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**DATE:** Monday, April 15, 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 the City of Urbana, Illinois, met in regular session on Monday, April 15, 2019 at 7:00pm 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; Dennis Roberts, Ward 5; Jared Miller, Ward 7; Diane Wolfe Marlin, Mayor; Charles A. Smyth, City Clerk

**ELECTED OFFICIALS PRESENT VIA TELECONFERENCE:** None

**ELECTED OFFICIALS ABSENT:** Bill Brown, Ward 4; Dean Hazen, Ward 6

**STAFF PRESENT:** Elizabeth Beaty; Kevin Garcia; Elizabeth Horwitz; Kay Meharry; Carol Mitten; John Schneider; Sam Stewart; Lily Wilcock

**OTHERS PRESENT:** Elderess Melinda Carr; Anne Parkinson; Jason Rock; Chris Saunders; Bishop King James and Rev. Dr. Evelyn Underwood; Members of the media

**A. CALL TO ORDER AND ROLL CALL**

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

**B. APPROVAL OF MINUTES OF PREVIOUS MEETING**

City Council Member (CM) Jared Miller made a motion to approve minutes from the April 1, 2019 regular meeting. Motion seconded by CM Dennis Roberts, and passed by voice vote.

Mayor Marlin announced that items 1 and 2 under New Business on tonight's agenda would be discussed but not voted on. She said the vote would take place next Monday, April 22, at a special council meeting.

**C. ADDITIONS TO THE AGENDA**

There were none.

**D. PUBLIC INPUT**

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

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

Jason Rock spoke about the accident at the intersection of Main Street and Vine Street that resulted in the death of a pedestrian. He said he has voiced concerns in the past about the intersection being dangerous for pedestrians and said he has had several close calls as a pedestrian and a bicyclist on city streets. He said the streets in Urbana are designed for the drivers, not pedestrians and bicyclists. It was suggested that Mr. Rock contact the Urbana Traffic Commission and talk to them about his concerns.

Anne Parkinson had several questions concerning 5G. City Administrator Carol Mitten asked Ms. Parkinson to send her a list of questions and she would look into it, contact her with responses, and would have the information posted on the city website.

## E. UNFINISHED BUSINESS

There was none.

## F. REPORTS OF STANDING COMMITTEES

### 1. Committee Of The Whole (CM Eric Jakobsson)

- a. [Resolution No. 2019-04-005R](#): A Resolution Approving the Transfer of Volume Cap in Connection with Private Activity Bond Issues and Related Matters (Assist Program, Series 2019)

CM Jakobsson made a motion to approve Resolution No. 2019-04-005R. Motion seconded by CM Dennis Roberts and carried by roll call vote as follows:

Hursey-aye; Jakobsson-aye; Miller-aye; Roberts-aye; Wu-aye [5-aye; 0-nay]

- b. [Resolution No. 2019-04-006R](#): A Resolution Approving the Transfer of Volume Cap in Connection with Private Activity Bond Issues and Related Matters (Illinois Housing Development Authority, Series 2019)

CM Jakobsson made a motion to approve Resolution No. 2019-04-006R, seconded by CM Miller and carried by roll call vote as follows:

Hursey-aye; Jakobsson-aye; Miller-aye; Roberts-aye; Wu-aye [5-aye; 0-nay]

- c. [Resolution No. 2019-04-007R](#): A Resolution Approving Amendment No. 1 to an Urbana Home Consortium Subrecipient Agreement (Rosecrance TBRA FY 2018-2019)

CM Jakobsson made a motion to approve Resolution No. 2019-04-007R. Motion seconded by CM Maryalice Wu and carried by roll call vote as follows:

Hursey-aye; Jakobsson-aye; Miller-aye; Roberts-aye; Wu-aye [5-aye; 0-nay]

## G. [REPORTS OF SPECIAL COMMITTEES](#)

CM Roberts reported that the City Sisters Committee will meet on Wednesday, April 10, 5:30pm at Strawberry Fields Café. He said the committee will discuss plans for a trip in November 2019 to Thionville, France.

## H. [REPORTS OF OFFICERS](#)

Economic Development Coordinator Libby Horwitz gave a brief business and development report for March. She said two new businesses opened. Analog Wine Library at 129 North Race Street serves wine and has wine tastings. Scrubs and Cuts, a new pet washing and grooming business at Sunnycrest on Philo Road, received the first Philo Road business opening grant. Ms. Horwitz said that a permit for Culver's at University and Race has been issued and is a \$1.1 million project. O'Reilly's Auto Parts has applied for a permit to remodel the former Carle Medical Supply store at 1208 Cunningham into a new store location for the chain. The first Market at the Square of the season will be Saturday, May 4.

## I. NEW 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)

Mayor Marlin reiterated that Ordinance No. 2019-04-024 and Ordinance No. 2019-04-025 would be discussed at this meeting, but there would be no action taken.

Planner Kevin Garcia presented this ordinance along with Ordinance No. 2019-04-025.

He said the proposal was for a five story building, mixed use planned use development, with commercial space on the first floor and residential on the second through fifth stories. There are 76 apartments proposed, with a total of 124 bedrooms. Waiver requests for the proposed final development plan include decreasing the required number of parking spaces to 33, a reduction

in the required front yard setback from 15 feet to five feet, and as well as reductions in the side yard from 11.1 feet to six inches, and the back yard from 21.1 feet to 12 feet, nine inches.

Some of the design features in the proposal include:

- removal of the two driveways on University Avenue, moving the driveway on Harvey Street further away from University Avenue, and reconstruction by the developer of the alley behind the development.
- secure covered parking for residents' bikes as well as short-term bike parking for visitors.
- resident, guest, patron parking behind the building rather than in front of the building.

Concern was voiced about the safety of pedestrians crossing University Avenue without having to go to an intersection with traffic signals, such as Goodwin Avenue or Lincoln Avenue. Mayor Marlin responded that the University Avenue Project is focused on pedestrian safety and would hopefully help address potential problems in that area.

Chris Saunders, owner of Green Street Realty, was present to answer questions from council members.

After discussion, CM Roberts motioned to send Ordinance No. 2019-04-024 and Ordinance No. 2019-04-025 to a special city council meeting on April 22, 2019. Motion seconded by CM Hursey and carried by voice vote.

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)

Motion to send Ordinance No. 2019-04-025 to a special council meeting on April 22 was made by CM Roberts, seconded by CM Hursey and carried by voice vote.

3. **Resolution No. 2019-04-008R**: A Resolution of Protest Against a Proposed Map Amendment to the Champaign County Zoning Ordinance (CCZBA-927-AM-19)

Planner Kevin Garcia presented this resolution. He said the applicant wants to build a multiuse development that has storage warehouses, a business office and a public recreational facility. It is currently zoned as agricultural and would be rezoned to B-4, which is general business. If the county property were rezoned to B-4 and later annexed by the City, it would come into the City as B-3, general business, which would be appropriate for this property. The Plan Commission recommended that City Council defeat this resolution.

After discussion, CM Jakobsson made a motion to defeat Resolution No. 2019-04-008R. Motion seconded by CM Wu and carried by roll call vote as follows:

Hursey-aye; Jakobsson-aye; Miller-aye; Roberts-aye; Wu-aye [5-aye; 0-nay]

4. **Ordinance No. 2019-04-026**: An Ordinance Amending the Urbana Zoning Ordinance (Revising Articles II and V to amend definitions and regulations for Day Care Homes and Facilities – Plan Case No. 2370-T-19)

Planner Lily Wilcock presented this ordinance. She said the changes made in Article II would change the term Day Care Homes into two definitions: Day Care Homes, Children and Day Care Homes, Adult. Day Care Facility would also be redefined. Changes to Article V adjusted the home occupation regulations, making them better aligned with the Department of Child and Family Services (DCFS) regulations. It would also allow Day Care Facilities by right in all business districts, as well as the Campus Commercial District (CCD) and Conservation, Recreation and Education district (CRE).

After discussion, CM Wu made a motion to approve Ordinance No. 2019-04-026. Motion seconded by CM Miller and carried by roll call vote as follows:

Hursey-aye; Jakobsson-aye; Miller-aye; Roberts-aye; Wu-aye [5-aye; 0-nay]

5. **Ordinance No. 2019-04-027**: An Ordinance Amending the Urbana Zoning Ordinance (Omnibus Text Amendment– Plan Case No. 2371-T-19)

Planning Intern Sam Stewart and Planner Lily Wilcock presented this ordinance. Mr. Stewart

told council members the changes include revisions to definitions, rewriting sections to make them more easily understood, changing incorrect references, clarifying standards for signs and other minor changes. Articles with changes are: Article IV, Districts and Boundaries; VI, Development Regulations; VII, Standards and Procedures for Conditional and Special Uses; VIII, Parking and Access; IX, Sign and OASS Regulations; XI, Administration, Enforcement, Amendments and Fees; XIII, Special Development Provisions.

One of the changes to the ordinance would recognize the online map as the City of Urbana's Official Zoning Map. Having the official zoning map online would eliminate the need for producing a new paper copy every year, which is expensive and time consuming for staff. It would allow staff to update the online map after zoning map amendments are approved by council, and would also eliminate processing the map first through Plan Commission before it goes to council.

Among other changes made are: replacing the word "handicap" with "accessible/accessibility"; allowing contract purchasers and individuals to apply for conditional and special permits when they have written consent from the owner; requirement of a setback of at least three feet from property line when screening is required in a parking lot; clarification of the definition of various signs, and the addition of a table summarizing temporary sign regulations.

A suggestion was made to add pictures to the table for sign descriptions. Ms. Wilcock said it had been discussed by staff and could be done when staff has time to work on it.

CM Wu made a motion to send Ordinance No. 2019-04-027 to Committee of the Whole to clarify some of the language for the Planned Urban Development (PUD) section. She wanted to change the current wording that says "the city council shall review the application and planning committee recommendations" to "the city council shall first review an application and planning commission recommendations at a Committee of the Whole meeting before moving it forward to City Council for approval". CM Roberts seconded the motion.

There was extensive discussion about changing the wording in the zoning ordinance to clarify the process of approval, especially for larger developments. CM Wu said she wants something on committee agenda to discuss her suggested changes to Zoning Ordinance by the middle of May, and and moved to withdraw her motion for the amendment to this ordinance and moving it to committee. CM Roberts agreed to withdrawing the motion. CM Miller made a motion to approve Ordinance No. 2019-04-027. Motion seconded by CM Hursey and carried by roll call vote as follows:

Hursey-aye; Jakobsson-aye; Miller-aye; Roberts-aye; Wu-aye [5-aye; 0-nay]

## **J. ADJOURNMENT**

With no further business to come before the council, Mayor Marlin declared the meeting adjourned at 9:21pm.

Kay Meharry  
Recording Secretary

Video and materials for this meeting can be found at: <https://www.urbanaininois.us/node/7546>

**Minutes Approved: May 6, 2019**