

**COMMITTEE OF THE WHOLE -- CLOSED SESSION****400 S. Vine St, Urbana, IL 61801**

(Probable Litigation, 5 ILCS120/2(c)(11))

October 13, 2008

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**Minutes Approved, 12/06/2010****Approved for Release, RES. 2017-08-059R**

The Urbana City Council Committee of the Whole met in closed session on October 13, 2008 at 9:07 pm. Members of the Committee present were: Charlie Smyth, Lynn Barnes, Brandon Bowersox, David Gehrig, Robert Lewis, and Dennis Roberts. Members of the Committee absent: Heather Stevenson. City staff present: Libby Tyler, Robert Myers, Tom Carrino, Ron O'Neal, and Deborah Roberts.

The closed session was called to order by Chair Smyth. Chair Smyth declared a quorum present and turned the session over to Ron O'Neil, City Attorney.

809 W. Main Street

Ron O'Neil advised that the city has received information from Howard Wakeland and his attorney Mr. Glen Stanko regarding the complaint for Administrative Review filed by Mr. Wakeland in protest of the property at 809 W. Main. This is based on the decision of the Historic Preservation Commission and the City Council on the support of the Certificate of Appropriateness and or Certificate of Hardship. Robert Myers, Rebecca Bird, and I met with the attorney and Mr. Wakeland to discuss a possible settlement on the property and to determine what we would like or must have for this property. Our must-have was a maximum of four bedrooms in the structure, maximum two car garage, use natural materials, at least in part, such as the siding (no vinyl), front door must face the front and be a focal point, no excessive pavement. A real front porch is necessary, no stoop, and an elevated first floor similar to the existing houses, front windows, and roofline pitch.

Staff needs direction on whether or not to cancel the Certificate of Appropriateness. It is the consensus of the Council to have staff meet with Mr. Wakeland and his attorney to advise them that the City would be willing to compromise on many things as it relates to the Certificate of Appropriateness, except stand hard on the fact that there should be no vinyl siding.

601 W. Green Street

Libby Tyler gave a heads up on an item that will be coming before the ZBA at some point but probably will not come before the City Council. Ms. Tyler feels that it could be of concern to the City at some time. Rich Cahill and Gail Taylor are appealing the granting of the Administrative Permit for adaptive use on this property. In 2003 the Council amended the zoning ordinance to allow adaption of property in the MOR district with administrative review and variances in place.

Any property in the MOR district that follows the guidelines for changing the properties could do so. They are allowed to add additions to property in the district but cannot change the density or scale of the project. Discussion ensued.

It is the consensus of the Council that since the appeal did not meet the deadline for action, the ZBA should decline the appeal. Discussion ensued. It is the consensus of the Council that since the appeal did not happen within the deadline that it was set for it would not be fair to the individuals wanting to change the property to grant the appeal. Discussion ensued.

With no further business to come before this closed session, Chair Smyth declared the meeting adjourned back into open session at 9:58 PM.

Respectfully submitted,

Deborah Roberts  
Recording Secretary