

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, AUGUST 16, 2021.

1. CALL TO ORDER:

Mayor Koos called the Regular Meeting of the Normal Town Council to Order at 7:02 p.m., Monday, August 16, 2021.

2. ROLL CALL:

The Clerk called the roll with the following persons

PRESENT: Mayor Chris Koos and Councilmembers Kathleen Lorenz, Stan Nord, Karyn Smith, Chamberly Cummings, Scott Preston, and Kevin McCarthy, also present were City Manager Pamela Reece, Assistant City Manager Eric Hanson, Corporation Counsel Brian Day, and City Clerk Angie Huonker.

ABSENT: None.

3. PLEDGE OF ALLEGIANCE:

Mayor Koos led the Pledge of Allegiance to the Flag.

4. PUBLIC COMMENT:

Kathy Siracuse, Walnut Street, Normal, IL, spoke against the One Normal Plaza zoning code amendment, specifically opposing the measures that would allow alcohol-related businesses.

Judy Hanks, Lismore Lane, Normal, IL, spoke specifically against the zoning code that would allow alcohol in One Normal Plaza.

Mary Carlisle, Bright Drive, Normal, IL, echoed previous comments regarding the disapproval of liquor in One Normal Plaza.

Luke Funfar, Chippewa Street, Normal, IL, expressed his concerns with the new zoning code amendment for One Normal Plaza.

Elizabeth (“Zan”) Price, Maple Street, Normal, IL, spoke in opposition to the new zoning code amendment for One Normal Plaza.

Karl Sila, Normal Resident spoke against the One Normal Plaza zoning code amendment, specifically against liquor.

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 COUNCIL MEETING OF AUGUST 2, 2021:

- B. REPORT TO RECEIVE AND FILE TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF AUGUST 11, 2021:
- C. RESOLUTION TO AWARD THE BID FOR THE OAK STREET WATER MAIN REPLACEMENT PROJECT TO GEORGE GILDNER INC. AT A TOTAL COST OF \$584,791, PLUS UP TO A POTENTIAL \$15,000 BONUS FOR EARLY COMPLETION: Resolution No. 5906:
- D. RESOLUTION TO AWARD THE BID FOR THE COLLEGE AVENUE WATER MAIN EXTENSION PROJECT TO STARK EXCAVATING AT A TOTAL COST OF \$1,088,330.00 PLUS UP TO A POTENTIAL \$7,500 BONUS FOR EARLY COMPLETION AND THE RIVIAN MOTORWAY WATER MAIN EXTENSION PROJECT TO SNC CONSTRUCTION AT A TOTAL COST OF \$951,767.45 PLUS UP TO A POTENTIAL \$7,500 BONUS FOR EARLY COMPLETION:
- E. RESOLUTION TO ACCEPT A BID AND AWARD A CONTRACT TO F & W LAWN CARE AND LANDSCAPING COMPANY FOR THE ORLANDO AVENUE TREE PLANTING PROJECT UTILIZING UP TO \$30,000 IN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS: Resolution No. 5907:
- F. RESOLUTION TO RECOGNIZE THE MCLEAN COUNTY ARTS CENTER AS A DESIGNATED LOCAL ARTS AGENCY (LAA) FOR THE TOWN OF NORMAL:
- G. A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SMALL GOVERNMENT ENTERPRISE LICENSE AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC FOR SOFTWARE LICENSING AND RELATED SERVICES FOR THE TOWN'S GEOGRAPHIC INFORMATION SYSTEM: Resolution No. 5908:
- H. RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT WITH ILLINOIS STATE UNIVERSITY PERTAINING TO FIRE PROTECTION SERVICE: Resolution No. 5909:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Preston, the Council Approval of the Omnibus Vote Agenda.

AYES: Lorenz, Nord, Smith, Cummings, Preston, McCarthy, Koos.

NAYS: None.

Motion declared carried.

Items C, E, G and H were approved by the Omnibus Vote.

Items A, B, D, and F were removed from the Omnibus Vote.

6. ITEMS REMOVED FROM OMNIBUS VOTE AGENDA:

APPROVAL OF THE MINUTES OF THE REGULAR COUNCIL MEETING OF AUGUST 2, 2021:

MOTION:

Councilmember Nord moved, seconded by Councilmember Smith, the Council Approval of the Minutes of the Regular Council Meeting of August 2, 2021.

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

NAYS: Nord.

Motion declared carried.

Councilmember Stan Nord moved for a requested a change to the August 2, 2021 Minutes, under the Ordinance Vacating the Public Right-of-Way for Electric Avenue. Mayor Koos and Councilmember McCarthy noted that there is video of council meetings archived and are available to the public. The motion failed due to lack of second.

REPORT TO RECEIVE AND FILE TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF AUGUST 11, 2021:

MOTION:

Councilmember Nord moved, seconded by Councilmember Smith, the Council Approval of the Report to Receive and File Town of Normal Expenditures for Payment as of August 11, 2021.

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

NAYS: Nord.

Motion declared carried.

Councilmember Stan Nord asked for an explanation on the criteria used to agree to pay the Illinois Art Station for Fire training. City Manager Pamela Reece responded.

RESOLUTION TO AWARD THE BID FOR THE COLLEGE AVENUE WATER MAIN EXTENSION PROJECT TO STARK EXCAVATING AT A TOTAL COST OF \$1,088,330.00 PLUS UP TO A POTENTIAL \$7,500 BONUS FOR EARLY COMPLETION AND THE RIVIAN MOTORWAY WATER MAIN EXTENSION PROJECT TO SNC CONSTRUCTION AT A TOTAL COST OF \$951,767.45 PLUS UP TO A POTENTIAL \$7,500 BOMUA FOR EARLY COMPLETION: Resolution No. 5910:

MOTION:

Councilmember Nord moved, seconded by Councilmember Preston, the Council Approval of a Resolution to Award the Bid for the College Avenue Water Main Extension Project to Stark Excavating at a Total Cost of \$1,088,330.00 Plus up to a Potential \$7,500 Bonus for Early Completion and the Rivian Motorway Water Main Extension Project to SNC Construction at a Total Cost of \$951,767.45 Plus up to a Potential \$7,500 Bonus for Early

Completion.

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

NAYS: Nord.

Motion declared carried.

Councilmember Stan Nord asked for an explanation on why the project is being executed over the winter instead of spring. Water Director John Burkhart responded.

City Manager Pamela Reece explained the need for approval tonight will allow Contracts to be executed and supplies ordered due to the time lag.

Councilmember Kathleen Lorenz asked for clarification on the reason for using two contractors. Water Director John Burkhart responded.

RESOLUTION TO RECOGNIZE THE MCLEAN COUNTY ARTS CENTER AS A DESIGNATED LOCAL ARTS AGENCY (LAA) FOR THE TOWN OF NORMAL:  
Resolution No. 5911:

MOTION:

Councilmember Smith moved, seconded by Councilmember Cummings, the Council Approval of a Resolution to recognize the McLean County Arts Center as a designated Local Arts Agency (LAA) for the Town of Normal.

AYES: Preston, McCarthy, Lorenz, Nord, Smith, Cummings, Koos.

NAYS: None.

Motion declared carried.

Councilmember Karyn Smith asked for clarification on the services the McLean County Arts Center provides to the Town. City Manager Pamela Reece responded.

GENERAL ORDERS:

7. ORDINANCE AMENDING THE TOWN OF NORMAL ZONING CODE -ONE NORMAL PLAZA PUD: Ordinance No. 5874:

MOTION TO AMEND:

Councilmember Nord moved, seconded by Councilmember Preston, the Council Approval to Remove from SEC. 15.9-17 D (2)(B) All Reference to Wine & Liquor Shops from the Ordinance Amending the Town of Normal Zoning Code – One Normal Plaza PUD.

AYES: Lorenz, Nord, Smith, Cummings, Preston.

NAYS: McCarthy, Koos.

Motion declared carried.

MOTION:

Councilmember Smith moved, seconded by Councilmember McCarthy, the Council Approval of an Ordinance Amending the Town of Normal Zoning Code – One Normal Plaza PUD.

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

NAYS: Nord.

Motion declared carried.

City Manager Pamela Reece gave a brief overview of the proposed amendment.

Councilmember Karyn Smith asked for clarification on the zoning and development of the four sub areas. Building Commissioner Greg Troemel and Town Planner Mercy Davison responded.

Councilmember Stan Nord requested clarification on who owns the vacant lots. Town Planner Mercy Davison responded. Mr. Nord confirmed bowling alleys have been removed but questioned why wine and liquor shops have not been removed. Town Planner Mercy Davison responded.

Councilmember Stan Nord noted that several Normal residents requested to have wine and liquor shops removed from the amendment at the previous Planning Commission meeting.

Councilmember Scott Preston agreed that removing the alcohol component from the item would be beneficial.

Councilmember Kathleen Lorenz asked for clarification on the type of wine shop that would be accepted. Town Planner Mercy Davison responded.

Councilmember Kevin McCarthy requested clarification on what changes would need to be made to the liquor code. Corporation Counsel Brian Day responded.

Councilmember Chamberly Cummings noted that she lives in the One Normal Plaza area. Ms. Cummings clarified which item will be removed from the amendment.

Councilmember Karyn Smith asked what would need to be done in the future if a restaurant wanted to sell alcohol in the area. Town Planner Mercy Davison responded.

Mayor Koos asked what problem is solved by removing wine and liquor sales when there are packaged liquor sales already adjacent to the neighborhood.

Councilmember Stan Nord wanted to clarify what was stated at the Planning Commission meeting.

Councilmember Kevin McCarthy made comments about the need for public input regarding spaces that are equal and accessible to the community.

Councilmember Kathleen Lorenz requested clarification that the code can be changed in the future if this item is removed from the amendment. Town Planner Mercy Davison noted that the liquor code would need to be amended.

Councilmember Kevin McCarthy expressed that the changes to allow liquor sales should be done through the liquor code and not the zoning code. Corporation Counsel Brian Day responded.

Councilmember Scott Preston believes that breaking One Normal Plaza into separate subareas is a responsive economic development approach. Mr. Preston asked staff what the plans are for the Infirmary building. Building Commissioner Greg Troemel responded.

Councilmember Kathleen Lorenz noted that there are two public processes that would have to happen in order make changes to the PUD.

Councilmember Kevin McCarthy expressed his support for the potential changes at One Normal Plaza.

Councilmember Chamberly Cummings stressed the importance for the community to come together for the Town to evolve.

Councilmember Stan Nord voiced his concerns regarding restaurant establishments that serve alcohol.

Mayor Koos called for a ten-minute recess at 9:02 p.m. to allow for a short break.

8. ORDINANCE APPROVING AMENDMENT 2 TO THE REDEVELOPMENT AGREEMENT WITH BUSH DEVELOPMENT LLC – TRAIL EAST: Ordinance No. 5875:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Preston, the Council Approval of an Ordinance Approving Amendment 2 to the Redevelopment Agreement with Bush Development LLC- Trail East.

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

NAYS: Nord.

Motion declared carried.

City Manager Pamela Reece gave a brief overview of the agenda item and discussed the background of the Trail East Project. Ms. Reece noted that the mural wall will no longer be relocated but instead preserved in place.

Councilmember Stan Nord voiced his concerns regarding available parking and property taxes. Corporation Counsel Brian Day and City Manager Pamela Reece responded.

Councilmember Scott Preston asked for clarification on the size reduction of the building. City Manager Pamela Reece responded. Mr. Preston also questioned the sidewalk width in front of the mural compared to other sidewalk widths in Uptown. Director of Engineering Ryan Otto responded. Mayor Koos confirmed that the sidewalk will be handicap accessible.

Councilmember Kevin McCarthy requested clarification regarding the mural, reduction of TIF, and reduction of parking. City Manager Pamela Reece responded.

Councilmember Karyn Smith asked how parking spots will be dedicated to the tenants of Trail East. Ms. Smith also asked whether the mural would be visible to the public. City Manager Pamela Reece responded.

Councilmember Stan Nord asked if there is any assurance from the Town stating that the mural will not be removed or painted over. Corporation Counsel Brian Day responded.

Councilmember Kathleen Lorenz requested clarification on what parking will be available in the surface parking lot. Building Commissioner Greg Troemel responded.

Councilmember Stan Nord expressed his concerns regarding loss of control of the mural, parking, and building vacancies. Mr. Nord indicated he doesn't feel that this project benefits the community.

Councilmember Scott Preston reminded everyone that tonight is about the second amendment to the original agreement. Mr. Preston spoke positively about the amount of parking spots that will be available and incorporation of the mural.

Councilmember Chamberly Cummings commended the developers for listening to the community and incorporating the mural into the new building. Ms. Cummings reiterated that the TIF is already in place and been voted on. Ms. Cummings also expressed her excitement for the project and the benefits that it will bring to the community.

Councilmember Kevin McCarthy highlighted community benefits including new businesses, buildings, and housing.

Councilmember Kathleen Lorenz made comments regarding the TIF, explaining it is working the way it should be. Ms. Lorenz stated that it is the developer's role to decide the size of the building and maintain control of the mural. Ms. Lorenz asked for assurance on whether this project will happen. Corporation Counsel Brian Day responded.

Councilmember Karyn Smith voiced her trust in the developers to maintain the mural. Ms. Smith also expressed that housing demand is currently at a high and that ISU enrollment is up.

9. ORDINANCE CONDITIONALLY VACATING AN ALLEY (BEHIND PROPERTIES LOCATED ON EAST BEAUFORT STREET): Ordinance No. 5876:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Preston, the Council Approval of an Ordinance Conditionally Vacating an Alley (Behind Properties Located on East Beaufort Street).

AYES: Smith, Cummings, Preston, McCarthy, Lorenz, Nord, Koos.

NAYS: None.

Motion declared carried.

Councilmember Karyn Smith asked for clarification on the alley vacation process. Corporation Counsel Brian day responded.

Councilmember Stan Nord asked whether properties owners have been notified. Corporation Counsel Brian Day responded. Mr. Nord questioned the process the Town is following.

10. ORDINANCE CONDITIONALLY VACATING EASEMENTS (BEHIND PROPERTIES LOCATED ON EAST BEAUFORT): Ordinance No. 5877:

MOTION:

Councilmember Preston moved, seconded by Councilmember McCarthy, the Council Approval of an Ordinance Conditionally Vacating Easements (Behind Properties Located on East Beaufort).

AYES: Cummings, Preston, McCarthy, Lorenz, Nord, Smith, Koos.

NAYS: None.

Motion declared carried.

11. ORDINANCE CONDITIONALLY VACATING THE PUBLIC RIGHT-OF-WAY (EAST BEAUFORT STREET): Ordinance No. 5878:

MOTION:

Councilmember Cummings moved, seconded by Councilmember McCarthy, the Council Approval of An Ordinance Conditionally Vacating the Public Right-of-Way (East Beaufort Street).

AYES: Preston, McCarthy, Lorenz, Nord, Smith, Cummings, Koos.

NAYS: None.

Motion declared carried.

12. RESOLUTION CONDITIONALLY APPROVING THE TRAIL EAST SUBDIVISION FINAL PLAT BY EXPEDITED PROCESS (31 UPTOWN CIRCLE): Resolution No. 5912:

MOTION:



Councilmember McCarthy moved, seconded by Councilmember Cummings, the Council Approval of a Resolution Conditionally Approving the Trail East Subdivision Final Plat by Expedited Process (31 Uptown Circle).

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

NAYS: Nord.

Motion declared carried.

Councilmember Chemberly Cummings requested clarification of the language change. Corporation Counsel Brian Day responded.

Councilmember Stan Nord asked the amount in which the property was sold for. City Manager Pamela Reece and Corporation Counsel Brian Day responded.

#### CONCERNS:

Councilmember Scott Preston thanked everyone for staying during the council meeting. Mr. Preston also took the time to welcome ISU students back.

Councilmember Kevin McCarthy stated that there will be Constitution Trail closures. Mr. McCarthy reminded everyone to check out the Town's social media accounts to stay updated.

Councilmember Karyn Smith noted that Unit 5 students start back on Wednesday.

Councilmember Stan Nord announced the upcoming Labor Day parade.

Councilmember Kathleen Lorenz thanked the Town staff for all the work done during the Medici Craft Beer and Jazz Festival.

#### ADJOURNMENT:

There being no further business to come before the Council, Mayor Koos called for a Motion to Adjourn the Regular Meeting of the Normal Town Council.

#### MOTION:

Councilmember McCarthy moved, seconded by Councilmember Lorenz, the Council Accept a Motion to Adjourn the Regular Meeting of the Normal Town Council.

AYES: Lorenz, Nord, Smith, Cummings, Preston, McCarthy, Koos.

NAYS: None.

Motion declared carried.

Mayor Koos adjourned the Regular Meeting of the Normal Town Council at 10:18 p.m., Monday, August 16, 2021.