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**DATE:** Monday, April 22, 2019  
**TIME:** 7:00 P.M.  
**PLACE:** Urbana City Council Chambers, 400 S. Vine St., Urbana, IL 61801

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The City Council of Urbana, Illinois, met in special session Monday, April 22, 2019, in the Council Chambers of the Urbana City Building.

**ELECTED OFFICIALS PHYSICALLY PRESENT:** Maryalice Wu, Ward 1; Eric Jakobsson, Ward 2; Shirese Hursey, Ward 3; Bill Brown, Ward 4; Dennis Roberts, Ward 5; Dean Hazen, Ward 6; Jared Miller, Ward 7; Diane Wolfe Marlin, Mayor; Charles A. Smyth, City Clerk

**ELECTED OFFICIALS PRESENT VIA TELECONFERENCE:** None

**ELECTED OFFICIALS ABSENT:**

**STAFF PRESENT:** Carol Mitten; John Schneider; James Simon; Lorrie Pearson; Kevin Garcia; Craig Shonkwiler; Bryant Seraphin; Chuck Lauss

**OTHERS PRESENT:** News-Media; Elderess Melinda Carr; Bishop King James Underwood, Rev. Dr. Evelyn Underwood, Robert Naiman, Chris Saunders

#### I. CALL TO ORDER AND ROLL CALL

There being a quorum, Mayor Marlin called the meeting of the City Council to order at 7:01pm.

#### II. PUBLIC INPUT

Robert Naiman invited council members and the public to a free screening of Nina Paley's new animated video, Seder Masochism to be shown at the Virginia Theater, May 8, at 7:00pm. He noted that Ms. Paley is the daughter of former Mayor Hiram Paley and that contributions are being accepted via a GoFundMe site for theater rental. City Council Member (CM) Jakobsson added that Mayor Paley is actually in the video.

Bishop King James and Rev. Dr. Evelyn Underwood did not wish to speak but asked that their continued concerns for the Dr. Ellis Subdivision sewer issues be entered into the record.

#### III. UNFINISHED BUSINESS

1. **Ordinance No. 2019-04-024:** An Ordinance Approving a Preliminary Development Plan for a Planned Unit Development (1007-1011 West University Avenue / Chris Saunders – Plan Case 2373-PUD-19) – [04/15/19 CC] – CD

Mayor Marlin introduced Planner Kevin Garcia to speak to Ordinances 2019-04-024 and -025, items sent from Council April 15. Mr. Garcia provided answers to questions raised at last week's meeting noting that the property at 901 W. University (housing Einstein Bagels) did receive a variance with zero front setback from the property line in 2008. Illinois Department of Transportation (IDOT) plans for University Avenue were included in the memo and he displayed marked up plans. For the whole of University Avenue, the existing sidewalks will be removed and replaced with eight foot sidewalk, various crosswalks with stop bars will be installed (including next to the proposed development). The IDOT plans show the existing sidewalk and former building footprint. In response to CM Roberts, Mr. Garcia clarified that the setback of the proposed building will be closer to the new sidewalk.

CM Brown received confirmation from Mr. Garcia that neighbors were notified of zoning

changes per requirements. Mr. Garcia added that there were no comments received from neighbors across the alley. CM Brown also pointed out that Attachment A did not include a lot of detail and that for past PUDs more detail has been included such as square footage and height. Mr. Garcia noted that some final plans are part of the permitting process but that some of the memo exhibits could be added to the ordinance. CM Wu summarized the requested changes from zoning requirements as reduction in parking and reduction in required setback so that minimum setbacks would be reduced from B-3 levels. She noted a concern that the 5 foot request front yard was not accurate given IDOT plans. The property line issue was clarified by Chris Saunders, the developer, noting that the lot line doesn't change even though IDOT will have an easement for a piece of the front, once it is recorded. The building footprint is set as described and he confirmed that only the two exceptions were being requested.

Planning Manager Lorrie Pearson suggested a fix to the ordinance by adding Exhibit F to Attachment A. Mr. Saunders further clarified that the exhibit shows the property footprint which will remain unchanged though IDOT will have a wider sidewalk that will be closer to the building, particularly at the corners. Mayor Marlin and Ms. Pearson clarified that Exhibit F could be added to both preliminary and final PUD ordinances. In response to CM Roberts, Mr. Saunders indicated that he did not know exactly what landscaping IDOT had planned for the front of his proposed building. Mr. Garcia added that he didn't recall landscaping plans in the IDOT plans.

CM Miller moved approval of Ordinance 2019-04-024 with addition of Exhibit F to Attachment A, seconded by CM Jakobsson. Discussion followed.

CM Roberts commented that University Avenue would be beautified by the addition of trees and urged council to adopt a plan to maintain a B3 zoning style setback along University Avenue so as to make it look different from west of Wright Street. He believes that trees add value and disagreed with planning concepts that result in buildings abutting sidewalks. CM Brown noted that the parkway is narrow and any plantings would be up to IDOT. CM Roberts noted that tree species appropriate to the environment existed and gave Ginkgo trees as an example. CM Wu asked CM Roberts to clarify his setback request and how space would be used. CM Roberts indicated that he would encourage landscaping in the setback independent of IDOT working with owners. CM Hursey agreed with CM Roberts that there are ways to have trees along streets which add shade and noise control. CM Brown observed that this is the city's busiest street wondering about how clients would find parking and CM Miller added that parking in the Taco Bell parking lot might be arranged. CM Jakobsson added that New York City manages to have lots of trees and read from IDOT's webpage concerning its mission and beautification. Mayor Marlin stated that they would find out what the options are.

With no further discussion, the motion carried by roll call vote (7-0): Brown – Aye; Hazen – Aye; Hursey – Aye; Jakobsson – Aye; Miller – Aye; Roberts – Aye; Wu – Aye.

2. **Ordinance No. 2019-04-025:** An Ordinance Approving a Final Development Plan for a Planned Unit Development (1007-1011 West University Avenue / Chris Saunders – Plan Case 2374-PUD-19) - [04/15/19 CC]

Mayor Marlin introduced the ordinance. CM Miller moved approval of Ordinance 2019-04-025 with the addition of Exhibit F to Attachment A, seconded by CM Wu. With no further discussion, the motion carried by roll call vote (7-0): Brown – Aye; Hazen – Aye; Hursey – Aye; Jakobsson – Aye; Miller – Aye; Roberts – Aye; Wu – Aye.

CM Roberts made a motion to direct staff to contact IDOT to express to them that the City Council has interest in a landscaping plan along the University Avenue corridor that they will be upgrading. CM Jakobsson seconded the motion and discussion followed. City Engineer Craig Shonkwiler informed council that the IDOT project has a safety focus and is about to go out for

bid on completion of land acquisition. He expressed a concern about delaying the project. He noted that in the past, such amenities would be at city expense and could be added at a later date. City Administrator Mitten and Mayor Marlin summarized council's request to explore options and the motion was withdrawn.

IV. **ADJOURNMENT**

Mayor Marlin noted that an email of support for development at 1007-1011 W. University was received from Jason Rock. With no further business before the Council, Mayor Marlin declared the meeting adjourned at 7:55pm

Charles A. Smyth  
Urbana City Clerk

Materials and video for this meeting can be found at: <https://www.urbanaininois.us/node/7949>

**Minutes approved: May 6, 2019**