

COMMITTEE OF THE WHOLE

July 23, 2001
7:30 P.M.

Committee Members Present:

James Hayes, Laura Huth, Danielle Chynoweth, Milton Otto (Chair), Esther Patt, Joseph Whelan, and Ruth Wyman - 7.

Committee Members Absent:

None.

Staff Members Present:

Phyllis Clark, Mayor Satterthwaite, Reed Berger, Bill Gray, Pat Pioletti, Delora Siebrecht, Paul Lindahl, Jack Waaler, and Bruce Walden.

Others Present:

Members of the Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chair Otto called the meeting to order at 7:34 p.m.

Additions to the Agenda and Staff Report

Mayor Satterthwaite requested to add a Closed Session at the end of the meeting to discuss establishing a fee for vacation of right-of-way and property acquisition. There were no objections.

Chief Administrative Office Bruce Walden stated that a brochure addressing positive attributes of the City of Urbana that will be sent out to realtors and community forums. This is a joint effort between the Urbana Park District, the Urbana School District and the City of Urbana.

Mr. Walden stated that the first meeting of the Mayor's Subcommittee on Downtown Improvements was held today.

Minutes of Previous Meeting

Ms. Patt moved to approve the minutes of the July 9, 2001 meeting of the Committee of the Whole. The motion was seconded by Ms. Wyman. Ms. Patt requested to amend the minutes under Petitions and

Communications, paragraph one by changing "Harold" to "Howard" and adding "to increasing the number of parking spaces required for multi-family housing" at the end of the paragraph. There were no objections. The approval of the minutes, as amended, carried by a voice vote.

Public Input

Robert Dunn, 406 E. Park Street, Champaign, addressed the Committee in support of funds for Planned Parenthood.

Ross McNeil, 609 West Stoughton, addressed the Committee requesting that it be considered that the boundary of the residential parking be extended as far north as University Avenue.

Richard Jerrard, 507 West Indiana, addressed the Committee regarding parking near Lincoln Avenue stating the problem will just be shifted to another neighborhood.

Linda Lorenz, 409 West High, addressed the Committee in opposition to the residential parking plan.

Chair Otto thanked staff for their work during the period in which the air conditioner was not functioning.

Parking/Density Requirements for Multiple Family Residential Uses, Status Report

Planning Intern Paul Lindahl presented staff report stating that staff has met individually with some apartment developers and designers active in the City of Urbana to obtain their input on proposed revisions to the off-street parking requirements. These developers agree that it would be beneficial for the City to allow bedroom sizes and unit mixes to be independent of parking requirements. Most developers and apartment managers believe that they are already providing sufficient off-street parking for the needs of their tenants. This perception is not consistent with the results of the tenant survey presented in a previous memorandum. Staff recommends a design study of various apartment building prototypes under a range of density and parking requirements to identify appropriate adjustments to the density regulations for the affected multi-family residential zones in different areas of the City. Staff further recommends that a focus group of local apartment builders and their designers be invited to participate in a charrette/workshop to evaluate possible changes to parking regulations and to identify compensating adjustments to density regulations that allow for appropriately scaled buildings that are compatible with surroundings and with the purpose of the affected zones. Apartment builders contacted so far have indicated their willingness to participate in such a charrette along with their designers.

Staff will evaluate the results of the charrette and conduct additional study to identify

necessary text amendments to the Zoning Ordinance and report back to Council periodically on this study. Plan Commission will be kept informed on these efforts.

Discussion regarding the issue followed Mr. Lindahl's presentation.

West Urbana Residential Parking Plan

Facilities Manager Pat Pioletti presented staff report on the West Urbana Residential Parking Plan. The entire area is referred to as the Special Parking Zone, with restricted parking hours of 3:00 AM until 10:00 AM, Monday through Friday. The overnight parking ban that has been in place for several years will remain so under this proposal. Residents of the area are eligible to purchase permits at a cost of \$135.00 per year that allows them to park on the street overnight. The ending time of 10:00 AM is an insufficient deterrent to commuters who flood the area after the restrictions expire each day, especially on the streets closes to Lincoln Avenue. The attached plan provides resident only parking during the portions of the day that are most likely to attract commuters.

It is intended that the existing parking restrictions will continue to function unaffected by the proposed plan for the portion of the zone east of Orchard Street and McCullough Street. In the western portion of the zone, it is intended for the two restrictions to work together to provide a reasonable parking solution for the residents.

Staff recommends the posting of the proposed plan for public comment, evaluation of those responses and the implementation of a restricted parking plan in January. This allows a pilot implementation for 6 months, after which results can be evaluated and modifications made next summer, as needed.

Committee input and discussion followed Mr. Pioletti's presentation.

Resolution No. 2001-07-023R: A Resolution Approving and Authorizing the Execution of an Agreement With the Illinois Department of Transportation (Cunningham Avenue and O'Brien Drive)

Public Works Director Bill Gray presented staff report. Earlier this year, the City Council approved an intergovernmental agreement with Champaign County for sharing the costs for improving the intersection at Cunningham Avenue and Anthony Drive/O'Brien Drive. O'Brien Drive is the proposed name of the new east-west street at this intersection. Part of the costs for this improvement is to be funded by the Illinois Department of Transportation. This agreement identifies IDOT's contributions up to \$1,095,950 toward this project. Staff recommends approval.

Mr. Hayes moved to send **Resolution No. 2001-07-023R: A Resolution Approving and Authorizing the Execution of an Agreement With the Illinois Department of Transportation (Cunningham Avenue and O'Brien Drive)** to Council for adoption. The motion was seconded by Ms. Patt

and carried by a voice vote.

Urbana-Champaign Sanitary District Long Range Plan Review

Mr. Gray presented staff report stating that in February 2001, the Urbana-Champaign Sanitary District (UCSD) issued a multi-volume Draft Long Range Facility Plan based upon work completed by Consoer Townsend Envirodyne Engineers, Inc. This planning effort is the first completed by the District in over 25 years and addressed the District's facilities planning area, interceptor sewer service area plan, treatment facilities long range plan, and a financial plan.

Sanitary sewer capacity is one of the main considerations in determining the location and rate of development in a community. Therefore, consideration of the District's Long Range Plan is critical to the Comprehensive Planning process. Increases in sanitary sewer user fees are an important concern for residents and business owners. Increases in connection fees and interceptor recovery fees affect cost of development.

Mr. Gray reviewed the relevant goals, objectives and policies of the City's Comprehensive Plan. (See Elizabeth Tyler/William Gray memo of July 19, 2001 attached.)

Debate regarding the **Urbana-Champaign Sanitary District Long Range Plan Review** followed Mr. Gray's presentation.

Ordinance No. 2001 07-081: An Ordinance Annexing Certain Territory to the City of Urbana (Lee Commercial Site/2401 N. Cunningham Avenue)

Economic Development Manager Reed Berger presented staff report. Vivian Lee, as Executor of the Harlan Lee Estate, and Joseph D. O'Brien, as Manager of Interchange Properties, LLC have submitted a petition to annex a 4.57 acre parcel of land located at 2401 N. Cunningham Avenue in anticipation of the proposed relocation and development of University Auto Park. Staff recommends approval.

Ms. Wyman moved to send **Ordinance No. 2001 07-081: An Ordinance Annexing Certain Territory to the City of Urbana (Lee Commercial Site/2401 N. Cunningham Avenue)** to Council for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

North Urbana Tax Increment Financing (TIF) District Status Report

Reed Berger presented staff report. Since completion of the feasibility study, City staff has been working on gaining community and taxing district support for a redevelopment plan in north Urbana, annexing properties that can benefit from the plan, and obtaining a planning grant from the State to help with plan preparation. The City has been preliminarily awarded a \$50,000 grant from the Department of Commerce and Community Affairs under the Balanced Growth Capacity Building Program. Receipt of the award is contingent upon the execution of a grant award contract by DCCA. Preparation of a Redevelopment Plan for North Urbana under the provisions of the Illinois Redevelopment Act is the primary

focus of this grant application.

A revised project area boundary has been prepared to reflect properties that are both eligible for tax increment financing and which are currently within the corporate limits of the City and/or are to be annexed in the immediate future. (Map attached) This map encompasses a smaller area than that evaluated in the Feasibility Study. It indicates that there are potentially two separate districts, one to be known as the Cunningham Avenue Corridor Redevelopment Plan Area (TIF #4a on the map) and the other to be known as the North Lincoln Avenue Redevelopment Plan Area (TIF #4b). Additional territories to be added to the feasibility study are shown as parcels 1 through 6 on the map. This area will encompass a number of Urbana Park District properties that can benefit from tax increment monies. An update to the Feasibility Study will be necessary to reflect the revised boundaries shown on the attached map and to add the most current Equalized Assessed Valuation data.

Staff recommends that Council authorize the completion of redevelopment plans for the two areas with subsequent adoption of tax increment financing, pursuant to the provisions of the Illinois Redevelopment Act, as amended.

Ordinance No. 2201-07-082: An Ordinance Revising the Annual Budget Ordinance (Park and Cunningham Design Study)

Mr. Gray presented staff report stating that with the Cunningham Avenue and University Avenue intersection improvements and the access needs of potential developers at the northeast and northwest corners of this intersection, it has become necessary to improve access on Cunningham Avenue immediately north of University Avenue. An intersection design study is necessary for the inclusion of traffic signals at Park Street and Cunningham Avenue. In order to determine if signals are warranted and can be installed, it is recommended that a consultant be employed to aid in that decision.

Ms. Patt moved to send **Ordinance No. 2201-07-082: An Ordinance Revising the Annual Budget Ordinance (Park and Cunningham Design Study)** to Council for approval. The motion was seconded by Ms. Wyman and carried by a voice vote.

Ms. Patt moved to enter into **Closed Session** for the purpose of discussing establishing a fee for vacation of right-of-way and property acquisition. The motion was seconded by Ms. Wyman and carried 7-0 by roll call vote. Voting aye were Committee Members: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, and Wyman – 7; voting nay: none.

The Committee entered into closed session at 9:17 p.m. and reconvened at 10:15 p.m. with all Members previously in attendance still present.

ADJOURNMENT

There being no further business to come before the Committee, Chair Otto declared the meeting adjourned at 10:17 p.m.

Respectfully submitted,

Elaine Taylor
Recording Secretary

*This meeting was taped.

**This meeting was broadcast on cable television.

MINUTES APPROVED: As Amended, August 13, 2001.

AMENDMENT TO THE JULY 23, 2001 MINUTES

Ms. Patt requested to change page 2, paragraph 4 under Public Input, to state that "Linda Lorenz addressed the Committee in support of the residential parking plan, with a request that the boundaries be extended to the east if the problem moves eastward." rather than in opposition. There were no objections.