

**URBANA CITY COUNCIL MEETING
November 3, 2003**

The City Council of the City of Urbana, Illinois met in regular session at 7:30 p.m., Monday, November 3, 2003 in the Urbana City Council Chambers at 400 South Vine Street.

There being a quorum, Mayor Satterthwaite called the meeting to order at 7:30 p.m.

Present at the meeting were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, and Wyman – 6; absent: Whelan – 1(excused).

Also present were staff members: Eddie Adair, Michaela Bell, Bill Gray, Steve Holz, Rob Kowalski, Rex Mundt, Karen Rasmussen, Libby Tyler, and Bruce Walden.

MINUTES OF PREVIOUS MEETING

Aldерwoman Wyman moved approval of the minutes of the April 21, 2003 regular meeting. The motion was seconded by Alderman Hayes and carried by a voice vote.

ADDITIONS TO THE AGENDA

There were none.

PETITIONS AND COMMUNICATIONS

The following people were present to express their views on **Ordinance No. 2003-11-120:**

An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Amendments

Pertaining to the Mixed-Office-Residential Zone – Plan Case No 1865-T-03:

Rich Cahill, 307 South Orchard
Linda L. Lorenz, 409 W. High
Lisa Treul, 714 W. Iowa
Curtis Pettyjohn, 907 S. Orchard
Karen Kummer, 1104 Devonshire
Liz Cardman, 708 W. California
Carolyn Baxley, 510 W. Main
Georgia Morgan, 804 W. Nevada
Matt Taylor, 612 W. Green
Brian Adams, 412 W. Elm
Steve Ross, 609 W. Green

OLD BUSINESS

There was none.

REPORTS OF STANDING COMMITTEES

Committee Of The Whole

Alderwoman Chynoweth moved to approve **Ordinance No. 2003-10-119: An Ordinance Approving a Second Amendment to a Certain Urbana HOME Consortium Community Housing Development Organization Agreement With Homestead Corporation (Eads at Lincoln, FY 2002-2003)**. The motion was seconded by Alderwoman Patt and carried 6-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, and Wyman – 6; voting nay: none.

Alderwoman Chynoweth moved to adopt **Resolution No. 2003-10-023R: A Resolution Endorsing the Urbana-Champaign Continuum of Care Ten-Year Plan to End Chronic Homelessness**. The motion was seconded by Alderwoman Patt and carried 6-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, and Wyman – 6; voting nay: none.

Alderwoman Chynoweth moved to approve **Ordinance No. 2003-10-116: An Ordinance Authorizing the Mayor to Execute an Agreement for Use of Right-Of-Way (410 North Vine Street)**. The motion was seconded by Alderwoman Wyman and carried 6-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, and Wyman – 6; voting nay: none.

The next regularly scheduled meeting of the Committee of the Whole will be at 7:30 p.m., Monday, November 10, 2003 in the Urbana City Council Chambers at 400 South Vine Street.

REPORTS OF SPECIAL COMMITTEES

There were none.

REPORTS OF OFFICERS

Mayor Satterthwaite and City Attorney Steve Holz gave an update on the status of the Illinois Power purchase by Exelon.

Chief Administrative Officer Bruce Walden distributed and reviewed the monthly Economic Development Activities Report.

NEW BUSINESS

Senior Planner Michaela Bell presented staff report on **Ordinance No. 2003-10-117: An Ordinance Approving a Major Variance (Increase the Institutional Sign Area from 20 sq. ft. to 36 sq. ft. in the City's R-4, Medium Density Multiple-Family Zoning District / 2004 S. Philo Road, Case No. ZBA-03-MAJ-08)**. Grace United Methodist Church is requesting a major variance to build a new sign, which increases the display area from the required 20 square feet to 36 square feet. Based on the findings, the Zoning Board of Appeals voted 4-0 to forward the variance request to Council with a recommendation for approval to allow the petitioners to increase the area of an institutional sign from 20-square feet to 36-square feet, with a condition that all signs on the property be removed and that the new sign conform to the submitted sign specifications. Staff concurs.

Alderman Hayes moved to approve **Ordinance No. 2003-10-117: An Ordinance Approving a Major Variance (Increase the Institutional Sign Area from 20 sq. ft. to 36 sq. ft. in the City's R-4, Medium Density Multiple-Family Zoning District / 2004 S. Philo Road, Case No. ZBA-03-MAJ-08)**. The motion was seconded by Alderwoman Wyman and carried 6-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, and Wyman – 6; voting nay: none.

Community Development Director Libby Tyler and Planning Division Manager Rob

Kowalski presented staff report on **Ordinance No. 2003-11-120: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Amendments Pertaining to the Mixed-Office-Residential Zone – Plan Case No. 1865-T-03)**. The Zoning Administrator is requesting an amendment to the Zoning Ordinance to make several modifications pertaining to the Mixed Office Residential (MOR) District that extends along portions of Green, Elm, and Race Streets. The proposed amendments include the following:

- Clarification of the intent statement
- Reconstitution of the Development Review Board
- Revision to Development Review Board procedures
- Revision to Development Review Board criteria for approval
- Introduction of design guidelines for Development Review Board use
- Modifications to allowable parking area design
- Streamlining of review process to encourage adaptive reuse
- Provisions to improve public participation

A number of related issues and action items have been discussed at Plan Commission meetings pertaining to the MOR and are summarized here:

- Demolition procedures
- Adjustments to development regulations (FAR and lot area)
- Adjustments to permitted use table
- Potential sites for rezoning
- Adjustment to permit parking area
- Adjustment of definition of bedroom
- Parking requirements for multi-family residences
- More extensive review of proposals around Historic Properties

Following debate, Alderwoman Patt moved to approve **Ordinance No. 2003-11-120: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Amendments Pertaining to the Mixed-Office-Residential Zone – Plan Case No. 1865-T-03)**. The motion was seconded by Alderwoman Wyman.

Alderwoman Patt moved to amend the ordinance on at the bottom of page 4 and the top of page 5 by deleting Section 3. Section VIII-3.J, "Location of Parking Facilities, is hereby amended to read

as follows: J. Parking located below a principal structure shall be allowed in the MOR District in accordance with the provisions of Article VIII of this Ordinance and the provisions of the MOR Design with Guidelines as provided for in Section XI-12-J.” The motion was seconded by Alderwoman Wyman. Following debate, the motion failed by voice vote.

Following further debate, Alderwoman Patt moved to amend the main motion on page 8, Section XI-12-F. Decisions 3. to read “Approval of a site plan shall require a two-thirds majority vote and shall be calculated on the basis of those voting members present and not abstaining, however, in no instance shall fewer than four “aye” votes constitute a two-thirds majority.” The motion was seconded by Alderwoman Wyman.

Alderman Otto indicated his intent to defer the ordinance. Alderwoman Patt withdrew the amendment.

Alderwoman Wyman indicated that in two weeks she would be recommending that page 6, under section C. Membership, item 1.d. be amended to read “A resident of the MOR, Mixed-Office Residential Zoning District;”.

Following debate, Alderwoman Patt asked Council’s consideration on amending the ordinance on page 3, Section 2, B. to add: “In cases where proposed additions(s) and/or remodeling efforts are so extensive as to result in substantial change to the appearance and/or scale of an existing building, the Zoning Administrator shall make this determination and shall then request Development Review Board review and approval of the project. The Development Review Board shall have the ability to make adjustments to existing codes and regulations for adaptive re-use projects for such projects as set forth in Section 2.D. below.”

Alderwoman Chynoweth stated that she would propose that on page 6,C. Membership 1.g. be changed to read “An owner of a local small business with fewer than 40 employees.”

Following further debate, Alderman Otto moved to defer **Ordinance No. 2003-11-120: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Amendments Pertaining to the Mixed-Office-Residential Zone – Plan Case No. 1865-T-03)** until November 17, 2003. The motion was seconded by Alderwoman Patt.

Alderman Hayes moved to approve **Ordinance No. 2003-11-121: An Ordinance Authorizing the Mayor to Execute an Agreement With the American Federation of State, County and Municipal Employees, AFL-CIO 31, Local 1331, for the Term Beginning July 1, 2003 Through June 30, 2006.** The motion was seconded by Alderwoman Huth and carried 6-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, and Wyman – 6; voting nay: none.

Alderwoman Wyman moved to approve **Ordinance No. 2003-11-122: An Ordinance Revising the Annual Budget Ordinance (2003 AFSCME Agreement).** The motion was seconded by Alderwoman Chynoweth and carried 7-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, Wyman, and Mayor Satterthwaite – 7; voting nay: none.

ADJOURNMENT

There being no further business to come before the Council, Mayor Satterthwaite declared the meeting adjourned at 9:45 p.m.

Tod Satterthwaite
Mayor

Phyllis D. Clark, City Clerk

*This meeting was taped.

**This meeting was broadcast on cable television.

Minutes approved: November 17, 2003