

MINUTES OF THE REGULAR MEETING OF THE NORMAL TOWN COUNCIL HELD IN THE COUNCIL CHAMBERS, NORMAL CITY HALL, 100 EAST PHOENIX AVENUE, NORMAL, MCLEAN COUNTY, ILLINOIS – MONDAY, JULY 21, 2008.

1. CALL TO ORDER:

Mayor Chris Koos called the regular meeting of the Normal Town Council to order at 7:13 p.m., Monday, July 21, 2008.

2. ROLL CALL:

The Clerk called the roll with the following persons physically

PRESENT: Mayor Chris Koos and Councilmembers Sonja Reece, Adam Nielsen, Chuck Scott, Jason Chambers, and Cheryl Gaines. Also present were City Manager Mark Peterson, Assistant City Manager Pamela Reece, Corporation Counsel Steve Mahrt, and Town Clerk Wendy Briggs.

ABSENT: Councilmember Jeff Fritzen.

3. PLEDGE OF ALLEGIANCE:

Mayor Koos led the Pledge of Allegiance to the Flag.

4. OMNIBUS VOTE AGENDA:

Mayor Koos excused himself from voting on any bills he may have incurred while performing his Mayoral duties.

Councilmember Reece excused herself from voting on any bills submitted by BroMenn Healthcare and from any bills she may have incurred while performing her Council duties.

No items were removed from the Omnibus Vote Agenda.

MOTION:

Councilmember Chambers moved, seconded by Councilmember Gaines, the Council Approve the Omnibus Vote Agenda.

AYES: Reece, Nielsen, Scott, Chambers, Gaines, Koos.

NAYS: None.

ABSENT: Fritzen.

Motion declared carried.

A. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JULY 7, 2008: Omnibus Vote.

B. APPROVAL OF TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF JULY 16, 2008: Omnibus Vote.

C. MOTION TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE A RESOLUTION AUTHORIZING THE EXECUTION OF A LETTER OF AGREEMENT WITH ARTEZEN DESIGN FOR GRAPHIC DESIGN

SERVICES FOR THE HEALTHY KIDS, HEALTHY FUTURE EXHIBIT AT THE CHILDREN'S DISCOVERY MUSEUM: Resolution No. 4228: Omnibus Vote.

- D. RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT WITH UNITED LIQUID WASTE, INC., FOR LIME SLUDGE REMOVAL: Resolution No. 4229: Omnibus Vote.
- E. RESOLUTION TO APPROPRIATE \$385,000 OF MOTOR FUEL TAX FUNDS FOR THE IMPROVEMENT OF RAAB ROAD FROM ROCKINGHAM DRIVE EAST TO APPROXIMATELY 160' WEST OF LINDEN STREET: Resolution No. 4230: Omnibus Vote.
- F. RESOLUTION TO APPROPRIATE \$800,000 OF MOTOR FUEL TAX FUNDS FOR THE BITUMINOUS RESURFACING OF VARIOUS STREETS FOR THE 2008 STREET RESURFACING PROJECT: Resolution No. 4231: Omnibus Vote.
- G. RESOLUTION AUTHORIZING THE RELEASE OF EXECUTIVE SESSION MINUTES: Resolution No. 4232: Omnibus Vote.

5. ITEMS REMOVED FROM THE OMNIBUS VOTE AGENDA:

There were none.

GENERAL ORDERS:

- 6. RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH TARTAN REALTY GROUP: Resolution No. 4233:

MOTION:

Councilmember Reece moved, seconded by Councilmember Scott, the Council Adopt a Resolution Approving a Redevelopment Agreement with Tartan Realty Group.

City Manager Mark Peterson presented a brief overview of the project and responded to questions from Council.

AYES: Reece, Nielsen, Scott, Chambers, Gaines, Koos.

NAYS: None.

ABSENT: Fritzen.

Motion declared carried.

- 7. RESOLUTION AUTHORIZING WAIVERS TO THE MAIN STREET INTERIM GUIDELINES FOR DEVELOPMENT AT THE SOUTHWEST CORNER OF MAIN STREET AND OSAGE STREET BY TARTAN REALTY GROUP: Resolution No. 4234:

MOTION:

Councilmember Scott moved, seconded by Councilmember Reece, the Council Adopt the Resolution Authorizing Waivers to the Main Street Interim Guidelines for Development at the Southwest Corner of Main Street and Osage Street by Tartan Realty Group.

Councilmember Scott posed questions concerning the proposed waivers to the required setbacks and voiced concern with granting setback waivers. Councilmember Scott also voice concern with the variations granted this project by the Zoning Board of Appeals, in particular the variation of the required number of residential parking spaces. City Manager Mark Peterson responded to concerns voiced by Councilmember Scott. Councilmember Nielsen also expressed concern with parking for this development, as well as parking concerns in the general area surrounding this development.

Mr. Doug Reichl, Tartan Realty Group, 30 W. Monroe Street, Chicago, Illinois, responded to Councilmember Nielsen's concerns regarding parking. City Manager Mark Peterson also responded to the concerns expressed about parking on Osage Street.

AYES: Reece, Nielsen, Gaines, Koos.

NAYS: Scott, Chambers.

ABSENT: Fritzen.

Motion declared carried.

8. RESOLUTION APPROVING AN AMENDED PRELIMINARY DEVELOPMENT PLAN FOR THE ONE NORMAL PLAZA PUD (ADDITION OF MASONIC LODGE): Resolution No. 4235:

MOTION:

Councilmember Reece moved, seconded by Councilmember Scott, the Council Adopt a Resolution Approving an Amended Preliminary Development Plan for the One Normal Plaza PUD (Addition of Masonic Lodge).

AYES: Reece, Nielsen, Scott, Chambers, Gaines, Koos.

NAYS: None.

ABSENT: Fritzen.

Motion declared carried.

9. RESOLUTION APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR THE ONE NORMAL PLAZA PLANNED UNIT DEVELOPMENT (ADDITION OF MASONIC LODGE): Resolution No. 4236:

MOTION:

Councilmember Scott moved, seconded by Councilmember Chambers, the Council Adopt a Resolution Approving an Amended Final Development Plan for the One Normal Plaza Planned Unit Development (Addition of Masonic Lodge).

AYES: Reece, Nielsen, Scott, Chambers, Gaines, Koos.

NAYS: None.

ABSENT: Fritzen.

Motion declared carried.

10. RESOLUTION CONDITIONALLY AND PARTIALLY APPROVING A FINAL PLAT FOR THE RESUBDIVISION OF LOT 32, ONE NORMAL PLAZA PUD THIRD ADDITION BY EXPEDITED PROCESS: Resolution No. 4237:

MOTION:

Councilmember Chambers moved, seconded by Councilmember Scott, the Council Adopt the Resolution Conditionally and Partially Approving a Final Plat for the Resubdivision of Lot 32, One Normal Plaza PUD Third Addition by Expedited Process.

AYES: Reece, Nielsen, Scott, Chambers, Gaines, Koos.

NAYS: None.

ABSENT: Fritzen.

Motion declared carried.

11. MOTION TO RECEIVE RECOMMENDED VALUE ENGINEERING ALTERNATIVES ON THE UPTOWN NORMAL STREET AND STREETSCAPE IMPROVEMENTS AND TO AUTHORIZE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$388,644:

MOTION:

Councilmember Gaines moved, seconded by Councilmember Scott, the Council Receive the Recommended Value Engineering Alternatives on the Uptown Normal Street and Streetscape Improvements and Authorize a Budget Adjustment in the Amount of \$388,644.

City Manager Mark Peterson offered brief comments on the process involved in obtaining the value engineering alternatives and thanked Uptown Development Director Wayne Aldrich for his efforts in this process.

Uptown Development Director Wayne Aldrich presented the value engineering alternatives and explained how the proposed alternatives would be funded.

Councilmember Gaines commented on the proposed water feature to be included in this project. Since this feature had been included in the original plans for Uptown Normal, she expressed the need to continue with the plan as presented to the investors in Uptown Normal.

Councilmember Chambers stated he did not view the water feature as a cornerstone of the Uptown, indicating this was a subtle feature of the proposed roundabout, and he did not feel the Town would be abandoning the scope of Uptown Normal by abandoning the feature. Councilmember Chambers commended staff for the scope of work involved in the value engineering.

Councilmember Nielsen also expressed his appreciation for the work involved in the value engineering; however, he would appreciate more time to discuss alternatives to the water feature as presented given the increased construction costs and with the realization that some things may have to be eliminated.

Councilmember Scott stated he had talked to many members of the Uptown Normal Business Association, and they unanimously wanted to keep the water feature in the streetscape improvements.

Councilmember Reece commented she thought the project should remain as proposed, keeping with the original plan, and indicated her support of the plan.

Councilmember Chambers posed questions concerning stormwater retention features, which were responded to by City Manager Mark Peterson.

Mayor Koos reflected back on when the project was started and indicated the need to stay with the project and not change direction at this time. Mayor Koos further indicated he would prefer to add back into the project the paving blocks in the crosswalks and roadway pavement areas and the hexagonal pavers in both the sidewalk adjacent to the building arcades and the interior of the circular intersection (Items 1 and 3 of the Concrete Paving Block section of the value engineering alternatives). Further Council discussion ensued.

AMENDMENT TO MOTION:

Councilmember Scott moved, seconded by Councilmember Reece, the Original Motion be Amended to Add Back the Paving Blocks in the Crosswalks and Roadway Pavement Area and the Hexagonal Pavers in Both the Sidewalk Adjacent to the Building Arcades and the Interior of the Circular Intersection and Adjust the Budget Adjustment to Reflect these Additions.

AYES: Reece, Scott, Gaines, Koos.

NAYS: Nielsen, Chambers.

ABSENT: Fritzen.

Motion declared carried.

ROLL CALL VOTE ON ORIGINAL MOTION, AS AMENDED:

AYES: Reece, Scott, Gaines, Koos.

NAYS: Nielsen, Chambers.

ABSENT: Fritzen.

Motion declared carried.

NEW BUSINESS:

12. RESOLUTION APPROVING WAIVERS FROM THE MAIN STREET CORRIDOR INTERIM DESIGN GUIDELINES (NEWMAN CENTER, 501 S. MAIN STREET): Resolution No. 4238:

MOTION:

Councilmember Scott moved, seconded by Councilmember Reece, the Resolution Approving Waivers from the Main Street Corridor Interim Design Guidelines (Newman Center, 501 S. Main Street).

Mr. Scot Fairfield, River City Design Group, 101 Hoffer Lane, East Peoria, IL, addressed the Council, concerning in particular, the request for the Waiver of LEED Certification and presented a timeline of the development of this project. Mr. Fairfield indicated the project began prior to the Interim Design Guidelines requiring LEED Certification.

Councilmember Nielsen questioned if the proposed plans encompassed any energy savings guidelines, to which Mr. Fairfield responded in the affirmative. Councilmember Gaines questioned the percentage of points for LEED certification were currently included in the proposed plans. Mr. Fairfield responded between 50% and 60% of the points required for certification were included in the proposed plans. Considerable Council discussion ensued.

Mr. Andrew Hagemann, 412 NE Madison, Peoria, Illinois, Property Manager of the Catholic Diocese, offered comments on the project and the request for the waiver from LEED certification.

AMENDMENT TO MOTION:

Councilmember Chambers moved, seconded by Councilmember Nielsen, the Waiver from LEED Certification be Removed from the Resolution Approving Waivers from the Main Street Corridor Interim Design Guidelines.

AYES: Reece, Nielsen, Chambers, Gaines, Koos.

NAYS: Scott.

ABSENT: Fritzen.

Motion declared carried.

ROLL CALL VOTE ON ORIGINAL MOTION, AS AMENDED:

AYES: Reece, Nielsen, Chambers, Gaines, Koos.

NAYS: Scott.

ABSENT: Fritzen.

Motion declared carried.

13. MAYOR'S MOMENT:

There was none.

14. CONCERNS:

1. UPDATE ON EMERALD ASH BORER:

Councilmember Nielsen requested an update on the Emerald Ash Borer. City Manager Mark Peterson and Parks and Recreation Director Garry Little briefed the Council on the situation.

2. UPDATE ON ORLANDO NEIGHBORHOOD SITUATION:

Councilmember Nielsen requested an update on the Orlando neighborhood situation. City Manager Mark Peterson and Police Chief Kent Crutcher commented on the current situation and efforts to stabilize the area.

Councilmember Reece also commented on the situation in the Orlando area neighborhood.

3. MAIN STREET/COLLEGE AVENUE PAVEMENT REPAIR:

Councilmember Reece inquired as to the status of pavement repair at the Main Street/College Avenue intersection. Public Works Director Mike Hall responded the Town is working with the State to reach an agreement for the repairs to be made.

4. TRAFFIC CONTROL DEVICES IN IRONWOOD SUBDIVISION:

Councilmember Reece indicated she had received a concern with the golf cart paths crossing the public streets and suggested the possibility of the addition of traffic control devices near these crossings. City Manager Mark Peterson responded to the concerns.

15. ADJOURNMENT:

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

MOTION:

Councilmember Gaines moved, seconded by Councilmember Chambers, the Regular Meeting of the Normal Town Council be Adjourned.

AYES: Reece, Nielsen, Scott, Chambers, Gaines, Koos.

NAYS: None.

ABSENT: Fritzen.

Motion declared carried.

Mayor Chris Koos adjourned the Regular Meeting of the Normal Town Council at 9:23 p.m., Monday, July 21, 2008.