
DATE: Monday, March 1, 2021
TIME: 7:00pm
PLACE: *Held virtually due to Governor's and Mayoral Emergency Declarations
400 South Vine Street, Urbana, IL 61801

The City Council Committee of The Whole of the City of Urbana, Illinois, met in regular session Monday, March 1, 2021, at 7:00pm via zoom.

ELECTED OFFICIALS PHYSICALLY PRESENT: Diane Wolfe Marlin, Mayor; Phyllis D. Clark, City Clerk

ELECTED OFFICIALS PRESENT VIA TELECONFERENCE: City Council Members (CM), Bill Brown, Bill Colbrook, Shirese Hursey, Jared Miller, Dennis Roberts, Erik Sacks, Maryalice Wu

ELECTED OFFICIALS ABSENT: None

STAFF PRESENT: Shannon Beranek, Tim Cowan, Kevin Garcia, Elizabeth Hannan, Wendy Hundley, Jason Liggett, Charles Lauss, Carol Mitten, Lorrie Pearson, Andrea Ruedi, Bryant Seraphin, Scott Tess

OTHERS PRESENT VIA ZOOM: Allan Axelrod, Liz Cardman, Tracy Chong, Rita Conerly, James Corbin, Josh Daly; Paul Debevec, Christopher Hansen, Justin Michael Hendrix, Drake Materre, Eddie Pratt Jr., Sarah Nixon, Pete Resnick; Will Thompson; Rev. Dr. Evelyn Underwood, Jacob Unzicker; Julie Watkins, Dave Wesner, Grace Wilken

Chair: *Bill Colbrook, Ward 6*

1. Call to Order and Roll Call

With a quorum virtually present, Chair Colbrook called the meeting of the Committee of the Whole to order at 7:00pm.

2. Approval of Minutes of Previous Meeting

CM Wu made a motion to approve Minutes from February 1, 2021 and February 17, 2021. Seconded by CM Hursey and carried by roll call vote as follows:

Ayes: Brown, Colbrook, Hursey, Miller, Roberts, Sacks, Wu
Nays: None

3. Additions to the Agenda

There were none

4. Presentations and Public Input

Public Input via Zoom included the following comments: Landlords cannot activate Covid funding; additional funding are needed for utility/rental assistance; in support of easement for solar project and the use of landfill; when is council going to talk about the use of force; the 2019 Taser incident was in violation of the Urbana Taser Policy; ongoing housing/food insecurities; fix current structures before approving new projects; apologize to Aleyah Lewis and drop the charges; council silence is perplexing; thanked CM Hursey for saying that Carle needs to do more to help get everyone vaccinated; why not a net zero building for 602 S. Lincoln Ave.; lack of transparency about police officer accountability with the new Human Rights Ordinance.

There was no public input via email

5. Staff Report

City Administrator Carol Mitten said that council training has been postponed to March 15, 2021. Chief of Police Bryant Seraphin informed that public that the police department is aware of the recent

vandalism and that it is working diligently to solve the case, encouraged the public to share videos with police.

Mayor Marlin reported about the Emergency Rental Assistance program coming from the U. S. Treasury of \$6.2M that will be administered by Regional Planning Commission. The program will assist with rental and past due utility bills.

6. [Ordinance No. 2021-03-005](#): An Ordinance Approving an Amendment to a Solar Facility Ground Lease (Central)

Sustainability and resiliency coordinator Scott Tess presented the following items in omnibus fashion: Ordinance No. 2021-03-005; Ordinance No. 2021-03-006, and Ordinance No. 2021-03-007. He said these ordinances will allow for slight modification to the easement for the solar and utility company to install electrical equipment related to the development.

CM Miller made a motion to send Ordinance No. 2021-03-005 with recommendation for approval and to be placed on the consent agenda. CM Wu seconded and carried by roll call vote as follows:

Ayes: Brown, Colbrook, Hursey, Miller, Roberts, Sacks, Wu
Nays: None

7. [Ordinance No. 2021-03-006](#): An Ordinance Approving an Amendment to a Solar Facility Ground Lease (East)

CM Roberts made a motion to send Ordinance No. 2021-03-006 and Ordinance No. 2021-03-007 with recommendation for approval and to be placed on the consent agenda. CM Miller seconded and carried by roll call vote as follows:

Ayes: Brown, Colbrook, Hursey, Miller, Roberts, Sacks, Wu
Nays: None

8. [Ordinance No. 2021-03-007](#): An Ordinance Approving an Easement with Ameren Illinois

Voted in omnibus fashion under item 7*

9. [Resolution No. 2021-03-008R](#): A Resolution Authorizing a Federal Excess Equipment Cooperative Agreement with the Illinois Department of Natural Resources

Fire Chief Charles Lauss presented this resolution with the recommendation for approval. This agreement will give the City access to excess equipment from the U.S. Department of Agriculture (USDA). He explained the process and the logistics of the program and equipment maintenance.

After presentation, CM Roberts made a motion to send Resolution No. 2021-03-008R to council with recommendation for approval and to be placed on the consent agenda. CM Wu seconded and it carried by roll call as follows:

Ayes: Brown, Colbrook, Hursey, Miller, Roberts, Sacks, Wu
Nays: None

10. [Resolution No. 2021-03-009R](#): A Resolution for Improvement Under the Illinois Highway Code (State Motor Fuel Tax for Lincoln and Springfield Resurfacing Project)

Interim Public Works Director Tim Cowan presented this item with the recommendation for approval. He said that this project will be funded with State Motor Fuel Tax (SMFT). The amount allocated was not enough to cover the project cost and this resolution will allow for funds to be transferred from the FY 2021 SMFT Savannah Green Project. The second resolution was for resurfacing and sidewalk ramp reconstruction.

CM Wu made a motion to send Resolution No. 2021-03-009R to council with recommendation for approval and to be placed on the consent agenda. CM Hursey seconded the motion in omnibus fashion by adding Resolution No. 2021-03-010R, CM Wu concurred with the change. After discussion and questions the motion carried by roll call vote as follows:

Ayes: Brown, Colbrook, Hursey, Miller, Roberts, Sacks, Wu

Nays: None

11. **Resolution No. 2021-03-010R**: A Resolution for Improvement Under the Illinois Highway Code (State Motor Fuel Tax for Race Street Resurfacing Project)

Voted in omnibus fashion under item 10*

12. **Ordinance No. 2020-12-070**: An Ordinance Approving a Preliminary Development Plan for a Planned Unit Development (602 South Lincoln Avenue / CCH Development, LLC & CMH Development, LLC – Plan Case 2411-PUD-20) – [12/07/2020; 01/25/2021]

Community Development Principal Planner Kevin Garcia presented this ordinance with the recommendation for approval. He began his presentation by addressing all of the proposed changes from CM Sacks and Wu and the recommendation from the Design Review Board(DRB). Garcia said that the DRB approved the design with the following seven condition:

- The proposed building and parking area are in general compliance with the site plans, elevation, and architectural renderings
- Accept another masonry material that is on the Lincoln-Busey corridor design guidelines approved materials list as an alternate to the stone masonry
- Accept natural wood lap siding, shake, or shingles as an alternate to the engineered wood siding
- Allow for the reduction of the area of the parking lot in any way to preserve trees, taking into consideration a reduction in parking spaces
- That the proposed permeable pavement become permeable pavers, and may be extended to other areas of the parking lot to increase stormwater management and tree preservation
- Allow solar panels to be installed on the rooftops
- Canopy trees shall be added to the landscape plan of a diversity of tree species, looking at the replacement value for trees being removed from the site, in coordination with the City Arborist

The applicant has revised their plans and committed to do the following:

- Preserve all trees along Lincoln Avenue, and install new canopy trees on all three sides of the site;
- Make all buildings solar ready, and to install solar panels if the State of Illinois enacts a new solar renewal energy credit program;
- Install at least four electric vehicle charging stations and to make all parking spaces underneath the building to be Electric vehicle (EV) ready to ease the installation of future charging stations.
- Make all building approximately 17 percent more energy efficient than it is currently required by the building code

After presentation from staff, extensive discussion followed regarding the quality of stone, aesthetic design, wood vs. engineered wood siding, permeable pavers, canopy tree vs. ornamental trees, and color scheme. Design and Developer team members Josh Daly, Jacob Unzicker, and Will Thompson addressed questions from the council about the character and facade of the building. They explained that the chosen stone will give the building character with a quasi craftsman look very Midwestern and fitting to Urbana. Discussion ensued.

At 9:46pm CM Colbrook relinquished the chair to CM Wu to join the conversation. He expressed his opinion and approval for the project and overall design.

CM Brown made a motion to send Ordinance No. 2020-12-070 and Ordinance No. 2020-12-071 to council with recommendation for approval. Seconded by CM Miller. Discussion ensued.

After discussion, the motion to approve Ordinance No. 2020-12-070 and 2020-12-071 failed by roll call vote as follows:

Ayes: Brown, Colbrook, Roberts

Nays: Hursey, Miller, Sacks, Wu

CM Hursey move to keep Ordinance No. 2020-12-070 and Ordinance No. 2020-12-071 in committee for further consideration. Seconded by CM Wu. Discussion followed. After additional discussion the motion was amended to keep in committee to address the following:

- Alternative to the stone design
- Have the opportunity to look at the materials
- Reach out to the community for feedback
- Canopy trees instead of ornamental trees on the north side
- More permeable pavers

Jacob Unzicker informed the committee that the developer did not wish to continue to another committee meeting. No further action was taken on this motion.

At 10:27pm CM Miller made a motion to extend the meeting to 11:00pm. Seconded by CM Wu and carried by roll call vote as follow:

Ayes: Brown, Colbrook, Hursey, Miller, Roberts, Sacks, Wu

Nays: None

After developer's response and silent pause, CM Miller made a motion to send Ordinance No. 2020-12-070 and Ordinance No. 2020-12-071 to council without recommendation for approval. Seconded by CM Roberts and carried by roll call as follows:

Ayes: Brown, Colbrook, Hursey, Miller, Roberts

Nays: Sacks, Wu

13. [Ordinance No. 2020-12-071](#): An Ordinance Approving a Final Development Plan for a Planned Unit Development (602 South Lincoln Avenue / CCH Development, LLC & CMH Development, LLC – Plan Case 2412-PUD-20) – [12/07/2020; 01/25/2021]

Voted in omnibus fashion under item 12

14. [Ordinance No. 2021-01-003](#): An Ordinance Amending Urbana City Code Chapter 12 (Human Rights Ordinance – Applicability to the City of Urbana) – [COW 01/19/2021; 02/17/2021]

City Administrator Carol Mitten presented this item, she consolidated all feedback received and highlighted the changes made to the ordinance.

CM Miller made a motion to send Ordinance No. 2021-01-003 to council with recommendation for approval. Discussion ensued. Pete Resnick was available to questions.

After discussion, CM Miller made a motion to add the following amendments: under section 12.22 (g) add the word publicly after shall; the Human Rights and Equity Officer and a representative of the commission shall make a presentation of the outcome to the city council. Seconded by CM Roberts and carried by roll call vote as follows:

Ayes: Brown, Colbrook, Hursey, Miller, Roberts, Sacks, Wu

Nays: None

After discussion and amendments the final motion was to send Ordinance No. 2021-01-003 to council as amended with a recommendation for approval. Motion carried by roll call vote as follows:

Ayes: Brown, Colbrook, Hursey, Miller, Roberts, Sacks, Wu
Nays: None

15. **Discussion** – City of Urbana Use of Criminal Background Checks

CM Miller made a motion to send this item to the next City Council meeting. Seconded by CM Wu and carried by roll call vote as follows:

Ayes: Brown, Colbrook, Hursey, Miller, Roberts, Sacks, Wu
Nays: None

16. **Council Input and Communications**

CM Miller reiterated that the work of the Human Rights and Human Relations Board as independent boards is not done, and it needs to be a goal of the board to work collaboratively moving forward to hold the City accountable.

17. **Adjournment**

With no further business before the committee, Chair Colbrook adjourned the virtual meeting at 10:53pm.

Wendy M. Hundley
Deputy City Clerk

This meeting was video recorded and is viewable on-demand [HERE](#).

Minutes approved: April 5, 2021