

**COMMITTEE OF THE WHOLE  
MARCH 24, 2003  
7:30 P.M.**

**Committee Members Present:**

Danielle Chynoweth, James H. Hayes, Jr., Milton Otto (Chair), Esther Patt, Joseph Whelan, and Ruth Wyman

**Committee Members Absent:**

Laura Huth (excused)

**Staff Members Present:**

Police Chief Adair, Redevelopment Specialist Ryan Brault, Information Services Manager Bill DeJarnette, Comptroller Ron Eldridge, Economic Development Specialist Kathy Larson, Grants Coordinator II Karen Rasmussen, Community Development Director Elizabeth Tyler, City Attorney Jack Waaler, City Clerk Phyllis Clark, and Mayor Tod Satterthwaite

**Others Present:**

Kenneth Beth and Members of the Media

**Meeting Location:**

City Council Chambers, 400 South Vine Street, Urbana, Illinois.

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

**Additions to the Agenda and Staff Report**

There were none.

**Minutes of Previous Meeting**

Mr. Hayes moved to approve the March 20, 2003 minutes. The motion was seconded by Mr. Whelan and carried by a voice vote.

**Ordinance No. 2003-03-027: An Ordinance Further Amending Ordinance No. 8485-38 by Revising the Applicability of the Exemption from the Retailers' Occupation Tax for the Enterprise Zone in the City of Urbana, Illinois**

Economic Development Specialist Kathy Larson presented staff report. The Urbana Enterprise Zone was established in 1985 in cooperation with the State of Illinois in order to strive for a healthier

economy and development to directly aid the local community and its residents. Certain incentives are available to businesses located within the Urbana Enterprise Zone that experience new construction, expansion, or rehabilitation including tax credits, property abatements, and building materials sales tax exemptions.

Previously the sales tax exemption could only be taken by Urbana retailers for qualifying Enterprise Businesses. On August 6, 2002, the Illinois General Assembly approved an amendment that neither requires nor prohibits the purchase of building materials from any retailer or class of retailers in order to qualify. Thus any retailer inside or outside of the Urbana city limits may deduct sales tax from the purchase of building materials for an Urbana Enterprise Zone business that purchases qualifying building materials when involving new construction, expansion, or rehabilitation.

Following debate, Mr. Hayes moved to forward **Ordinance No. 2003-03-027: An Ordinance Further Amending Ordinance No. 8485-38 by Revising the Applicability of the Exemption from the Retailers' Occupation Tax for the Enterprise Zone in the City of Urbana, Illinois** to Council with a recommendation for approval. The motion was seconded by Mr. Whelan and carried by a voice vote.

**Ordinance No. 2003-03-028: An Ordinance Approving Addition of Territory to the Urbana Enterprise Zone (Central Waste Transfer Facility, North Lincoln Avenue Industrial Park Subdivision No. 2)**

Redevelopment Specialist Ryan Brault presented staff report. City Staff has submitted a draft application to amend the Enterprise Zone boundary to add a property located within the North Lincoln Industrial Subdivision #2, where Allied Waste Transportation, Inc., locally operated as Central Waste Service, plans to construct a new Central Waste Transfer and Recycling Facility. As a part of proposed construction, much needed improvements would also be made to portions of North Lincoln Avenue as outlined in the development agreement. The project would include a shop, offices, and a transfer facility for a combined 28,500 square feet of space, with parking spaces for 65 employees, 54 trucks, and 5 service vehicles. Staff recommends approval.

Following debate, Ms. Patt moved to forward **Ordinance No. 2003-03-028: An Ordinance Approving Addition of Territory to the Urbana Enterprise Zone (Central Waste Transfer Facility, North Lincoln Avenue Industrial Park Subdivision No. 2)** to Council with a recommendation for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

**Ordinance No. 2003-03-029: An Ordinance Approving Addition of Territory to the Urbana Enterprise Zone (2210 North Willow Road)**

Mr. Brault presented staff report. City Staff has submitted on behalf of Jack O. Snyder, owner of the territory in question, this application to amend the Enterprise Zone boundary to add his property located at 2210 N. Willow Road. This property is zoned for B-3 General Business.

Following debate, Mr. Whelan moved to forward **Ordinance No. 2003-03-029: An Ordinance Approving Addition of Territory to the Urbana Enterprise Zone (2210 North Willow Road)** to Council with a recommendation for approval. The motion was seconded by Ms. Chynoweth and carried by a voice vote.

**Ordinance No. 2003-03-030: An Ordinance Approving Addition of Territory to the Urbana Enterprise Zone (An Area to the Northeast of the Intersection of Cunningham Avenue and University Avenue)**

Community Development Director Libby Tyler presented staff report. City staff has submitted an application to amend the Enterprise Zone to add 20± properties located to the northeast of the intersection of Cunningham Avenue and University Avenue to the south of the Saline Drainage Ditch and to the west of the National Guard Armory Property. The property is currently zoned B-3 General Business use. These properties consist of a variety of declining commercial uses. Changes to the Cunningham and University Avenue frontages have seriously limited vehicle access to the individual properties. Due to the declining and under utilized properties and access limitations, these properties are in need of redevelopment opportunities, ideally as a consolidated redevelopment site. Staff recommends approval.

Following debate, Ms. Chynoweth moved to forward **Ordinance No. 2003-03-030: An Ordinance Approving Addition of Territory to the Urbana Enterprise Zone (An Area to the Northeast of the Intersection of Cunningham Avenue and University Avenue)** to Council with a recommendation for approval. The motion was seconded by Mr. Hayes.

Following further debate, the motion carried by a voice vote.

**Ordinance No. 2003-03-031: An Ordinance Amending the Urbana Downtown Tax Increment Area Redevelopment Plan and Related Redevelopment Project for the Urbana Downtown Tax Increment Redevelopment Project Area of the City of Urbana, Champaign County, Illinois, Terminating Real Property TIF in Connection Therewith, and Related Matters**

Comptroller Ron Eldridge presented staff report. This ordinance will formally terminate the real estate property tax portion of TIF One, so that the last property tax to be deposited into the TIF will be the taxes paid in the calendar year 2003, which represents 23 years of tax collections. Staff recommends approval.

Mr. Hayes moved to forward **Ordinance No. 2003-03-031: An Ordinance Amending the Urbana Downtown Tax Increment Area Redevelopment Plan and Related Redevelopment Project for the Urbana Downtown Tax Increment Redevelopment Project Area of the City of Urbana, Champaign County, Illinois, Terminating Real Property TIF in Connection Therewith, and Related Matters** to Council with a recommendation for approval. The motion was seconded by Ms. Patt. Following debate, the motion carried by a voice vote.

**Ordinance No. 2003-03-032: An Ordinance Revising the Annual Budget Ordinance (Documents Project)**

Comptroller Ron Eldridge and Information Services Division Manager Bill Dejarnette presented staff report. In 1979, the City and the Library started the Urbana Municipal Documents Center, which has used a combination of microfilm and computer indexing to preserve city documents in compact form and to provide access to their contents.

The technology of document storage and retrieval has changed a lot in the past few years. It is now possible to scan documents through a digital process and then convert these documents to microfiche

or other media storage that is both more economical, efficient and provides quicker responsive ability to research and retrieve documents. The City is now in a position to assume responsibilities and supervision and administration of this program under the Finance Department, Information Services Division.

This budget ordinance authorizes that change. Following debate, Mr. Hayes moved to forward **Ordinance No. 2003-03-032: An Ordinance Revising the Annual Budget Ordinance (Documents Project)** to Council with a recommendation for approval. The motion was seconded by Ms. Chynoweth. Following further debate, the motion carried by a voice vote.

**Resolution No. 2003-03-005R: A Resolution Approving an Application Under the Notice of Funding Availability (NOFA) for the Collaborative Initiative to Help End Chronic Homelessness for Permanent Housing and Assertive Community Treatment/PHACT**

Grants Coordinator II Karen Rasmussen presented staff report. This is an update sent to council members for consideration March 10, 2003. The Resolution authorizes the submission of the application to the joint federal departments. There are four separate application as part of this consolidated application: an application to HUD for 17 Shelter Plus Care units; and application to Health & Human Services for staff and supportive services to develop the ACT team; and application to Health & Human Services for a ½ time case manager and funding for dental care; and an application to the VA for a ½ time case manager.

Following debate, Ms. Patt moved to forward **Resolution No. 2003-03-005R: A Resolution Approving an Application Under the Notice of Funding Availability (NOFA) for the Collaborative Initiative to Help End Chronic Homelessness for Permanent Housing and Assertive Community Treatment/PHACT** to Council for approval. The motion was seconded by Mr. Hayes.

Following debate, the motion carried by a voice vote.

**Ordinance No. 2003-03-033: An Ordinance Amending the Human Rights Ordinance (Terms of commissioners; Extending terms to conclude pending hearings (Section 12-18 and 12-84))**

Mayor Satterthwaite stated that this is a clean up which deals with cases, which are on going when a commissioner's term expires. If a commissioner's term expires while said commissioner is involved in the hearing of a case, the commissioner will remain until the case is closed. The new commissioner will not be seated until the close of the case.

Following debate, Ms. Patt moved forward the ordinance to Council for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

Chair Wyman stated that there would be no meeting on March 31, 2003 as it is the 5<sup>th</sup> Monday of the month.

**Committee of the Whole**

**March 24, 2003**

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Spring 2003 Leaf Collection will be the weeks of April 7-11 and April 21-25. Thirty-gallon paper bags must be used and must be placed at the curb or along the roadway edge before 6:00 a.m. on the regular U-CYCLE collection day.

**Adjournment**

There being no further business to come before the Committee; Chair Wyman declared the meeting adjourned at 8:38 p.m.

Respectfully submitted,

Elaine Taylor  
Recording Secretary

**MINUTES APPROVED: April 14, 2003, as amended**

**AMENDMENT TO THE MARCH 24, 2003 COMMITTEE OF THE WHOLE MINUTES**

Ms. Patt moved to amend page 4, the first paragraph under **Ordinance No. 2003-03-033: An Ordinance Amending the Human Rights Ordinance (Terms of Commissioners; Extending terms to conclude pending hearing (Section 12-18 and 12-84))** to read "Mayor Satterthwaite stated that this is a clean up which deals with cases which are on going when a commissioner's term expires. If a commissioner's term expires while said commissioner is involved in the hearing of a case, the commissioner will remain to hear the case until the case is closed. The new commissioner will be seated but not hear the case.