

**CITY OF URBANA  
Monday, October 15, 2001**

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The City Council of the City of Urbana, Illinois met in regular session at 7:30 p.m., Monday, October 1, 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: Chynoweth, Hayes, Huth, Otto, Patt, Whelan and Wyman 7; absent: none.

Also present were Staff Members: Police Chief Eddie Adair, Public Works Director Bill Gray, Fire Chief Rex Mundt, Planner Tim Ross, Assistant City Planner Libby Tyler, and Chief Executive Officer Bruce Walden.

**MINUTES OF PREVIOUS MEETING**

Alderman Patt moved to approve the minutes of the October 1, 2001 Urbana City Council Meeting. The motion was seconded by Alderman Wyman and carried by a voice vote.

**ADDITIONS TO THE AGENDA**

There were none.

**PETITIONS AND COMMUNICATIONS**

April Getchius, representing the University of Illinois, was present to answer Council questions regarding **Ordinance No. 2001-10-126: An Ordinance Vacating a Portion of Main Street, Clark Street and Stoughton Street (Each Between Mathews Avenue and Goodwin Avenue).**

Teresa Butler, 1102 N. Lincoln, addressed the Council in support of the Carle Guest House.

Jon Bowermaster, Director of Education at Carle Hospital, addressed the Council regarding the location of the Guest House and to support **Ordinance No. 2001-10-117 and Ordinance No. 2001-10-118** relating to the Guest House.

Ann Talbott, representing the Carle Hospital Auxiliary, addressed the Council in support of the Guest House.

Alderman Whelan stated his appreciation of the discussion following the petition he had presented regarding the proposed Quick Stop Gas Station with a liquor license at Lierman and Washington.

Alderman Whelan stated his conviction that the University of Illinois should make some payment to the City of Urbana in lieu of taxes.

Alderwoman Wyman stated that there are continuing problems with the University with Main Street being torn up and businesses being disrupted.

Alderman Otto stated his agreement with Alderman Whelan and Alderwoman Wyman. The University should live up to their agreement.

### **OLD BUSINESS**

Mayor Satterthwaite stated that **Ordinance No. 2001-10-126: An Ordinance Vacating a Portion of Main Street, Clark Street and Stoughton Street (Each Between Mathews Avenue and Goodwin Avenue)** is pursuant to an agreement made with the University of Illinois in August or September. All of the City's requirements for vacating streets have been met.

Alderwoman Wyman moved to approve **Ordinance No. 2001-10-126: An Ordinance Vacating a Portion of Main Street, Clark Street and Stoughton Street (Each Between Mathews Avenue and Goodwin Avenue)**. The motion was seconded by Alderwoman Patt. Following debate, the motion failed 3-3-1 by roll call vote. Voting aye were Members of the Council: Chynoweth, Patt, and Wyman – 3; voting nay: Hayes, Huth, and Whelan – 3; abstaining – Otto – 1.

Alderman Otto requested to change his vote to aye in an effort to pass the ordinance as the City is obligated by contract to take this action.

Mayor Satterthwaite stated that it takes 6 votes to pass this ordinance and strongly urged that someone change their vote so that the City can honor its obligation.

Alderman Hayes moved to reconsider the ordinance. The motion was seconded by Alderwoman Patt and carried by a voice vote.

Following debate, the motion to approve **Ordinance No. 2001-10-126: An Ordinance Vacating a Portion of Main Street, Clark Street and Stoughton Street (Each Between Mathews Avenue and Goodwin Avenue)** carried 6-1 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, and Wyman – 6; voting nay: Whelan – 1.

Alderwoman Wyman requested that possible penalties for violation of temporary street closings and time limitations being put on street closings, especially when dealing with the University of Illinois, be put on the next agenda of the Committee of the Whole meeting.

Mayor Satterthwaite stated that the next items for consideration by Council are **Ordinance No. 2001-10-117: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Related to Definitions of Medical-Related Use and the Medical Institutional Campus (MIC) Special District and the Expansion of the MIC Special District to Include Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler Avenue for the Purposes of Development of a Proposed Guest House for Patient Families/Support Members – Plan Case No. 1792-T-01)** and **Ordinance No. 2001-10-118: An Ordinance Amending A Development Agreement With Carle Foundation (Related to the Demolition and Replacement of a Structure at 809 North Orchard Street, and the Addition of Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler**

**Avenue to the Medical Institutional Campus Zoning District for Purposes of Development as a Proposed Guest House for Patient Families/Support Members).**

Planning Manager Libby Tyler presented staff report on the meeting held on October 10, 2001 at the offices of On the Job Consulting. Representatives present included Alderwoman Danielle Chynoweth, who acted as facilitator, Alderman Jim Hayes and Planning Manager Libby Tyler representing the City; Michael Doyle and Bob Leach representing UCAN; and Tim Ols, John Snyder and Gretchen Robbins representing Carle.

While the negotiating meeting did not result in a resolution, it did produce several suggestions that could be considered by Council in their review of the proposal.

John Snyder, Executive Vice President and Chief Operating Officer, representing Carle, addressed the Council with a presentation that represented support for the ordinances for zoning for the proposed Carle Guest House.

Bob Leach and Mike Doyle, representing United Citizens and Neighbors, addressed the Council to support the idea of the Guest House and to oppose the proposed zoning and location of the Guest House.

**Ordinance No. 2001-10-117: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Related to Definitions of Medical-Related Use and the Medical Institutional Campus (MIC) Special District and the Expansion of the MIC Special District to Include Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler Avenue for the Purposes of Development of a Proposed Guest House for Patient Families/Support Members – Plan Case No. 1792-T-01)** was on the table from the previous meeting.

Alderwoman Wyman moved to divide the question so that part one is **An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois Relating to Definitions of Medical –**

**Related Use and the Medical Institutional Campus Special District** which would be whether a Guest House would be allowed in the current MIC District to be voted on separately from the second part which stated **Expansion of the MIC Special District to Include Properties at 701 and 703 North Orchard and 702 and 704 North Coler Avenue For the Purposes of Development of a Proposed Guest House For Patient Families/Support Members.** The motion was seconded by Alderwoman Huth.

Alderman Otto called for a point of order stating that the vote was on an entire ordinance and it would not be clear that the entire ordinance did not pass.

Mayor Satterthwaite inquired if Alderwoman Wyman had specific language for the ordinance.

Following debate, Alderwoman Wyman moved to take a ten-minute break to sort out wording for the two separate ordinances. The motion was seconded by Alderwoman Chynoweth. Following debate, the motion carried by a voice vote.

The Council recessed at 9:07 p.m. and reconvened at 9:24 p.m. with all members previously in attendance still present.

Alderwoman Wyman stated her desire to change the motion to a motion to amend. In the ordinance on the table from the October 11 packet, the motion is to delete the third whereas, "Whereas the petition to amend the Urbana Zoning Ordinance also would include the addition of 701 and 703 North Orchard Street and 702 and 704 North Coler Street to the Medical Institutional Campus (MIC) Special District with the restriction that the properties be used either for continued residential use or as a Guest House" and "Where as the proposed MIC Medical Institutional Campus Zoning District for the subject site with the restriction that it be used either for continued residential use or as a Guest House would be generally consistent with the current MIC zoning to the south, the CRE zoning to the east, and the R2

zoning to the north and west"; "Whereas the proposed rezoning appears to generally meet the LaSalle Case Criteria"; "Whereas the proposed MIC Medical Institutional Campus Zoning District for the subject site will be generally consistent for the Comprehensive Plan designation of 'low density residential' for the site and that the Guest House would be residential in character and use"; "Whereas the proposed MIC Medical Institutional Campus zoning district for the subject site would be responsive to Comprehensive Plan goals, objectives and policies calling for the maintenance and redevelopment of certain areas and to provide public services"; "Whereas the proposed MIC Medical Institutional Campus zoning district for the subject site is consistent with the Carle Master Plan including the designation of the subject site within the 5 to 15 year potential expansion plan"; and "Whereas the proposed MIC Medical Institutional Campus zoning district for the subject site is consistent with the provisions of the development agreement between the City and Carle that call for a restriction on rezoning applications in this area until December 5, 1999." And also to strike Section 3, which starts at the bottom of page 4, "Purpose of districts is hereby amended to read as follows: the area that has been added is listed on page 7, and in addition for properties north of Church Street between Coler Street and Orchard Street commonly known as 701 and 703 North Orchard and 702 and 704 North Coler legally described as follows: lots 1, 2, 19 and 20 in MW and GW Busey Subdivision, Lot B City of Urbana, Champaign County, Illinois. The properties at 701 and 703 North Orchard Street will be developed for patient family/support members and the properties at 702 and 704 North Coler Street will either continue as personally utilized or be used for future Guest House purposes. A Guest House is an overnight residence to provide respite for families and support members to patients in serious condition at Carle Hospital." The motion was seconded by Alderwoman Chynoweth.

Mayor Satterthwaite clarified that Alderwoman Wyman no longer wanted to divide the question. This motion deletes all the language relating to the rezoning of the properties at 701 and 703 North Orchard and 702 and 704 North Coler to the Medical Institutional Campus designation.

Following debate, Alderman Hayes moved to amend Alderwoman Wyman's amendment by allowing Carle to build the Guest House at 701 and 703 North Orchard Street and that 702 and 704 North Coler not be a part of the agreement at this time. Alderwoman Wyman withdrew her motion. The motion was seconded by Alderwoman Wyman and carried by a voice vote.

Alderwoman Chynoweth moved to amend the amendment to exclude 701 and 703 North Orchard Street and all references to it. The motion was seconded by Alderwoman Wyman and failed by a voice vote.

Following further debate, Ordinance **No. 2001-10-117: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Related to Definitions of Medical-Related Use and the Medical Institutional Campus (MIC) Special District and the Expansion of the MIC Special District to Include Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler Avenue for the Purposes of Development of a Proposed Guest House for Patient Families/Support Members – Plan Case No. 1792-T-01)**, as amended, carried 4-3 by roll call vote. Voting aye were Members of the Council: Hayes, Otto, Patt, and Whelan – 4; voting no: Chynoweth, Huth and Wyman – 3.

**Ordinance No. 2001-10-118: An Ordinance Amending a Development Agreement With Carle Foundation (Related to the Demolition and Replacement of a Structure at 809 North Orchard Street, and the Addition of Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler Avenue to the Medical Institutional Campus Zoning District for Purposes of Development as a Proposed Guest House for Patient Families/Support Members)** was on the table from a previous meeting. Mayor Satterthwaite stated his assumption that as with the previous ordinance, the references to 702 and 704 North Coler would be deleted from this ordinance. That was the will of the Council.

Alderwoman Patt moved to add the information distributed at this evenings meeting to the agreement that includes stabilization to EAV and neighborhood to proposed amendments. The motion was seconded by Alderwoman Wyman and carried by a voice vote.

**Ordinance No. 2001-10-118: An Ordinance Amending a Development Agreement With Carle Foundation (Related to the Demolition and Replacement of a Structure at 809 North Orchard Street, and the Addition of Properties at 701 and 703 North Orchard Street and 702 and 704 North Coler Avenue to the Medical Institutional Campus Zoning District for Purposes of Development as a Proposed Guest House for Patient Families/Support Members)**, as amended, carried 4-3 by roll call vote. Voting aye were Members of the Council: Hayes, Otto, Patt and Whelan – 4; voting nay: Chynoweth, Huth and Wyman – 3.

#### **REPORTS OF STANDING COMMITTEES**

##### **Committee of the Whole**

Alderman Whelan moved to approve **Ordinance No. 2001-10-124: An Ordinance Amending the Annual Budget Ordinance (Tax Increment Financing)**. The motion was seconded by Alderman Otto and carried 8-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman and Mayor Satterthwaite; voting nay: none.

Alderman Whelan moved to approve **Ordinance No. 2001-10-125: An Ordinance Amending the Annual Budget Ordinance (FEMA Fire Grant)**. The motion was seconded by Alderwoman Patt and carried 8-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman and Mayor Satterthwaite – 8; voting nay: none.

Alderman Whelan moved to adopt **Resolution No. 2001-10-029R: A Resolution Determining the Amounts of Money to be Raised by the Tax Levy (2001)**. The motion was seconded



by Alderwoman Patt and carried 7-0 by roll call vote. Voting aye were Members of the Council:

Chynoweth, Hayes, Huth, Otto, Patt, Whelan and Wyman – 7; voting nay: none.

Alderman Whelan moved to approve **Ordinance No. 2001-10-127: An Ordinance Approving and Authorizing the Execution of an Agreement With the Illinois Department of Transportation (Traffic Signal Master Agreement)**. The motion was seconded by Alderwoman Wyman and carried 7-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Whelan and Wyman – 7; voting nay: none.

The next regularly scheduled meeting of the Committee of the Whole will be at 7:30 p.m., Monday, October 22, 2001, in the Urbana City Council Chambers at 400 South Vine Street, Urbana, Illinois.

#### **REPORTS OF SPECIAL COMMITTEES**

There were none.

#### **REPORTS OF OFFICERS**

There were none.

#### **NEW BUSINESS**

There was none.

#### **ADJOURNMENT**

There being no further business to come before the Council, Mayor Satterthwaite declared the meeting adjourned at 10:17 p.m.

Tod Satterthwaite  
Mayor

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Phyllis D. Clark, City Clerk

**Minutes approved:**