

MINUTES OF THE REGULAR MEETING OF THE NORMAL TOWN COUNCIL HELD IN THE COUNCIL CHAMBERS, NORMAL CITY HALL, FOURTH FLOOR UPTOWN STATION, 11 UPTOWN CIRCLE, NORMAL, MCLEAN COUNTY, ILLINOIS – MONDAY, OCTOBER 15, 2018.

Stephanie Brown of the Illinois Chapter of the American Planning Association presented the Daniel Burnham Award for Outstanding Comprehensive Plan to the Town of Normal for the Comprehensive Plan 2040.

1. CALL TO ORDER:

Mayor Chris Koos called the regular meeting of the Normal Town Council to order at 7:10 p.m., Monday, October 15, 2018.

2. ROLL CALL:

The Deputy Clerk called the roll with the following persons physically

PRESENT: Mayor Chris Koos and Councilmembers Jeff Fritzen, R.C. McBride, Chamberly Cummings, Kathleen Lorenz, Kevin McCarthy, and Scott Preston. Also present were City Manager Pamela Reece, Assistant City Manager Teri Legner, Corporation Counsel Brian Day, and Deputy Town Clerk Alison White.

ABSENT: None.

3. PLEDGE OF ALLEGIANCE:

Mayor Koos led the Pledge of Allegiance to the Flag.

4. PUBLIC COMMENT:

Mike Kerber, spoke in opposition of the proposed ordinance that would authorize a redevelopment agreement for a mixed use building on the Trail East Site in Uptown.

Ron Ulmer, spoke in opposition of the proposed ordinance that would authorize a redevelopment agreement for a mixed use building on the Trail East Site in Uptown.

Marc Tiritilli, spoke in opposition of the proposed ordinance that would authorize a redevelopment agreement for a mixed use building on the Trail East Site in Uptown.

Joel Studebaker, spoke in opposition of the proposed ordinance that would authorize a redevelopment agreement for a mixed use building on the Trail East Site in Uptown.

Mike Matejka, spoke in support of the proposed ordinance that would authorize a redevelopment agreement for a mixed use building on the Trail East Site in Uptown.

5. OMNIBUS VOTE AGENDA:

Mayor Koos read aloud the items to be considered by the Omnibus Vote Agenda.

A. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF OCTOBER 1, 2018:

- B. APPROVAL OF TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF OCTOBER 10, 2018:
- C. RESOLUTION PARTIALLY AND CONDITIONALLY APPROVING THE FINAL DEVELOPMENT PLAN FOR THE PARK AT CONSTITUTION TRAIL CENTRE: Resolution No. 5604:
- D. RESOLUTION PARTIALLY AND CONDITIONALLY APPROVING THE FINAL PLAT FOR THE PARK AT CONSTITUTION TRAIL CENTRE PLANNED UNIT DEVELOPMENT: Resolution No. 5605:

Mayor Koos excused himself from voting on any expenses he incurred while performing his duties as Mayor.

There were no items removed from the Omnibus Vote Agenda.

MOTION:

Councilmember McCarthy moved, seconded by Councilmember McBride, the Council Approve the Omnibus Vote Agenda.

AYES: Preston, McCarthy, Fritzen, McBride, Cummings, Lorenz, Koos.

NAYS: None.

ABSENT: None.

Motion declared carried.

Items A, B, C, and D were approved by the Omnibus Vote.

6. ITEMS REMOVED FROM THE OMNIBUS VOTE AGENDA:

There were no items removed from the Omnibus Vote Agenda.

GENERAL ORDERS:

7. RESOLUTION APPROVING A SITE PLAN FOR 807-809 PINE STREET (AMEREN POWER SUBSTATION): Resolution No. 5606:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Preston, the Council Approve a Site Plan for 807-809 Pine Street (Ameren Power Substation).

AYES: McCarthy, Fritzen, Cummings, Lorenz, Preston, Koos.

NAYS: McBride.

ABSENT: None.

Motion declared carried.

Town Planner Mercy Davison gave an overview of the property currently and Ameren's intentions. She noted there were a couple areas of disagreement between the Planning Commission and Ameren: removal of trees on the property, without then replacing them, would trigger a fee and Ameren would like that waived. Also, the Planning Commission is asking that ornamental grasses be planted along the chain-link fence that runs along

Pine Street, as that is part of Historic Route 66. Lastly, code requires a driveway be paved all the way to the private property line, and Ameren is asking to use gravel after only the first four feet.

Nathan Briggs and Justin Goede spoke on behalf of Ameren and answered questions presented by Council.

Mayor Koos confirmed with Mercy Davison that the trees currently on the property are “volunteers,” and said he would be satisfied waiving fee for not re-planting the trees but is not interested in compromising on the issue of hard-surfacing the driveway or the ornamental grass screening.

Councilmember Kathleen Lorenz said the ordinances are there for a reason and is not terribly inclined to let them go. She thinks it may be necessary to go back to the drawing board.

Councilmember Fritzen asked about the other sub-stations in Normal to compare approaches and said he agrees with the Mayor’s perspective.

Corporation Counsel Brian Day clarified how the proposed ordinance could be updated to reflect the decision to eliminate the fee imposed for tree removal.

8. ORDINANCE VACATING AN EASEMENT ON THE MARGUERITE SUBDIVISION TO NORMAL, LOT 3 (AMEREN, 807 PINE STREET): Ordinance No. 5750:

MOTION:

Councilmember Preston moved, seconded by Councilmember McBride, the Council Approve an Ordinance Vacating an Easement on the Marguerite Subdivision to Normal, Lot 3 (Ameren, 807 Pine Street).

AYES: Fritzen, McBride, Cummings, Lorenz, Preston, McCarthy, Koos.

NAYS: None.

ABSENT: None.

Motion declared carried.

9. ORDINANCE REZONING PROPERTIES IN THE TOWN OF NORMAL (807-809 PINE STREET) Ordinance No. 5751:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember McBride, the Council Approve an Ordinance Rezoning Properties in the Town of Normal (807-809 Pine Street).

AYES: McBride, Cummings, Lorenz, Preston, McCarthy, Fritzen, Koos.

NAYS: None.

ABSENT: None.

Motion declared carried.

10. RESOLUTION APPROVING THE FINAL PLAT FOR THE NORMAL ROUTE 66 SUBDIVISION (AMEREN SUBSTATION, 807-809 PINE STREET): Resolution No. 5607:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember McCarthy, the Council Approve a Resolution Approving the Final Plat for the Normal Route 66 Subdivision (Ameren Substation, 807-809 Pine Street).

AYES: Cummings, Lorenz, Preston, McCarthy, Fritzen, McBride, Koos.

NAYS: None.

ABSENT: None.

Motion declared carried.

11. ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT WITH BUSH DEVELOPMENT LLC FOR CONSTRUCTION OF A MIXED USE BUILDING ON THE TRAIL EAST SITE IN UPTOWN NORMAL: Ordinance No. 5752:

MOTION:

Councilmember McBride moved, seconded by Councilmember Fritzen, the Council Approve an Ordinance Authorizing a Redevelopment Agreement with Bush Development LLC for Construction of a Mixed Use Building on the Trail East Site in Uptown Normal.

AYES: Lorenz, Preston, McCarthy, Fritzen, McBride, Cummings, Koos.

NAYS: None.

ABSENT: None.

Motion declared carried.

City Manager Pam Reece gave some background on the project and highlighted what staff is recommending.

Mayor Koos addressed some public comments he believes were made out of context regarding the TIF and Unit 5. He then detailed 22 historic buildings in Uptown that the Town has contributed to saving or rehabbing.

Councilmember Fritzen noted the importance of historic preservation but doesn't know if restoring 104 and 108 E. Beaufort is even possible. He also addressed the Town-leased space in 1 Uptown Circle, noting that the arrangement wasn't a "gift" to developers. Also, while it's preferable to use a local developer for this project, there is no one local able to take on a job of this size. Councilmember Fritzen elaborated on the TIF money and its impact on Unit 5, which he believed was misrepresented during public comment. He sees Uptown as a big selling point for employers and the university.

Councilmember McBride reiterated the Town's commitment to historic preservation. He also spoke to the concern about the mural, noting that public art will be prioritized in the future. In addition, he notes that construction of this new building will bring jobs and revenue to Uptown Normal. Lastly, he acknowledges frustration that the restaurant space at 1 Uptown Circle remains vacant.

Mayor Koos talked about meetings he's already had in response to the loss of public art and its future expansion in Uptown. Also, he emphasized that having a vibrant Uptown space is valuable to employers looking to recruit workers.

Councilmember Cummings spoke to the loss of public art. She has done research in hopes of saving the mural, but found the process is quite costly. In addition, the building itself isn't suitable for a long-lasting art piece, and she hopes that knowledge will help us choose better locations for public art in the future.

Councilmember McCarthy echoed that this issue has shown how much public art matters to the public. He discussed the workings of the TIF, and how this project will start generating property tax income for the school district immediately. Also, he emphasized that this project is not causing the Town to incur any additional debt. Councilmember McCarthy commented that research done in 2015 cited a need for office space in Uptown Normal. He asked about plans for alleviating the parking issues this plan may cause, and City Manager Pamela Reece answered.

Councilmember Kathleen Lorenz spoke to parking issues and building design. She asserts that this project is a proactive move to provide office space, even though the need may not be there right now. She encouraged the developer to use local workers for construction. Lastly, she clarified some of the financial details.

Councilmember Scott Preston addressed concerns about the public artwork at 104 E. Beaufort and stated the mural would not outlast the maintenance the building's exterior needs, but hopes to see more public art in the future. He echoed that the Town is not writing a check to the developer, that the developer is creating an opportunity for growth and revenue, and that 70% of the building-space this project will create is spoken for.

Councilmember McCarthy asked that Council and the public get a chance to review the project design in the future, to which City Manager Pamela Reece agreed would be an opportunity once the design becomes available.

NEW BUSINESS:

12. RESOLUTION CERTIFYING AND ACKNOWLEDGING THE TOWN'S SUPPORT OF THE OSLAD GRANT APPLICATION FOR MAXWELL PARK PROJECT:
Resolution No. 5608:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Preston, the Council Approve a Resolution Certifying and Acknowledging the Town's Support of the OSLAD Grant Application for Maxwell Park Project.

AYES: Preston, McCarthy, Fritzen, McBride, Cummings, Lorenz, Koos.

NAYS: None.

ABSENT: None.

Motion declared carried.

13. ORDINANCE AUTHORIZING A LICENSE AGREEMENT WITH ILLINOIS STATE UNIVERSITY FOR THE USE OF THE COLLEGE AVENUE RIGHT OF WAY BETWEEN MAIN STREET AND KINGSLEY STREET: Ordinance No. 5753:

MOTION:

Councilmember Preston moved, seconded by Councilmember Lorenz, the Council Approve an Ordinance Authorizing a License Agreement with Illinois State University for the Use of the College Avenue Right of Way Between Main Street and Kingsley Street.

AYES: McCarthy, Fritzen, McBride, Cummings, Lorenz, Preston, Koos.

NAYS: None.

ABSENT: None.

Motion declared carried.

14. CONCERNS/COMMENTS:

Mayor Koos congratulated Councilmember Preston on his recent engagement.

There being no further business to come before the Council, Mayor Koos called for a Motion to Adjourn to Executive Session.

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Lorenz, the Council accept a Motion to Adjourn to Executive Session to discuss matters pertaining to Property Acquisition.

AYES: Fritzen, McBride, Cummings, Lorenz, Preston, McCarthy, Koos.

NAYS: None.

ABSENT: None.

Motion declared carried.

Mayor Chris Koos adjourned the regular meeting of the Normal Town Council to Executive Session at 8:55 p.m., Monday, October 15, 2018.