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**DATE:** Monday, January 14, 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 Committee of The Whole of the City of Urbana, Illinois, met in regular session Monday, January 14, 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:** None

**STAFF PRESENT:** Brad Bennett; Brandon Boys; Elizabeth Hannan; Don Ho; Elizabeth Horwitz; Charles Lauss; Kay Meharry; Carol Mitten; Todd Rent; John Schneider; James Simon

**OTHERS PRESENT:** Karl Gnadt; Hyde Taidghin O'Brien; Chris Saunders; Rev. Dr. Evelyn Underwood; Members of the Media

**Chair:** Bill Brown, Ward 4

1. [Call to Order and Roll Call](#)

There being a quorum, Chair Bill Brown called the meeting of the Committee of the Whole to order at 7:26pm, following a special meeting of the City Council a Cunningham Township Board.

2. [Approval of Minutes of Previous Meeting](#)

Council Member Maryalice Wu made a motion to approve the minutes from the December 10, 2018 meeting. Motion seconded by CM Eric Jakobsson and carried by voice vote.

3. **Additions to the Agenda**

There were none.

4. [Public Input](#)

Rev. Dr. Evelyn B. Underwood did not wish to speak but wanted her concerns about the Dr. Ellis Subdivision sewer problems entered into the record.

Hyde Taidghin O'Brien spoke about the development at 200 South Vine Street. He said he would like to see the housing moved further back from the street and to include trees if possible. He said he found the revised design much better than the original and thanked Green Street Realty for listening to public opinion.

5. **Presentations**

There were none.

6. [Staff Report](#)

Mayor Marlin announced the annual Countywide Celebration to honor the life and legacy of Dr. Martin Luther King, Jr. It will take place on Friday, January 18 at Vineyard Church in Urbana and the public is invited. There will be free hors d'oeuvres at 4pm and the program will begin at 5pm.

Coffee with the Mayor meet and greet for residents will be held on Friday, January 18 from 9 – 10am in the Busey Mills Reading Room at the Urbana Free Library.

An open house for the proposed development at Lincoln and University Avenue will take place on Tuesday, January 15, from 6:30 to 8:00pm in the parish center of St. Patrick's Catholic Church at 708 West Main Street. The developer will be there to discuss the proposed project with residents.

7. **Ordinance No. 2019-01-002:** An Ordinance Vacating an Alley (Church Alley south of Elm Street between Cedar and Race Streets)  
Assistant City Engineer Brad Bennett presented this ordinance. He said this is the vacation of a non-functional alley that runs through the existing library building.  
CM Eric Jakobsson made a motion to send Ordinance No. 2019-01-002 to council with recommendation for approval. Motion seconded by CM Jared Miller and carried by voice vote.
8. **Ordinance No. 2019-01-003:** An Ordinance Approving a Bus Shelter Master License Agreement with the Champaign-Urbana Mass Transit District  
Assistant City Engineer Brad Bennett presented this ordinance. He said the Mass Transit District (MTD) has located shelters on private property and sometimes on the right-of-way. Because of a growing preference for shelters on the right-of-way, the City has been working with the University of Illinois and the City of Champaign on agreements with the MTD to allow the bus shelters to be in the public right-of-way. Key provisions for new shelters include the approval of the City's Public Works Director on all site plans; installation by MTD of sidewalk for any new proposed location that does not have a public sidewalk adjacent to it; removal or relocation of shelter at the request of the City; maintenance of right-of-way; indemnification; insurance certificate; and right of termination by either party. The City will waive right-of-way permit fees and annual fees.  
Karl Gnadt, managing director of the MTD was present to answer questions from members of the committee.  
CM Miller made a motion to send Ordinance No. 2019-01-003 to council with recommendation for approval. Motion seconded by CM Dennis Roberts and carried by voice vote.
9. **Ordinance No. 2019-01-004:** An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #8 – Omnibus)  
Financial Analyst Don Ho presented this ordinance. He said that most items included were either minor budget corrections or rebudgets.  
Finance Director Elizabeth Hannan and Human Resources Manager Todd Rent responded to questions about the \$450,000 budget increase to pay Workers' Compensation claims. This amount is what they believe will settle several smaller claims that may be settled before the end of the fiscal year. Some of the claims have been pending for over a year. The original amount budgeted was \$250,000 and this will increase the total amount in the budget to \$700,000.  
After discussion CM Jakobsson made a motion to send Ordinance No. 2019-01-004 to council with recommendation for approval. Motion seconded by CM Miller and carried by voice vote.
10. **Ordinance No. 2019-01-005:** An Ordinance Approving a Redevelopment Agreement with Green Street Realty Co., of Ill, and Authorizing the Sale of Certain Real Estate (200 Block of South Vine / 300 Block of East Green Street)

Economic Development Manager Brandon Boys and Community Development Coordinator Elizabeth Horwitz began the presentation on this ordinance by giving an overview of the City owned site and proposals that had been submitted in the past for development of the site. If approved, this would be the first new residential project for downtown Urbana in 13 years. Green Street Realty was chosen from the most recent round of Request For Proposals, to develop the property on the 200 Block of South Vine Street and 300 Block of East Green Street. This development will include:

- Minimum of 20 3-story units and 20 2-story units;
- Minimum of 25 surface parking lot spaces;
- Enclosed garage parking spaces on ground floor of a minimum of 15 units;
- Building exteriors of brick, wood board and Exterior Insulation Finishing System (EIFS);
- Sufficient setbacks along adjacent streets to ensure pedestrian safety;
- At least 20% of units must be adaptable for upper-story ADA accessibility as required by code;
- Covered bicycle parking with active solar array
- Design substantially similar to images in the agreement.

Chris Saunders, owner of Green Street Realty, spoke to the committee. He presented the design, showing views of the outside front, back and courtyard view. He explained the changes that were made from the initial design as a result of input from the public.

The use of a consultant to achieve a council goal of more use of more minority owned businesses in city projects was discussed. The city will have a consultant to assist with this, at a fee of about \$10,000, which will come out of the TIF fund.

There was extensive discussion, during which committee members voiced various concerns, some of which were: too little setback from Vine Street; no outdoor area for children; no public review of the revised plan and accessibility.

Mr. Saunders responded to the concerns. He said the setback on the front and sides is 15 feet and Mr. Boys added that the city has very little right-of-way there.

An outdoor space for children could be worked into the plan. There is also a nearby park where children can play.

When asked about delaying the project for further public review of the updated plan, Mr. Saunders felt that the presentation at the committee meeting gave people a chance to review and comment on the plan. He said he is anxious to begin the project with no further delays.

Concerning accessibility, Mr. Saunders explained that several of the units will be adaptable for accessibility and the cost for converting the units would be paid by the developer.

After discussion, CM Miller made a motion to send Ordinance 2019-01-005 to council with recommendation for approval. Motion seconded by CM Hazen and carried by voice vote.

11. **Ordinance No. 2019-01-006**: An Ordinance Approving and Authorizing a Second Amendment to the New Lincoln Square Parking Agreement

Economic Development Manager Brandon Boys presented this ordinance. He said that the second amendment to the parking agreement would eliminate Lot 24 and Lot 24W from the parking agreement immediately. It would allow Lincoln Square to determine the number of parking space it leases in the “Adjacent Parking Area” with up to 100 permits, and would expand the definition of the “Adjacent Parking Area”, which is currently a one block radius, to

include city lots within 1/3 mile from any entrance to the mall. The agreement will take effect retroactively on December 1, 2018.

After discussion, CM Dennis Roberts made a motion to send Ordinance No. 2019-01-006 to council with recommendation for approval. Motion seconded by CM Hazen and carried by voice vote.

12. **Resolution No. 2019-01-001R:** Resolution Approving an Intergovernmental Agreement (National Integrated Ballistic Information Network Equipment)

Interim Police Chief Bryant Seraphin presented this resolution. He said the National Integrated Ballistic Information Network (NIBIN) is a database made up of digital images of spent bullets and cartridge cases found at crime scenes, or fired from confiscated weapons.

The intergovernmental agreement allows Urbana to support an NIBIN site located in Champaign County, with the main cost of the NIBIN machinery to be covered by federal grant funding. It will be located at the Champaign police department, with costs shared by the Champaign, Urbana, University of Illinois police departments and Champaign County Sheriff's Office.

After discussion CM Hazen made a motion to send Resolution No. 2019-01-001R to council with recommendation for approval. Motion seconded by CM Miller and carried by voice vote.

13. **Ordinance No. 2019-01-007:** An Ordinance Amending Urbana City Code Chapter Three, Section 3-43 (Increasing number of Class BB liquor licenses for Analog Urbana, LLC dba Analog Urbana, 129 N Race St., Urbana, IL)

Mayor Marlin told council members this is a new business on Wright Street near Courier Café. This will increase the BB licenses from five to six.

CM Miller made a motion to send Ordinance No. 2019-01-007 to council with recommendation for approval. Motion seconded by CM Hazen and carried by voice vote.

14. **Adjournment**

With no further business before the Committee, Chair Brown declared the meeting adjourned at 9:33pm

Kay Meharry  
Recording Secretary

Materials and video for this meeting can be found at: <https://www.urbanaininois.us/node/7544>

**Minutes approved: January 28, 2019**