

**CITY OF URBANA
COMMITTEE OF THE WHOLE – Monday, September 10, 2018
CITY COUNCIL CHAMBERS - 400 SOUTH VINE STREET, URBANA, IL**

The City Council Committee of The Whole of the City of Urbana, Illinois, met in regular session Monday, September 10, 2018, in the Council Chambers of the Urbana City Building.

ELECTED OFFICIALS PHYSICALLY PRESENT: Aaron Ammons; Bill Brown; Jared Miller; Dennis Roberts; Maryalice Wu; Diane Wolfe Marlin, Mayor; Charles A. Smyth, City Clerk

ELECTED OFFICIALS PRESENT VIA TELECONFERENCE: None

ELECTED OFFICIALS ABSENT: Dean Hazen; Eric Jakobsson

STAFF PRESENT: Brad Bennett; Kevin Garcia; William Gray; Elizabeth Horowitz; Kay Meharry; Carol Mitten; Lorrie Pearson; John Schneider; James Simon

OTHERS PRESENT: Elderess Melinda Carr; Kimberly Hansen; Jeff Knable; Alex Sanders; Rev. Dr. Evelyn Underwood; Members of the Media

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 7:08pm, following a reconvened Public Hearing of the City Council.

2. **Approval of Minutes of Previous Meeting**

Alderman Jared Miller made a motion to approve the minutes from the meeting held on August 27, 2018. Motion seconded by Alderman Aaron Ammons and carried by voice vote.

3. **Additions to the Agenda**

Mayor Marlin announced that she and Champaign Mayor Deborah Frank Feinen, proclaim the week of September 10 – 16, 2018, as Lesbian, Gay, Bisexual, Transgender, Queer and Questioning Pride Week in the Cities of Champaign and Urbana.

4. **Public Input**

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

Elderess Melinda Carr did not wish to speak but wanted her continued concerns about the Dr. Ellis Subdivision sewer problems, equity and historic impact entered into the record.

5. **Presentations**

There were none.

6. **Staff Report**

Economic Development Coordinator Elizabeth Horowitz presented the [Business and Development Report](#). Some of the highlights of the presentation were as follows:

- Expansion of the Business Grants program to include the Philo Road Business District, up to five \$1,000 opening grants available for new and expanding businesses. More information available at www.urbanaininois.us/incentives

- Completion of construction of a new brick apartment building at intersection on Lincoln and Nevada. It is a three story 18-unit with three bed, three bath units, currently available to be leased.
 - The Place for Children with Autism has opened at Lincoln Square Mall in the former Health Alliance space.
 - The Landmark Hotel in downtown Urbana will be on auction at the Ten-X Commercial website beginning September 11 and will run through September 13. Minimum bid is \$600,000.
 - Urbana Art Expo will take place at the Urbana Civic Center from September 14 through September 16.
 - The Urbana Fine Arts Studio has moved to a larger area at the Pines, and offers a variety of dance classes for children and adults.
7. **Ordinance No. 2018-09-058:** An Ordinance Approving an Annexation Agreement (A Real Estate Parcel with Permanent Index Number 30-21-06-326-015 / Judy Heimburger and Trinitas Development LLC)

Planner Kevin Garcia presented this ordinance, along with Ordinance No. 2018-09-059 and 2018-09-060. Trinitas Development LLC wants to develop 40 acres (four parcels) of farmland into a 406 unit multifamily residential development, with part in Urbana and part in Champaign. One parcel is in Urbana (site A, 11.3 acres) and would have to be rezoned. Another parcel is in Champaign County (Site B, 8.4 acres) and is subject to annexation into Urbana and will also have to be rezoned. The other two parcels are in Champaign (site C) and will require rezoning approvals from Champaign, as well as the requested approvals from Urbana. What the developer is asking from Urbana is the approval of a rezone of Site A from R-3 to R-4, and the approval of the annexation and rezoning of Site B from I-2 to R-4. It was pointed out that Exhibit C was missing for the annexation agreement. Mr. Garcia said he would make sure it is provided for the next meeting.

There was extensive discussion. Some of the concerns were:

- Increase in the amount of traffic on Carver Drive.
- Impact development would have on the neighborhood south of it. Population there is mostly African American.
- Estimate for fire and police might be low, and questions about fiscal impact.
- Lack of sufficient public notification to neighborhoods surrounding the proposed development.
- Which routes would be more heavily used going into and out of the development and the impact it would have on surrounding neighborhoods.
- MTD Bus stop is at Fifth Street and would be quite a walk for most in the development.

Kimberly Hansen, Manager of Design and Development with Trinitas, gave a PowerPoint presentation showing the proposed ideas for development as well as photos of developments they have done in other communities. She said in the 40.6 acres for the development there would be 406 units, with 10 units per acre, and 13 plus acres of green space. The development would consist of duplexes and townhomes with one to four bedroom units, and the target demographic would be 20 to 30 year-olds. There will be a clubhouse with modern amenities, a

pool, gym and gathering areas. The development will have a full time maintenance staff, office staff, property shuttles to and from University campus and local points of interest. There will be an on-site courtesy officer to patrol the community and respond to any after-hours calls.

Jeff Knable, Project Manager with Trinitas answered questions about background checks for prospective tenants. He said a background and criminal background screening will be required for all prospective tenants. After concern was expressed about the background and criminal screening, Mr. Knable said he would provide the committee with the exact screening criteria.

Alex Sanders, Manager of Development, Acquisition and Finance for Trinitas answered questions about how they decided on the location for this development. He said the 40 acre area was appealing for the type of development they want to do, which is an affordable, larger area for students and young professionals to live in. He did not know what the lease amounts would be for townhomes and duplexes in the development.

After further discussion, Alderman Miller made a motion to forward this ordinance to council with no recommendation. Motion was seconded by Alderwoman Wu. Alderman Ammons then amended the motion to keep Ordinance 2018-09-058 in committee so Aldermen Hazen and Jakobsson could take part in the discussion. Amended motion to keep this ordinance in committee was seconded by Alderman Miller and carried by voice vote.

Presentation and discussion of this item can be found at:

<https://www.city.urbana.il.us/Scripts/CouncilVideo/Video.asp?v=/ Video/City Council/2018/20180910/04. Ordinance 2018-09-058.mp4>

8. **Ordinance No. 2018-09-059:** An Ordinance Amending the Urbana Zoning Map (Rezoning a Real Estate Parcel with Permanent Index Number 91-21-06-451-005 from R-3 to R-4 / Plan Case No. 2348-M-18)

Alderwoman Wu made a motion to keep this ordinance in committee. Alderman Miller seconded the motion.

There was concern expressed about the safety of the development with increased traffic on Carver Drive and how it will impact neighborhoods in that area.

After discussion, motion to keep Ordinance No. 2018-09-059 in committee was carried by voice vote.

9. **Ordinance No. 2018-09-060:** An Ordinance annexing Certain Territory to the City of Urbana (A Real Estate Parcel with Permanent Index Number 30-21-06-326-015)

Alderman Miller made a motion to keep Ordinance No. 2018-09-060 in committee. Motion seconded by Alderwoman Wu and carried by voice vote.

10. **Resolution No. 2018-09-041R:** Resolution Approving an Agreement with the Illinois Department of Transportation (University Avenue Improvement)

Public Works Director Bill Gray presented this resolution. He told committee members that after several fatalities on University Avenue, staff reached out to the Illinois Department of Transportation (IDOT) about the safety of the street. IDOT did a road safety analysis and had several recommendations. The improvements recommended by IDOT will cost about \$8.6 million and will be fully funded from highway safety improvement money from the state. Improvements will include widening sidewalks, replacing current street lighting with newer, brighter LED lighting, replacing traffic signals from Wright Street to Maple with new updated traffic signals. The striping for pedestrian crossings will be brighter and more visible, and there will be a countdown display showing how much time pedestrians have to cross. The City

upgraded the traffic and light poles to be finished in black powder coat which will cost the City about \$226,000. He pointed out mistakes in the resolution, which will be corrected for final approval at the council meeting.

After discussion, CM Jared Miller made a motion to send Resolution No. 2018-09-041R to council with recommendation for approval. Motion seconded by CM Dennis Roberts and carried by voice vote.

11. **Ordinance No. 2018-09-061:** An Ordinance Approving a License Agreement with Stephens Building, LLC (Parking Lot 11)

Assistant City Engineer Brad Bennett presented this ordinance. He said the Stephens Building, at 218 West Main Street, includes four residential apartments. Stephens Building approached the City about finding a space to locate their garbage containers and recycling totes. Public Works approved a landscaped area, for which Stephens Building will have to construct a concrete pad and screened enclosure for the recycling totes and trash containers. They will pay an annual fee of \$28.05 for use of the City property.

Alderman Miller made a motion to send Ordinance No. 2018-09-061 to council with recommendation for approval. Motion seconded by Alderman Ammons and carried by voice vote.

12. **Adjournment**

With no further business before the committee, Chair Brown adjourned the meeting at 9:07pm.

Kay Mcharry
Recording Secretary

This meeting was video recorded on cable television, and website link for documents and video is:
<https://www.urbanaininois.us/node/7309>

Minutes Approved: September 24, 2018