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**DATE:** Monday, November 20, 2023  
**TIME:** 7:00 pm  
**PLACE:** 400 South Vine Street, 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, November 20, 2023, at 7:00pm.

**ELECTED OFFICIALS PRESENT:** Mayor Diane Wolfe Marlin; Darcy E. Sandefur, City Clerk; CM Maryalice Wu, CM Jaya Kolisetty, CM Chaundra Bishop, CM Grace Wilken, CM James Quisenberry

**ELECTED OFFICIALS ABSENT:** CM Christopher Evans, CM Shirese Hursey

**STAFF PRESENT:** Bourema Ouedraogo, Carol Mitten, Dave Wesner, Kimberly Smith, Alyana Robinson, Elizabeth Hannan, John Zeman,

**OTHERS PRESENT:** Charlie, Owner/Operator of the Rose Bowl Tavern;

**Chair:** *Jaya Kolisetty, Ward 4*

**1. Call to Order and Roll Call**

With a quorum present, Chair Kolisetty called the meeting of the Committee of the Whole to order at 7 p.m.

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

**09-18-2023 Minutes**

Motion to approve the minutes by CM Wu and seconded by CM Bishop.

Voice vote:

**AYE:** Wu, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None

**3. Additions to the Agenda**

None.

**4. Public Input and Presentations**

**a. Public Input**

*Rosie Dawoud* spoke on behalf of the owners of the property at 205 North High Cross Road as their legal counsel and asked that the Council pause in consideration of this rezoning application request be tabled until after the pending zoning code board of appeals case regarding this location be processed. *Rosie Dawoud and Carol Lockwood submitted written public input, see attached.*

**5. Staff Report**

None.

## 6. New Business

- a. **Resolution No. 2023-11-92R: A Resolution Authorizing an Intergovernmental Agreement for Participation in the Mutual Aid Box Alarm System (MABAS Master Agreement 2022) – Fire**

Presented by Carol Mitten the City Administrator. Item renews the existing mutual aid box alarm system participation agreement for the Fire Department. Questions and discussion ensued.

Motion to approve to the Regular agenda by CM Bishop and seconded by CM Wu.

Vote by roll call:

**AYE:** Wu, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None

- b. **Ordinance No. 2023-11-042R: An Ordinance Approving a License Agreement (East Half of Urbana Parking Lot #1 – 123 W. Water Street) - CD**

Presented by Community Development Director Kimberly Smith and City Engineer John Zeman. Item approves a renewal to the existing parking lot agreement with the Rose Bowl from May-December for the next three years for the purposes of outdoor entertainment. Rose Bowl Owner and Operator Charlie was available to help answer questions. Questions and discussion ensued.

Motion to approve to the regular agenda by CM Wilken and seconded by CM Bishop.

Vote by roll call:

**AYE:** Wu, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None

- c. **Resolution No. 2023-11-093R: A Resolution Approving a Right-of-Way License Agreement with SMC-RE, LLC (The Rose Bowl Tavern) (106 North Race Street) – PW**

Presented by John Zeman the City Engineer. Item allows the Rose Bowl tavern to utilize a portion of the right-of-way for the addition of bistro style seating against the side of their establishment. Questions and discussion ensued.

Motion to approve to the regular agenda by CM Bishop and seconded by CM Wilken.

Vote by roll call:

**AYE:** Wu, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None

- d. **Ordinance No. 2023-11-043: An Ordinance Imposing a Tax Upon the Use and Privilege of Renting a Boutique Hotel Room - HRF**

Presented by Elizabeth Hannan the Human Resources and Finance Director. Item authorizes the City of Urbana to impose a Boutique Hotel tax as part of a business incentive agreement following the development of the Hotel Royer. Questions and discussion ensued. Council provided a change to the definition of Boutique Hotel for the ordinance.

Motion to approve with the amended language to the regular agenda by CM Wu and seconded by CM Quisenberry.

Vote by roll call:

**AYE:** Wu, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None

**e. Ordinance No. 2023-11-044: An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #4 - Omnibus) - HRF**

Presented by Alyana Robinson the Financial Analyst. Item would amend the FY2024 annual budget to add \$24,000 in the Executive Department related to legal costs in the ongoing hospital property tax litigation. In the Public Works Department, \$210,000 would be reallocated to the Stormwater Management Planning project in the Stormwater Utility Fund. In addition, \$1,166,000 in the Sanitary Sewer Lateral Lining Pilot program, which is funded using ARPA (American Rescue Plan Act) funds, in the Sanitary Sewer Fund would be shifted from FY2025 to FY2024. Questions and discussion ensued.

Motion to approve to the regular agenda by CM Bishop and seconded by CM Wu.

Vote by roll call:

**AYE:** Wu, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None

**f. Resolution No. 2023-11-094R: A Resolution Directing the Zoning Administrator to File a Rezoning Application for 205 North High Cross Road - Exec**

Presented by CM Grace Wilken. Item pursuant to Section XI-7 of the Urbana Zoning Code, directs the Zoning Administrator to file a written application with the Plan Commission on behalf of the City Council for the rezoning of the property at 205 North High Cross Road from the B-3 Zoning District to the B-1 Zoning District. Questions and discussion ensued.

Motion to approve to the regular agenda by CM Wilken and seconded by CM Wu.

Vote by roll call:

**AYE:** Wu, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None

**7. Council Input and Communications**

*CM Quisenberry* shared appreciation to the Township Supervisor for the staff appreciation event at the Independent Media Center. *CM Wilken* announced the ward 6 community safety listening session November 30<sup>th</sup> from 6 -7 :30 at Salt and Light. *CM Kolisetty* shared that the Berry Dunn listening session had a lot of overlap in community feedback to the community safety session regarding the need for additional city funding to address other areas of need within the community.

**8. Adjournment**

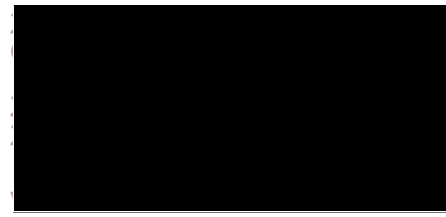
With no further business before the committee of the whole Chair Kolisetty adjourned the meeting at 8:03 p.m.

Darcy Sandefur

Recording Secretary

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

**Minutes approved: 1-16-2024**



November 20, 2023

City of Urbana Committee of the Whole  
[citycouncil@urbanaininois.us](mailto:citycouncil@urbanaininois.us)

SENT VIA EMAIL

Re: PUBLIC INPUT – Committee of the Whole Meeting - November 20, 2023

Dear Committee of the Whole,

I represent PK Elledge LLC. Recently, I was made aware of the proposed Resolution No. 2023-11-094R: A Resolution Directing the Zoning Administrator to File a Rezoning Application for 205 North High Cross Road. I would like to express to the Committee that 205 North High Cross Road is currently subject to a ZBA Case dispute, ZBA-2023-C-5. Specifically, the ZBA case concerns a proposed conditional use permit that my client submitted. As of last week, the ZBA voted to have a Special Meeting to discuss the conditional use permit. This Special Meeting, according to the ZBA, would take place, at the earliest, on December 6, 2023.

I am writing to you to humbly request that the Committee of the Whole table this proposed Resolution No. 2023-11-094R until the pending proceeds of ZBA-2023-C-5 conclude as any decision reached by the Committee tonight could affect the ZBA case. I understand it is not required by the Committee to wait until pending ZBA cases are concluded, however, given the unique circumstances of this ZBA Case 2023-C-5, I sincerely urge the Committee to table the proposed Resolution.

Thank you,

Rosie Dawoud



Maatuka Al-Heeti Emkes LLC

## Sandefur, Darcy

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**From:** Lockwood, Carol A. [REDACTED]  
**Sent:** Monday, November 20, 2023 5:08 PM  
**To:** !City Council  
**Subject:** [\*\*\* QUARANTINE \*\*\*] PUBLIC INPUT - Monday November 20, 2023: Committee of the Whole  
**Importance:** Low

**\*\*\* Email From An External Source \*\*\***

Use caution when clicking on links or opening attachments.

Dear Committee of the Whole,

I represent OSF Healthcare System in its real estate matters. I have within the last few hours been made aware of the proposed Resolution No. 2023-11-094R: A Resolution Directing the Zoning Administrator to File a Rezoning Application for 205 North High Cross Road. My client, the owner of the property, has not been contacted by anyone at the City of Urbana with regard to concerns about the underlying zoning of the property, and has been taken by surprise that this item has been placed on the Agenda without any prior explanation or notice from the City.

1. Why has no one from the City of Urbana contacted the property owner, OSF Healthcare System, about zoning concerns at this property before this item was placed on the Agenda of the Committee of the Whole? We take the position that no rezoning of the property is necessary. We also take the position that OSF Healthcare System has a right to notice in the event that a governmental entity is contemplating changes that affect the use of its property.

2. I understand that a special meeting of the Zoning Board of Appeals is to be scheduled no earlier than December 6, 2023 to discuss a separate item related to a pending application for a Conditional Use Permit at the property. We take the position that no application for rezoning the property is appropriate while a ZBA matter is currently pending.

Thank you.

**Carol A. Lockwood**  
Partner  
**Hinshaw & Culbertson LLP**

[REDACTED]  
[REDACTED]  
My Bio | [hinshawlaw.com](https://hinshawlaw.com)

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