

CITY COUNCIL MINUTES
Monday, February 19, 2001

The City Council of the City of Urbana, Illinois met in regular session at 7:30 p.m., Monday, February 19, 2001 in the Urbana City Council Chambers at 400 South Vine Street.

There being a quorum, Mayor Satterthwaite called the meeting to order at 7:32 p.m.

Present at the meeting were Members of the Council: Hayes, Huth, Kearns, Patt, and Wyman – 5; absent: Taylor and Whelan (excused) – 2.

Also present were staff members: Police Chief Eddie Adair, Community Development Director April Getchius, Public Works Director Bill Gray, Building Safety Division Manager Craig Grant, Senior Planner Rob Kowalski, Fire Chief Rex Mundt, Assistant City Planner Libby Tyler, City Attorney Jack Waaler, and Chief Administrative Officer Bruce Walden.

MINUTES OF PREVIOUS MEETING

Alderman Hayes moved to approve the minutes of the December 18, 2000 regular meeting and the January 29, 2001 special meeting. The motion was seconded by Alderwoman Wyman. Alderwoman Patt stipulated that the December 18, 2000 minutes were the ones placed on the desk this evening rather than the December 18, 2000 minutes that were distributed with the packet. The minutes were approved by a voice vote.

ADDITIONS TO THE AGENDA

There were none.

PETITIONS AND COMMUNICATIONS

Mayor Satterthwaite stated that the Illinois Commerce Commission would hold a hearing regarding the Illinois Power Tariff at 7:30 p.m., March 12, 2001 in the Champaign City Council Chambers.

OLD BUSINESS

There was none.

REPORTS OF STANDING COMMITTEES

Committee of the Whole

Alderman Hayes moved to approve **Ordinance No. 2001-02-009: An Ordinance Revising the Annual Budget Ordinance (Airport Road/Cunningham Avenue Study)**. The motion was seconded by Alderwoman Patt and carried 6-0 by roll call vote. Voting aye were Members of the Council: Hayes, Huth, Kearns, Patt, Wyman and Mayor Satterthwaite – 6; voting nay: none.

Alderman Hayes moved to adopt **Resolution No. 2001-02-003R: A Resolution Providing for the Modernization of Traffic Signals at University Avenue (U.S. Route 45) and Race Street**. The motion was seconded by Alderwoman Wyman and carried 5-0 by roll call vote. Voting aye were Members of the Council: Hayes, Huth, Kearns, Patt, and Wyman – 5; voting nay: none.

Alderman Hayes moved to adopt **Resolution No. 2001-02-004R: A Resolution Approving and Authorizing the Execution of an Agreement with the Illinois Department of Transportation (University Avenue and Race Street)**. The motion was seconded by Alderwoman Kearns and carried 5-0 by roll call vote. Voting aye were Members of the Council: Hayes, Huth, Kearns, Patt, and Wyman – 5; voting nay: none.

Alderman Hayes moved to adopt **Resolution No. 2001-02-005R: Resolution for Improvement by Municipality Under the Illinois Highway Code (University Avenue and Race Street)**. The motion was seconded by Alderwoman Wyman and carried 5-0 by roll call vote. Voting aye were Members of the Council: Hayes, Huth, Kearns, Patt, and Wyman – 5; voting nay: none.

Alderman Hayes moved to adopt **Resolution No. 2001-02-006R: A Resolution Authorizing the Mayor to Enter an Agreement to Amend the Cable Franchise (Emergency Alert Signal Overrides)**. The motion was seconded by Alderwoman Kearns and carried by a voice vote.

Alderman Hayes moved to approve **Ordinance No. 2001-02-011: An Ordinance Relating to Civil Service (Police Corp Cadet)**. The motion was seconded by Alderwoman Wyman and carried 5-0 by roll call vote. Voting aye were Members of the Council: Hayes, Huth, Kearns, Patt, and Wyman – 5; voting nay: none.

The next meeting of the Committee of the Whole will be at 7:30 p.m., Monday, February 26, 2001 in the Urbana City Council Chambers at 400 South Vine Street.

REPORTS OF SPECIAL COMMITTEES

There were none.

REPORTS OF OFFICERS

Mayor Satterthwaite introduced the **Presentation of 2001 Financial Plan**. Mayor Satterthwaite stated that by following this financial plan he envisions dropping the property tax rate to a rate of \$1.31, which will match Champaign's property tax rate for the first time in years. This drop in the property tax has been a trend over the past several years. This is just one indicator of the strength of financial planning.

Chief Administrative Officer Bruce Walden and Comptroller Ronald Eldridge presented the 2001 Financial Plan to Council.

General operating funds, revenues and expenditures – for the last year revenues exceed expenditures by \$2.1 million. Last year's plan projected that by 2003, the amount the expenditures and revenues would be equal. Projections now show that point to be 2005.

Property Tax – city administrators recommend a rate of \$1.31 per \$100 of assessed value to match Champaign's rate. This rate is expected to be maintained over the next 4 or 5 years. It is expected that reducing the property tax would be an effective step in stimulating home construction.

City staff will recommend an additional \$150,000 reduction in the amount transferred from the general operations fund for the City's self-insurance program. This program has resulted in a \$3.5 million savings in what the City would have spent on regular insurance premiums.

Debate followed regarding the property tax rate, excess revenues and other items of concern in the financial plan.

NEW BUSINESS

Assistant City Planner Libby Tyler presented **Ordinance No. 2001-02-012: An Ordinance Approving an Annexation Agreement With Jack O. Snyder (2210 North Willow Road)**. This annexation agreement is for one acre located at 2210 North Willow Road with a zoning designation of B-3, General Business. The current Champaign County zoning designation for the site is AG-2, Agriculture. The proposed designation would be entirely consistent with the amended Comprehensive Plan land use designation for the site. The Urbana Plan Commission recommends Council approval and staff concurs.

Alderman Hayes moved to approve **Ordinance No. 2001-02-012: An Ordinance Approving an Annexation Agreement With Jack O. Snyder (2210 North Willow Road)**. The motion was seconded by Alderwoman Kearns and carried 5-0 by roll call vote. Voting aye were Members of the Council: Hayes, Huth, Kearns, Patt, and Wyman – 5; voting nay: none.

Senior Planner Rob Kowalski presented staff report on **Ordinance No. 2001-02-013: An Ordinance Approving a Major Variance (Reduction of the Required Frontyard Setback in the City's R-5, Medium High Density Multiple Family Residential Zoning District, From 23.5 Feet to 15 Feet/201 S. Grove Street – Case No. ZBA-01-MAJ-1)**. Chet Frederick is in the process of constructing a 5-unit

apartment building at the southwest corner of Grove Street and Elm Street. The framing of the building is completed and the contractors are currently working on the interior of the structure.

Due to an error on the part of city staff during the review of the development plan, the petitioner was informed that the setback along Elm Street could be 15-feet. It was later discovered that the setback was required to be 23.5 feet.

The Zoning Board of Appeals has forwarded the variance request to the City Council with a recommendation for approval and staff concurs.

Alderwoman Kearns moved to approve **Ordinance No. 2001-02-013: An Ordinance Approving a Major Variance (Reduction of the Required Frontyard Setback in the City's R-5, Medium High Density Multiple Family Residential Zoning District, From 23.5 Feet to 15 Feet/201 S. Grove Street – Case No. ZBA-01-MAJ-1).**

Alderwoman Huth stated that this property is in her ward and she has talked with a number of the residents and they are concerned with the changing face of that neighborhood. Alderwoman Huth requested that Council consider the idea of buffering the wall along Elm Street where the problem has occurred with a row of bushes to help lessen the impact on the neighbors. The developer is supportive of this request.

Mayor Satterthwaite suggested that the ordinance be passed and then discuss a contribution from the City to landscape that particular face of the building so that we can mitigate any negative impact that this error incurred.

Following debate regarding whether the ordinance should be postponed to add language, Don Aldine, attorney for the petitioner, stated that the petitioner has no problem with landscaping but a further delay is a problem due to problems such as construction money he is paying interest on and he has already been shut down for close to a month. Anything that could be done to facilitate this would be appreciated.

Staff suggested that the following condition be added "That a landscape screen be planted along the north side of the building to reduce impact on adjoining neighbors."

Alderwoman Huth moved the approve **Ordinance No. 2001-02-013: An Ordinance Approving a Major Variance (Reduction of the Required Frontyard Setback in the City's R-5, Medium High Density Multiple Family Residential Zoning District, From 23.5 Feet to 15 Feet/201 S. Grove Street – Case No. ZBA-01-MAJ-1)** with the condition that a landscape screen be planted along the north side of the building to reduce impact on adjoining neighbors. The motion was seconded by Alderwoman Wyman and carried 5-0 by roll call vote. Voting aye were Members of the Council: Hayes Huth, Kearns, Patt, and Wyman – 5; voting nay: none.

Alderwoman Huth moved that the City look into funding a screening buffer for the north side of 201 South Grove. The motion was seconded by Alderwoman Patt and carried by a voice vote.

Ms. Tyler presented the staff report on the **Tax Increment Financing Feasibility Study: North Urbana (TIF No. 4) Study Area**. The consulting firm of Peckham Guyton Albers & Viets, Inc. (PGAV) has been working for the past several months on an Eligibility and Financial Feasibility Study for a Potential Tax Increment Finance (TIF) District to be located in north Urbana along the North Lincoln Avenue and North Cunningham Avenue corridors.

This study was initially requested in response to a need to correct major infrastructures deficiencies and obstacles to development in North Urbana. Following the postponement of the Olympian Drive project, Council re-evaluated the need for the TIF study in May 2000 and found that a TIF District in this area would be worth investigating.

On September 5, 2000, the City Council passed Resolution No. 2000-08-021R, which provided for completion of the feasibility study and declared its intent to reimburse certain redevelopment project costs. Discussion of that study is attached.

Mayor Satterthwaite recommended **the appointment of Clyde Walker to the Housing Authority Board of Champaign County**. Mr. Walker works an Encoding Assistant Supervisor for Metritech, Inc. and has lived in the Urbana-Champaign area for the past 37 years.

Alderwoman Patt moved the **appointment of Clyde Walker to the Housing Authority Board of Champaign County**. The motion was seconded by Alderwoman Wyman and carried by a voice vote.

Mayor Satterthwaite stated that he had appointed Ron Gerriets, a retired principal from Urbana High School, to the Civil Service Commission.

ADJOURNMENT

There being no further business to come before the Council, Mayor Satterthwaite declared the meeting adjourned at 9:00 p.m.

Tod Satterthwaite
Mayor

Phyllis D. Clark, City Clerk

*This meeting was taped.

**This meeting was broadcast on cable television.

Minutes approved: March 5, 2001