supportive Housing Program (SHP). If City Council authorizes an application and the funds are granted by HUD, the City would grant funds to A Woman's Place for construction of its new domestic violence shelter; to The Center for Women in Transition for rehabilitation of The Forbes House as a transitional shelter; and to the Salvation Army for establishment of four transitional dwelling units for homeless families. The funds for this collaborative effort total \$987,210. The City of Urbana would serve as the administrative entity for the project. The City of Champaign will be listed as a part of the collaborative effort.

Following further debate, Ms. Patt moved to send an Application For Supportive Housing Funds/Transitional Housing to Council. The motion was seconded by Mr. Pollock and carried by a voice vote.

Agreement To Participate In A Scattered Site Housing Construction Program Through The Federal Home Loan Bank Board

In response to a question by Mr. Hayes regarding the determination of market value of housing, Mr. Stoffel stated that the estimated market value is 3 times the assessed value.

Mr. Pollock stated his concern that the City not be too narrow in this project and inquired if there had been discussion with the Community Development Commissioner on the staff level, regarding expanding this project into Census Tracts 54 and 55 which have a number of houses that have been shuttered, abandoned properties, and blighted areas. Mr. Pollock questioned if the

Eades Street Corporation would be willing to move beyond the borders of the current designated areas.

Mr. Stoffel stated that, while he could not speak for Eades Street Corporation, the program is not really targeted to Census Tract 53. It is expected that it will be utilized there to begin with because of the property at 1408 Beslin and other properties in tract 53, but this does not preclude properties outside these limits.

Following further debate regarding acquiring other locations in the City, Mr. Pollock requested that staff speak with the Eades Street Corporation to get their opinion of expanding their horizons to include property other than Census Tract 53.

Mr. Whelan expressed his agreement with Mr. Pollock's position.

Mr. Hayes moved to send an Agreement To Participate In A Scattered Site Housing Construction Program Through The Federal Home Loan Bank Board to Council. The motion was seconded by Mr. Whelan and carried 6-0-1 by roll call vote. Voting aye were Members of the Council: Hayes, Pollock, Ryan, Singer, Taylor, and Whelan - 6; voting nay: 0; Ms. Patt abstained due to a conflict of interest.

Acquisition of 1408 Beslin and Disposition of 1408 Beslin

Mr. Hayes moved by omnibus vote, to send the Acquisition of 1408 Beslin and the Disposition of 1408 Beslin to Council. The motion was seconded by Ms. Ryan.

Mr. Stoffel stated that this would be the first property under the "scattered site" agreement. Mr. Stoffel further stated that City Attorney Jack Waaler has distributed an amendment to the contract for disposition. Secondly, regarding the acquisition and disposition of cases, the acquisition involves a party named Reed and the disposition involves a party named Smith. These parties are parent and child. It is of the opinion of the Legal Department that this relationship does not preclude the moving forward of both agreements; there is no conflict of interest.

Following debate, the motion carried 6-0-1 by roll call vote. Voting aye were Members of the Council: Hayes, Pollock,

Ryan, Singer, Taylor, and Whelan - 6; voting nay - 0; Ms. Patt abstained due to a conflict of interest.

Presentation By Staff Of Carle Expansion Planning

Director of Public Works/City Engineer Bill Gray and Assistant City Engineer Joe Smith presented the assessment report of the Park Street closure of the Carle Foundation.

Mr. Smith reported on traffic counts taken with machines which were taken at 16 locations within the study area; performed turning movement counts at 17 intersections. Both these studies were performed at 7 to 9 a.m. and 2:30 to 5:30 p.m during April and May. Those studies were done to compare with the studies completed before Park Street was closed.

Other issues considered were accident data from 1991-92 before the closing and from June 1, 1993 to June 1, 1994 after the street closing; visibility triangles for all the intersections within the study area; pedestrian counts; and traffic problems and any other conditions that might need to be corrected.

Mr. Smith reported on the various increases and decreases in the area of the Park Street vacation.

Analysis of accident information indicated only one intersection had more accidents after the closing. That intersection was Church and Coler. It is believed that the problem there is a visibility problem with parking.

Staff had the following recommendations:

1. Installation of traffic signals at Fairview and Lincoln. (Project is underway.)
2. Modernization of traffic signals at University with Coler and Orchard. (Work is about 90 percent complete.)
3. Installation of four-way stop signs at Fairview and Coler.
4. Change the yield sign to a stop sign for east bound Church at Orchard.
5. Enforce the visibility triangle at 7 locations, some are hedges and some are metered parking.

6. Remove metered parking spaces from the following locations:
6 spaces on the south side of Church to Coler to Orchard
and 4 spaces on the east side of Busey from Park to Church
and also 2 spaces in the visibility triangle. (12 spaces in
total.)
7. Recommend the following locations be added meters: south
side of Clark between Coler and Busey (about 16 spaces); and
the west side of Coler from Clark to the alley just south of
Clark.
8. Install pedestrian crossing sign on Orchard for northbound
and southbound traffic at the Church/Crystal Lake Park
walkway/bikeway intersection.
9. Install additional "no parking this side of street" sign in
the 900 block of north Busey.
10. Increase enforcement of speeders on north Lincoln and north
Coler by Police Department.
11. Add yellow curbing on south side of Fairview from Coler to
the driveway west of Coler to allow better visibility.
12. Install a "cross traffic does not stop" on Church for Coler
(east and west bound traffic).

The final synopsis is that the Barton, Ashman report
and analysis of identifying traffic rerouting was reasonably
accurate. The most significant traffic increases are on Church
between Coler and Orchard; Orchard between Park and Fairview; and
on Fairview between Lincoln and Orchard.

Mayor Satterthwaite stated that this is a good analysis
and list of recommendation.

Community Development Director/City Planner April
Getchius addressed the concern that individual property owners
who anticipate that the Carle Foundation will purchase their
property are reluctant to continue to invest in its maintenance.

There is no documentation to substantiate that that is
happening. Although the neighborhood does have some problems,
generally the people in the neighborhood maintain their property
very well. In addition, according to Cunningham Township

Assessor Joanne Chester, Carle purchases appear to be made at market value. Because Carle is an institution, its purchases are not included in review and assessment of market values. The Assessor does not consider sales to institutions or government entities when determining market value for adjacent properties. The likelihood of Carle purchasing the property does not typically factor into the market value of the home. If property is well maintained, it will have a higher market value. There is some question as to the accuracy of statements that Carle Foundation's purchase of property affects property values in that neighborhood.

If there are property maintenance problems as described by Council, there are basically two alternatives. One method to assist property owners is to make the investment opportunity attractive. Since the Carle Neighborhood is a Community Development Block Grant targeted neighborhood, property owners may be eligible for assistance in loans or grants for home improvements. In addition, the recently approved rental rehabilitation (limited to eleven units), could be used on single family rental properties.

The second option is the expansion of code enforcement to include the maintenance of single family homes. This would have significant policy and staffing impacts.

It is not evident that there is blight from lack of maintenance that is directly linked to Carle's presence.

Mayor Satterthwaite presented a report prepared by Human Relations Officer Vacellia Clark regarding minority recruitment/hiring at Carle Foundation Hospital.

The report is in response to questions generated by the City Council in June of this year. The questions were in regard to Carle's current and future policies regarding minority and female hiring and the types of positions and training needed for those positions, that will be available in the future.

These statistics are for Carle Hospital and not Carle Clinic. These are two distinct entities, and while Carle Foundation agreed to submit the questions to Carle Clinic, they cannot require the Clinic to respond. Carle Foundation has no control over the hiring practices of Carle Clinic.

Carle Foundation has approximately 2,000, with a hiring

opportunity of about 600 people a year. Their work force is currently 78 percent female, 6.9 percent African American and a total of 9.15 percent non-white employees. Champaign county's Labor Force analysis indicates an availability, as it relates to positions within Carle, to be 8.70 percent African American and 15.10 percent all non-white. Carle is 1.76 percent below the community's labor force availability for African Americans and 5.95 percent below overall for all non-whites.

In an effort to improve their minority recruitment efforts Carle will implement the following new strategies: expand the student loan program to include technical health programs offered by Parkland; target additional colleges and universities with high minority enrollments; utilize additional local advertising media for job openings; extend weekly mailings of job positions to local churches whose congregations are predominantly African American, the Urban League, the University of Illinois' Affirmative Action Office, and the NAACP newsletter; and become more active in mentoring and tutoring students through Carle's business education partnerships.

In addition to recruitment, ways to retain minority employees is being examined. To that end Carle is considering an internal support system to help minorities acclimate to Carle's corporate culture, cultural diversity training for all employees starting with management employees, and development of a task force comprised of minority employees to advise management on cultural diversity matters.

Carle Foundation is actively involved in community programs targeted for minority youth, such as: Illinois Summer Youth Conference, "Hire The Future" program, Martin Luther King scholarship program, Project Insight, Project Partners, and support for the Don Moyer Boys and Girls Club.

Since their construction projects are awarded to union contractors by a competitive bidding process, Carle does not directly hire construction workers. Carle has met with union officials to express their concerns about minority representation on their projects.

Carle has actively recruited minority and women owned contractors and sub-contractors for construction work done at the Carle Campus. While the recruitment efforts have been made, the results have been disappointing. Of 35 letters sent to minority

contractors, only three responses were received.

Carle reports that subcontractors have been unsuccessful in their attempts to hire minorities from the Laborers' Hall. Most minorities have been employed to work at the multiple projects underway at the University of Illinois.

In her memo, Ms. Clark reported that she found the Human Resources staff at Carle Foundation to be cooperative. She further stated her feeling that the plan Carle has outlined is comprehensive and will result in greater minority hiring in the future.

Mike Fritz, representing the Carle Foundation, was available to answer questions from the Committee.

In response from Mr. Hayes regarding the policies of Carle Clinic, Mr. Fritz responded that Carle Clinic and Carle Foundation are two separate organization, as Covenant and Christie are, with separate governing agencies and it would be inappropriate for him to make comments regarding the Clinic.

In response to a request from Ms. Patt that Carle Clinic be involved in the internal support system to help minorities acclimate to Carle's corporate culture as well as to the community when needed, Mr. Fritz stated that the Foundation would discuss it with the Clinic. While he doesn't have any control over the Clinic they are well intended.

Responding to Mr. Singer's question regarding the ownership of the Carle properties, Mr. Fritz stated that the Foundation owns all the property and the Clinic leases space from them.

Mr. Pollock commended Ms. Clark for her efforts in compiling her report and presenting the information.

Mr. Whelan complimented Carle on its contributions to the City of Urbana.

Options For Council Goal Setting

Chief Administrative Officer Bruce Walden stated that options that had been provided to the Council were based on the

assumptions listed in his memo to Council Members. If there are other purposes than in the memo, they need to be addressed.

Chairman Singer encouraged that discussion be divided into three pieces. First, is this set of options all that Council wants to look at. Secondly, if these options, do you want to go to the all day format or three meeting format, and finally, how should it be structured.

Following debate on the format and style of the meeting, Ms. Patt moved to go forward with the Study Session Format with two meetings. The first meeting would have goal and issue identification by Council members, discussion and requests for staff input, and optional public input. The second meeting would consist of optional staff input, prioritization of goals and/or target issues by consensus process and optional public input. The motion was seconded by Ms. Ryan and, following debate, carried by a voice vote.

Chairman Singer moved to have the first goal setting session on August 23, 1994 and the second session on August 29, 1994. The motion died for lack of a second.

Ms. Patt moved to set the meetings for September 13, 1994 and October 11, 1994. The motion was seconded by Mr. Taylor. Chairman Singer made a friendly amendment that only two weeks be left between the meetings and suggested the first and third Tuesdays in September. This was not acceptable to the mover.

Chairman Singer moved a friendly amendment to schedule the first Study Session for September 13, 1994 and not schedule the second. There was no objection from the mover or seconder.

The motion to schedule the first study session for September 13, 1994 carried by a voice vote.

Ms. Ryan moved to start the study session at 7:00 p.m. The motion was seconded by Ms. Patt and carried by a voice vote.

Renaming Illini Airport Road To Airport Road

Chairman Singer moved to send Renaming Illini Airport Road To Airport Road to Council. The motion was seconded by Ms. Patt and carried by a voice vote.

Durst Agreement (possible closed session)

Chairman Singer inquired of Mr. Walden if there is a signed agreement and requested a review of that agreement. Mr. Walden stated that a second agreement is yet to be signed.

Ms. Patt moved that the Committee go into closed session at 10:40 p.m. for the purpose of discussing the Durst Agreement. The motion was seconded by Ms. Ryan and carried 7-0 by roll call vote. Voting aye were Members of the Council: Hayes, Patt, Pollock, Ryan, Singer, Taylor, and Whelan - 7; voting nay: none.

The Committee reconvened at 11:25 p.m. with all members previously in attendance still present.

Adjournment

There being no further business to come before the Committee, Chairman Singer declared the meeting adjourned at 11:28 p.m.

Respectfully submitted,

Elaine Taylor
Recording Secretary

**This meeting was broadcast on cable television.

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