

PUBLIC WORKS COMMITTEE
MINUTES OF DECEMBER 17, 2019

#1 CALL TO ORDER

Chairman Mike Puhr called the special meeting of the Public Works Committee to order at 5:00 p.m. at the Robert E. Jones Municipal Building, 17 W. Main St., Danville, Illinois.

Roll Call was answered by Chairman Mike Puhr, Vice Chairman Rick Strebing, Aldermen Bob Iverson, Mike O'Kane, Sherry Pickering, Aaron Troglia, and Robert Williams. A quorum was present.

Others in attendance included Mayor Rickey Williams, Jr., Aldermen Brenda Brown, R.J. Davis, Steve Foster, Sharon McMahon, and James Poshard, City Clerk Lisa Monson, City Comptroller Ashlyn Massey, Corporation Counsel Charles Mockbee IV, Finance Manager Denise Ahrens, Grants & Planning Manager Logan Cronk, Information Technology Administrator Agnel DSilva, Public Transportation Director Lisa Beith, Public Works Director Carl Carpenter, City Engineer Sam Cole, Assistant City Engineer Eric Childers, standing room only audience members, and 3 news media.

#2 AUDIENCE COMMENTS

#2-A) PUBLIC HEARING for Petition to Vacate Streets and Alleyways as Part of Carle Development Project for the Petitioner, Carle Foundation Hospital, in the amount of \$67,118.40. Chairman Puhr opened the public hearing at 5:02 p.m. for the Petition to Vacate and asked for audience comments in support of the streets and alleyways vacation including partial closure of Logan Avenue.

- Sybil Mervis of Danville has lived at the north end of Logan Avenue for 42 years and will be slightly inconvenienced with the Logan Avenue closure, but she prefers to take the long view and look at the possible improved healthcare for Vermilion County and surrounding area. She is delighted at the idea of improving healthcare accessibility for Vermilion County. When she considers the area that Carle plans to locate their development, which has been a blighted, slum ridden, high crime area, she sees a transformational opportunity for both healthcare and our center city and asked the Council to consider how the project will enhance many aspects of our lives.
- Caleb Miller of Savoy and Senior Vice-President of Carle Clinical Operations stated the Carle development project will have a tremendous impact of healthcare that Carle can provide for today and for the future as well as an economic impact for Danville.
- Mary Chambers of Danville stated the Carle development will help give the citizens of Danville the freedom of choice for their healthcare a competition is good and healthy for the community. When Danville can provide quality healthcare those citizens can obtain care when the worst happens and allows citizens not to be a burden to loved ones and allows citizens not to postpone needed medical care and gives peace of mind. Access to comprehensive quality healthcare improves the well-being of our citizens and improves the economy of Danville. Proper healthcare makes for a work force that is way more productive. Competition in the healthcare marketplace benefits consumers because it helps to contain costs, improve quality, encourages innovations allowing Carle to improve their facilities will be a win-win for the citizens and for Danville.
- Darlene Halloran of Danville stated the partial Logan Avenue closure is a bit of a red herring. She understands the concerns for expeditious care and believes the project has been thoroughly researched and addressed. She calls it a red herring because the issue is one of being able to have expeditious access to the emergency room. She questioned where were the concerns and public discourse when the calming islands were put in front of the hospital emergency room entrance. They were placed there for a very good reason, which was pedestrian safety; however, she does recall a fair outcry for the inconvenience of not having direct access to the emergency room or the additional time it takes for emergency and private vehicles to enter the emergency room. There is little to almost nothing of that issue heard now. Change is hard, but everyone has adapted to that. She is aware of the latest statistics circulating in the community offering the number of patient visits to the emergency room. Of the 35,000 visits, 27,000 are from private vehicles and while this is an impressive number it fails to give the whole picture. She questioned how many of those visits constituted an emergency such as a life or

death situation and how many of those vehicles accessed Logan Avenue to arrive at the hospital or used other avenues to reach the emergency room. We shouldn't be fooled by a statistic that does not paint the whole picture. The public is being told of the closure of Logan Avenue with an impression the entire street is affected, when in fact, little discourse is given to the fact that only three blocks of Logan Avenue is being considered.

Chairman Puhr asked for audience comments in opposition of the streets and alleyways vacation.

- Dr. Kirk Bott of Danville is in favor of the Carle expanding their operations in Danville even though he has been in private practice the last 30 years and the last five years at the Danville Polyclinic, which is now OSF. Carle wants to close Logan for the current plan, but he voiced concern of never hearing the need or why there couldn't be other directions of development that would allow some co-existence of the needs. He feels like there is some harm to other individuals whether it be the businesses or the hospital and it seems like Carle has not come forward with any alternative plans. He feels turning north off of Martin Luther King, Jr. drive will have to really be looked at to allow a major flow of traffic to exit into it.
- James Mulvaney of Danville one thing speak to Mayor graciously allowed him to speak to him for about two hours a month and a half ago. The one thing the Mayor said that stuck with him was health and safety was a very serious concern and he agrees with him. He questioned running dual ambulance services when he came to Danville in 1976, which was one from the Fire department and one from the private carrier at that time and now there are two private carriers. He realizes that several years ago that policy was changed somewhat and now for a life threatening heart attack, breathing obstruction and things of that nature which time does matter the City to continues to run two ambulances, one from the Fire department and one from the private carrier. He applauds that. The private carrier charges for its service and the City service is paid through taxes. Antidotally he was told the policy started when someone had an episode at the American Legion during a Little League baseball and time was significant the Fire Department responded and the person's life was saved so if we are looking at seconds, the City has already made the commitment that seconds do matter that the City's decision to now have those seconds removed seems to be counter intuitive from the City's current position of why dual Fire and private ambulance services are offered so he thinks it is a health concern. He thinks the City recognizes that prompt response is necessary by its actions over the last 40 years or probably longer and would urge the Committee and Council to not vacate Logan Avenue for the safety concerns that seconds do matter and the times I have seen range from well over a minute to around a minute of extra time to transport a patient from somewhere south to the hospital with this change. Chairman Puhr clarified the City does not run an ambulance service, but does provide EMS services.
- Pastor Phil Jackson of Danville requested to the Council to not delay help in an emergency by removing one of the most direct routes to the emergency room at 812 N. Logan Avenue that has been there more than 120 years. He also pointed out that it could be a disadvantage with other doctor's offices, Polyclinic, two pharmacies, and other ancillary businesses as well. Danville is a great town and in that time from General Motors to General Electric to four major railroads and coal mines, etc. they all came and were good union businesses which had good union health insurance and still have good union insurance for retirees. The point is Carle is not putting \$70 million dollars on the table to walk away from that.
- Vincent Koers of Danville stated me and my new knee are here basically to suggest this is not an either or situation that has been painted into. There are opportunities for negotiation and that those negotiations ought to be public and transparent and involve working together for a better future; not raw power which currently seems to be the situation. We should not be in a situation where we are backed in a corner by negotiators making commitments in private that really need to be decided on right here tonight and we should not be hidebound by something somebody agreed to that they had no authority to agree to. It is a significant reflection on our planning that we have gotten this far without having involved OSF and giving them an opportunity to discuss what their concerns were with the proposal. It is entirely possible to do what Carle wants to do on the property we are talking about by moving that property over to the east slightly using the future expansion room that has already been provided. The original proposition had buildings on the Logan Avenue area, the current proposal does not have

buildings there. It is parking lot and landscaping and it is clearly one option to leave that street open. We talked about the percentage of the numbers suggesting perhaps the 26,000 people being treated are not really serious and of course that is true and some of them come from the north, but there are a lot of people arriving in private vehicles that are going to be delayed by more traffic, more stop signs and more four-way stops. Those people may be in dire trouble if we do what you are proposing to do tonight.

- Jack VanCamp of Danville lives west of Logan Avenue. He is not against Carle, but am against closing Logan Avenue, even if it is only three blocks, it can delay someone's time to the hospital to the emergency room. He has had a stroke, recently discovered he may have some heart problems and does not want a minute delay to get to the hospital if he needs to get there. He has a friend and fellow resident of Vermilion Heights, Jim Adams, asked him to speak on his behalf, and mentioned he is against the closing of Logan Avenue also. He does not care how many people use the emergency room, but any one that is in dire need of an emergency room should not be delayed getting to the hospital.
- Karla Knoll of Danville stated Logan Avenue to the citizens of Danville is like Lakeshore Drive to Chicago. That may sound petty, but she enjoys the ride and does it most every day and can't help but think that Carle strategically planned their engineering to hurt OSF.
- Rick Rotramel of Danville stated his wife and he moved to Danville in 2000 and one of the reasons they moved was because of the hospital. They have lived all over the state and never lived in a community without a good hospital. When he first heard about the closing of Logan Avenue and cutting off the emergency room access from the south, he could not believe it. It is common sense to him that you are cutting off one major access to our emergency room. It is his understanding that there might be some folks from Carle saying 30 seconds does not matter, but his wife is a retired nurse and he has had it beat into his head for 38 years that FAST for a stroke, seconds count, for a heart attack, seconds count and we are closing off a southern emergency room access. He hopes it is not him being brought to the hospital and happen to be south of the hospital and have to go up Gilbert navigating all of that traffic and any of you that have driven Gilbert Street as many times as he has, just because an ambulance is coming doesn't mean that people are going to pull over and doesn't mean that the ambulance can go through the intersection. People ignore ambulances all of the time. He just can't believe we would let this happen, but if it does happen and you folks vote to let it happen, it is on you. At some point in time, it could be ten years down the road, it may be 15 years, but somebody is going to need access from the south and they are not going to be able to come up Logan Avenue and they are going to get to the hospital and they are either going to be dead or have a permanent impairment because of the delay. He appreciates a \$70 million dollar investment in our community, but it is my understanding the part they are blocking off Logan for is for parking and landscaping. He stated just move it.
- Terry Hume of Oakwood stated he has been in the EMS service since the early 1970's and coming into town Logan Avenue is a vital part of our EMS route and has been for years. He stated everyone is talking about going over to Gilbert Street and will add extra traffic to Gilbert which is not just the distance. It is getting through the traffic and stoplights is a major problem and that is why the ambulances are coming from the south such as Georgetown, Lynch, Tilton, and even Fountain County. They switch over and use Logan Avenue because of less traffic and less danger to cut off as much time as they can as seconds do count. Not every call will be that way, but do you want one person's life, somebody that dies, because they did not get those seconds and when you're doing CPR in the back of one of those units, you need all of the help you can get. He does not understand why Carle can't move to the east and leave Logan Avenue alone. He also stated the ambulance services were upset about the island near the emergency room access as it did create a problem and added time. He cannot see the feasibility of closing Logan Avenue. He knows we are not living in the City of Danville, but it does affect the people in Oakwood, Fairmount, and Sidell and all of the people we bring in. We covered until the last couple of years all the way to the Halfway Inn all of the way to the County line and have transported a lot of people and that is the fastest way in and less dangerous for all of us. Almost every day he is posting something where an ambulance has been involved in a wreck at an intersection or something and we do not need to increase our chances.
- Jim Goff of Danville stated he concurs with what everyone else has said this evening, but he would like

to look at a little different direction. First of all, he respectfully disagrees with our Mayor when he said that this development by Carle is a game changer for Danville. He feels the game changer for Danville was when OSF took over our healthcare. In his line of work he has been able to talk to a couple of people from Danville originally, who moved to Peoria and came back to Danville after retirement and they said they loved Carle [OSF?]. He has talked to people still living in Peoria, but have family here and they love Carle [OSF?]. He thinks OSF upped our degree of healthcare when they bought our hospital. The other thing he questions is their intent. Why do we have two private ambulance services in Danville. We never did and like one gentleman said the Fire department are first responders, then the ambulance service comes in when there is an emergency. When Carle took over our ambulance service, their intent was taken a lot of people straight to Carle and bypassing our hospital. They claim they ask the patient where they prefer to go, but not everyone in that ambulance is able to talk.

- Dr. Jared Rogers of Danville, CEO of OSF Sacred Heart Medical Center, stated the primary concern at OSF is the health and wellness of the members of the Danville community and surrounding communities which is known as the ultimate aim with Carle. We have the same ultimate goals, but we disagree on the closure of Logan Avenue. OSF does not oppose Carle bringing their operations together, but the closure of Logan Avenue does not need to take place for their parking lot and landscaping. 27,000 patients have come to the emergency room by private auto every year and approximately 100 of those came in cardiac arrests or not breathing and out of those 100 approximately 50% were from the south and southwest meaning they would have used Logan to get to the hospital. Seconds do matter which is why we want to keep Logan open.
- Chris Manson of Danville and OSF Sacred Heart Medical Center spoke concern stating that of the 35,000 visits last year there were just under 2,000 that were transferred the entire year so that just gives you an idea that it's less than 5%. We also talked about possible options regarding North Logan and what could be done and again we've always tried to be corporative around trying to work with the proponents of regarding the project, which again Dr. Rogers stated that we support, we talked about pedestrian overpass and simply maintaining the existing Logan Avenue and moving the footprint of the building. I think when we first engaged the footprint of the building was actually going to be on Logan and then when they came to the City Council meeting several weeks back when they released their final proposal they showed the building much farther to the right and basically North Logan really was only being impacted by parking and vegetation. So to us it's a big concern to lose access to that road for only those things and again as its been mentioned what we would hope that this body could do is move the Carle Project forward but again not vacate North Logan Avenue.
- Sherree Cockrell of Danville spoke concern stating that she has been in Danville all her life, more than 60 years, and in reference to closing that part of Logan it's a major thoroughfare and the closure of even a small part of Logan will delay and frustrate people going through town to the hospital, grocery stores, retail stores, doctor's offices, restaurants, Lincoln Park, with numerous events bringing people in from out of town, and locals just driving home from work. We want people to come to Danville not get frustrated and not want to go to Champaign instead. Don't get me wrong, I like Champaign but Danville is my home and I want people to come into town. I have friends and relatives living on the west side of town who use Route 150 to come into town, if they have an emergency and need to quickly get to OSF Hospital they will have to drive around Carle's parking lot and future developments just to reach the E.R. To me that's just unacceptable. The City should have some thorough exam of all the options and make an educated decision. If the decision is to cut off Logan Avenue then that may be a decision we regret later.
- Jonathan Gibson of Danville spoke concern stating that many parts have already been said but the one part I would like to add is understand that the traffic is an exponential problem. All I mean by that is when you add the 20,000th car it has an exponential effect as opposed to the 5,000th. When you are talking about closing Logan, you are talking about restricting 5,900 vehicles is the average according to IDOT's website as of today. That would have to be shifted over to North Gilbert; North Gilbert is currently listed as having 19,600 as an average. So, you're talking about a 30% increase. When you are at low end numbers it actually doesn't make that much of a difference if adding those traffic numbers to it, however when you are already near capacity that impact is what they call exponential, meaning that when you even add a small amount of those vehicles that is then going to have an

exponential impact, meaning you're going to be taking North Gilbert and making it busier than any portion of even North Vermilion. We already talk about North Vermilion being a traffic problem at times or wanting to redirect things over to Bowman so this is what we are talking about doing to this section of North Gilbert. So, I simply ask that you remember that little phrase, traffic is an exponential problem, and that's what we are talking about doing to North Gilbert by closing this part of Logan.

- Tony Goss of Danville spoke concern stating he wants to start by asking a simple question, have any of you had a representative of Carle approach you with the idea that keeping Logan open is a deal breaker. It is interesting to me that I hear OSF representatives saying that the plans have been changing as we go along and that leads me to believe that there's been some give and take, maybe more give on one side than the other and maybe not giving the citizens' concerns a fair shake. Another concern I have is the precedent and Mr. Mayor you have stated that if we don't go through with this plan then future investors will have concerns. I believe that is a valid concern. I think this could potentially create another precedent of if we say ok investor if you come here with so many dollars we will do whatever you want, no questions asked. That is a concern for us as citizens that money will eventually if not now trump public safety. Another issue related to the traffic on Gilbert, literally on my way here tonight I almost hit somebody that was playing frogger. I was coming up to a stop light and there was very little traffic in the left lane where I was and the right lane was full and about 50 feet from the stop light all of a sudden two adults jump out from between cars on the right side. I came very close to killing someone tonight. Adding traffic just makes that worse and I personally believe that doing something to enable people to get across Gilbert safely is a serious health and safety concern in our community. Closing Logan would just greatly exacerbate that risk and that danger so for that reason alone I feel like closing Logan would be a danger to our citizens and I would like to work together to find ways to discourage people from taking that risk of just stepping out in traffic. Probably 40% of the time at least that I go down Gilbert I see somebody just walking out into traffic, it's really astonishing. We can't be putting their lives at risk by creating more of a traffic issue. Everything else has already been well stated so I appreciate your time tonight.
- Jerry Hawker of Danville spoke concern stating I agree 100% with what OSF has said about the delay in transporting somebody to the hospital and that's important. Probably one of the things that bothered me the most is listening to Carle say that 45 seconds to a minute does not matter. It doesn't matter in most situations, I've been an EMT for over 20 years, and trained by Carle in fact, they do my continuing education every 2 months and not once have I heard anything about slow down or do less they have always emphasized seconds matter because you're moving from one area of treatment being a basic EMT or a Paramedic to a hospital so if it was all the same in the back of an ambulance we wouldn't even have to roll the ambulance down the road so I think you should all think about that. Second of all is the traffic, that's the biggest thing that is going to effect most of the residents of Danville. We have three north/south thoroughfares in the City of Danville, Logan Ave, Gilbert, and Vermilion, that will go all the way down. I know there's been dispute about the numbers but I'm staying with the Illinois Department of Transportation who that's their job to measure the traffic and with an average of 5,900 car per day, of course most of them are at one time and there's not so many at midnight or 1:00 and there's more at 4:00, so blocking the roadway it's a 30% increase in traffic and you are talking about removing stop-lights, which those are there to slow traffic down and to give the side streets access, removing that means your traffic is going to be moving faster down the road and those people that are trying to get into Gilbert, either to go north or south, or going to have a harder way. I didn't realize this until the other night I was driving along coming from the north there on Logan and I was getting ready to turn onto Harrison and I realized that Carle was putting their ambulance from their proposed drawing at the corner of north and Logan, which would put them south of their closure. If they respond from their station to any call in the northwest part of the city, including anywhere up by Lincoln Park all the way up Logan to Logan Terrace all the way out to Denvale, they are going to have a longer trip in responding and they're right there. If it wasn't blocked, they could go shoot up Logan all the way. This means they will have to go out to Gilbert and go north and come back and go north again, depending on the call. So I think you really need to think more about the traffic flow. The number and time to get to the hospital is very important, but putting more people on Gilbert is dangerous.
- Julie Carlson of Danville spoke concern stating that I agree and I understand, you're right; there is a

point to be made that if we back out completely then maybe other businesses may very well question how well we follow through with them. But I think in this case the issue that I have is similar to what other people have said but it's actually three-fold. First of all, from what I've seen based on the designs, it's a matter of convenience for a business project. So what they are doing isn't going to save more lives, it isn't going to speed access to their services, or to the ER's, its convenience and beautification. So it's not a necessity, which means there has to be room for negotiation on something like that. A parking tower could alleviate the parking issues. You can beautify anything but keeping Logan open keeps people's access to the OSF E.R. reduced. They don't have to go down and come all the way around. The second part, if you put the citizens needs first as far as health care and you're standing up for that and taking a firm position on it while being willing to welcome Carle and work in partnership with them to achieve what I have to believe is a shared objective, more healthcare services to Danville and investment in Danville then you're setting a positive precedent for future businesses because they'll say ok these are folks that think things through very carefully and if there is something that comes up there going to bring it back to the table to discuss it with us and work with us in partnership with us to make sure we arrive at a positive outcome. The third concern that I would have is we're talking about ambulance time to get to the E.R., but what about police. If there is an issue in the community or an incident of violence what about police access to the same area. Is it going to take them as long? Is it going to add time to their response? I would also be concerned about that and I would ask the Council to please take all these things into consideration. Absolutely work with Carle, partner with them, we need that business here, but let's do it in a way that's safe and smart for the community.

- Robert Szymanski of Danville, and on behalf of Concerned Citizens of Danville, spoke concern stating that this whole perception of 40 seconds doesn't matter. I hate to tell you this but 40 seconds isn't the issue, I'm out here every day, I take different routes to meet with citizens every day from all parts of the area, a lot of which have been here for many years. Back in the '80's and '90's a lot of those same people had concerns about things like housing developments and other issues and I hate to say this but somebody didn't listen, and I think we're finally seeing that maybe they should be heard. I was an EMT firefighter in Chicago for two years. I know what matters. That 4 to 6 minutes of just getting an airway started on a patient at the scene is vital, not to mention the response time and the transport time. You cut off Logan from the people towards Ellsworth Park after they have already been worked on for 8 or 9 minutes down then there chance of survival rate has diminished. Now this month I didn't take a stance on this because I don't like the play politics and this is money and its politics. I drove 26 times in the last month from certain streets and used the alternate of Gilbert, 40 seconds my butt, and the only reason I'm saying 26 times is because that's how many times I didn't catch all the lights. I averaged anywhere from 3 minutes from Main and Gilbert to the hospital to 8 minutes, give or take the traffic and times. You just lost critical care patients that have already been down, not to mention, the police officers here, we know we have a brewing crime issue in that area, and that cuts them off from being able to come in from the south side, that's only allowing them to come in off Gilbert. So, I would hope that you don't make the same mistake by not listening to the citizens on a couple of plants and a parking lot, and learn another lesson in somebody losing a life because of it.
- Breon Boyd of Danville spoke concern stating I have been here all my life, about 19 years or so, and I have worked at the hospital since 2005. I became a nurse this year and I have witnessed the emergencies going in and out via Logan Avenue. I am a product of a family member passing away because of that short time when they needed that emergency help and they didn't receive it. So I think Carle is a big asset to our community, I know it will bring good resources to our community, OSF I don't believe is trying to just knock the project because they want to partner because as a community we need all the help that we can get, but like the guy just said I don't know who took that route and got 30 seconds or 60 seconds but I know living in Danville all my life that is going to take longer than 30 to 60 seconds to go around Gilbert through those lights, because I take that route coming down Main getting to Logan and I know if I hit Gilbert I know it's going to take longer and it does matter and it's kind of heartbreaking that a healthcare facility will say seconds don't matter because it matters a lot. I know if I'm coming that way I want to be helped as quick as possible, I've seen people drop just like that and I know that those seconds matter so I think that everyone should consider one thing I always say that things that don't affect us until we're on that side of it. So if you're not affected or you haven't

experienced losing someone by the drop of a hat or just because of lack of healthcare then it may not affect you right now but at some point it will affect you and I think we should consider the community, and the police department being here taking longer to get around, and just be considerate of other people. Money talks, I always say that, money talks, it does and I don't want this to be, I support our Mayor and I support our community so we don't want this to be a business project but not considering the safety and we can all day long that they put the median in front of the hospital and that was a big mistake that it created but we never blocked the entrance to the hospital. Even if you're coming from the north end, we've had several people come down the wrong way of the ramp we've never blocked the entrance to that E.R. There's still access from the north end. So I just ask that you be considerate, not just of OSF, as a business, but as a community be considerate of our citizens and our family members and loved ones and I thank you for your time.

- Allen Dixon of Danville spoke concern stating I just want to ask how many actually believe that that deal is contingent on Logan. Think about it, they're not going to shut down that project for Logan. If they are, that's bad planning on the part of Carle. Just the traffic flow alone, if I started at Main and Logan and you sent a car running hot towards the hospital you're looking at least 5 to 10 minutes. You've got Gilbert and Vermilion, if you close Logan, you've only got Gilbert, and Vermilion going through town. It's already congested in that area, so you're going to add a business in that area and then relegate all the traffic to go down to Gilbert Street. That's going to be tough. So I'm saying and making an appeal to you, like the young lady said money talks and they say the other stuff walks, but don't let money boss you. Have some stand up. It seems to me in closing that Carle would come in here with more of a compassionate attitude but the strong-arm tactics they're using, using the City and using eminent-domain and telling them to do this and do that, when does it stop. So have some stand-up, and say no to the closing of our street. You guys can redo the contract or redo the construction in such a way that you can have your facility and still leave Logan Avenue open. Thank you very much for the time.

There being no additional audience comments in opposition or support of the alley vacation Chairman Puhr closed the public hearing at 6:00 p.m.

#3 PUBLIC WORKS – Carl Carpenter, Director

#3-A) Chairman Puhr presented an ordinance authorizing Vacation of Streets and Alleyways as Part of Carle Development Project for Petitioner, Carle Foundation Hospital, in the amount of \$67,118.40. Alderman Pickering moved to dispense with the reading and asked for approval, seconded by Vice Chairman Strebing. Chairman Puhr stated the Committee will be approving the preliminary plat as we do not have a final development plan, but will be approving vacation of various streets and alleys in the preliminary plat. The final plat will be determined by the City Engineer with the various traffic counts, signals, and other things that need to be completed before the project gets going. Director Carpenter stated on page two of the ordinance there are stipulations that state none of the streets or alleys will be vacated until certain stipends are met such as the improvement of Madison and Logan intersection, others are traffic impact analysis, engineering design, and construction improvements to the satisfaction of IDOT/FHWA and the City Engineer at the signalized intersections of Logan/Main St., Main/Gilbert, Gilbert/North, proposed Gilbert/Madison, and Gilbert/Seminary. Director Carpenter also added the City will not vacate any street or alley unless the stipends are met and signed off by the City. Chairman Puhr stated the Council received a letter on October 4th from Dr. Rogers that while they were opposed to the closure of Logan Avenue, if improvements were made to Williams and Madison Streets, they would not object to that closure. The Council authorized engineering in November for Madison and Williams Streets and have purchased land. He would like to see the two parties work together and come up with a walkway or walk over on Logan if it does need to remain open. Alderman Pickering asked Carle why does Logan Avenue need to be closed and Dr. Chuck Dennis, Chief Medical Officer from Carle, stated Carle has looked at the project over a couple of years and things change as different properties become available, but what doesn't change is the scope of the project that was put in front of the City with the original requirement of 18 to 20 acres and the not closing of Logan Avenue for what the project requires, makes the area unviable and it is not just about parking and landscaping. It is about the size of the building that is driven by the scope of services has certain requirements for all of those things such as utilities, parking spaces, handicap spaces, and that is driving the plat of land. Alderman Troglia voiced concern that Carle cannot go

north of Madison. Dr. Dennis responded north of Madison starts to go into a residential property area and was not considered available to Carle. Mr. Nicholas Crompton from Carle stated the City presented Carle with the area being proposed so it was never on the table to close Madison and the traffic volume on Madison is high as well. Chairman Puhr stated the planning has been going on for approximately 2-1/2 years. When Carle approached the City, the previous Administration, and Vermilion Advantage, they asked for approximately 20 acres and this was the area that was proposed. The Council found out about the project approximately a year ago and gave their blessing for the project. Mayor Williams stated one of the issues that was expressed by the City staff was that Madison is the only east-west thoroughfare going from Gilbert St. from Main to Williams Street until you get to Williams Street. Alderman Iverson questioned buildings in the site plan that are not being purchased as they could be used and not have to close Logan Avenue. Mr. Compton responded we were not able to acquire those buildings. Alderman O'Kane asked if the design concept is still to build and look over the park. Mr. Compton stated the building did change on the north side as we started to look at the shape of the site which made sense and creates the best view for the whole development. The oncology on the fourth floor will overlook the park so initially the back blocked that view of the park. Alderman Troglia asked if the closure of Logan Avenue is all or nothing. Chairman Puhr stated he is not sure if the removal of the vacation of Logan Avenue can be done to amend the ordinance. Counsel Mockbee stated the petition is filed by Carle requested by Carle so any changes would have to be approved by Carle. Director Carpenter clarified that Carle would have to refile a petition. He also stated Williams Street is not a stipend on the ordinance. Williams Street will be improved regardless of the Carle development. Alderman Troglia asked Carle if the Logan Avenue closure is make or break. Dr. Dennis responded as we have said in the collaborative relationship with the City and Vermilion Advantage for the past couple of years, this is the plat of ground we were asked to consider and given the scope of services we want to put into this requires a certain amount of space and if Logan Avenue is not vacated we will not have the adequate amount of space to put this project in this part of town. We are committed to Danville and will look at what other alternatives there are, but unless something changes dramatically it cannot be this space. The healthcare outcomes being driven by social determinants of health and health systems only have a partial impact on the healthcare outcomes. What we have found so beneficial to have the development in this place is that not only can we make the impact on the healthcare delivery system, but also help that socioeconomic issues this area of town has, but it will not be big enough if Logan Avenue is not vacated. We have put in two years of effort and \$2 million dollars already and a lot of man hours and we hate to see that go, but to Carle it is a little bit of cutting our losses if we have to go to another area. Alderman Troglia asked why they didn't choose a greenspace area to begin with and Dr. Dennis responded Carle is committed to improve the socioeconomic benefits to this City which was presented to us by the City of Danville and we thought we could help two things: 1) create a better healthcare delivery system, and 2) reduce urban blight and have some economic development in this area of the City. Mayor Williams asked Engineer Cole to address the state law regarding parking. Engineer Cole stated there are a lot of standards that dictate that and the City's zoning ordinances govern parking. Often times there is some level of flexibility or variance given. That has not been something the City has directly looked at. Mayor Williams stated if he recalls correctly, according to the zoning ordinance, it would require 872 parking spaces. Engineer Cole stated based on zoning for Carle's type of use and handicap parking, they would be required to have 873 parking spaces and their site plan shows 875 parking spaces so not a lot of wiggle room. Alderman Iverson yielded time to Alderman Duncheon who stated Carle promised him they would do due diligence so what are the results of that. Dr. Dennis stated he put thumb screws to the team and asked them if there was any way to keep Logan Avenue open and they had a meeting a couple of days later with the crew and they described why that could not happen so he believes he has done the due diligence with the plat of land that we have been given and the scope of work we have been given and there is not a reasonable alternative. He addressed why they do not want a parking garage which is due to maintenance and costs and we would lose 200 parking spots if Logan Avenue is not closed. After all questions were addressed and there being no further discussion, the roll call vote being:

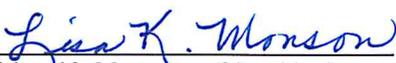
Ayes: Aldermen Strebing, Iverson, O'Kane, Pickering, Puhr

Nays: Aldermen Troglia, Williams

Motion carried 5 to 2.

#4 ADJOURNMENT

There being no further items on the agenda, the meeting was adjourned at 6:28 p.m. by acclamation after a motion by Vice Chairman Strebing and a second by Alderman Pickering.



Lisa K. Monson, City Clerk

Approved: 01/14/20
Posted Publicly: 01/15/20