
DATE: Monday, July 13, 2026
TIME: 7:00 p.m.
PLACE: 400 S. Vine Street, Urbana, IL 61801

The City Council of the City of Urbana, Illinois, met in regular session Monday, July 13, 2026, at 8:02 p.m.

ELECTED OFFICIALS PHYSICALLY PRESENT: DeShawn Williams, Mayor; CM Maryalice Wu, CM Shirese Hursey, CM Verdell Jones III, CM Stephanie Cockrell, CM Grace Wilken

ELECTED OFFICIALS ABSENT: Darcy Sandefur, City Clerk; CM Christopher Evans, CM James Quisenberry

STAFF PRESENT: Bourema Ouedraogo, Evan Alvarez, Olivia Jovine, Darius White, Matt Roeschley, Seok Hyun Cho

OTHERS PRESENT: Rebekah Mangels, Organizer with the Lift the Ban Coalition; Erie Berri, Resident; Derek Brashear, Real Estate Developer with DMCB Properties; Melissa Brashear, Real Estate Developer with DMCB Properties

1. Call to Order and Roll Call

With a quorum present, Mayor Williams called the meeting of the Urbana City Council to order at 8:02 p.m.

2. Approval of Minutes of Previous Meeting

None.

3. Additions to the Agenda

None.

4. Presentations and Public Input

a. Public Input

Adani Sanchez congratulated the City of Urbana for the recently announced renovations to apartments located in the Philo Road area. Requested, on behalf of the CURbanism Club, Council approve Ordinance No. 2026-05-013 to create housing in downtown Urbana to accommodate residents who want to live in Urbana. *Gabriel* echoed the previous statements. Raised concern for the ways in which State legislation infringes upon home-rule municipalities. Expressed support for building more housing, Ordinance No. 2026-05-013, and reform the Zoning Ordinance before the City is forced to revisit it through future State legislation. *Jared Fritz* stated Urbana must seek to address the housing issue through multiple methods and support systems that include building housing. Stated the current housing conditions and availability are not acceptable for the community and struggling families. Expressed the appeal of developing housing to lead to a 1% decrease in rent compared to not developing housing and having a 5% increase in rent. Emphasized the need to develop housing across all levels of affordability to make progress toward addressing the housing crisis in Urbana.

b. Public Input (Continued)

Jeff Traynor expressed concern that the 32 units in the apartment development proposed in Ordinance No. 2026-05-013 will disrupt his comfort due to the sound of air conditioning units. Concluded from personal observations that McCullough Street has no space for a bus. Stated the four privately-owned parcels of 413-419 West Main Street hold two good condition apartments that provide low-cost housing and have two parcels of green space that could be used for a Boneyard Creek project. Requested the design of the apartment to better suit the neighborhood. Stated Council should oppose Ordinance No. 2026-05-013 to protect their personal homes in areas assumed to be zoned R-2. *Carolyn Baxley* raised concern on behalf of homeowners that expected to live in single-family neighborhoods without a threat of change. Requested Council consider what they may feel if this development appeared near their homes. Stated Ordinance No. 2026-05-013 does not meet the criteria for approval, displaces African American families, and provides no public benefit. Expressed concern for how support for the development comes from people who do not live in Urbana. Stated approval of the Ordinance will lead to the destruction of West Urbana, a neighborhood designated by the American Planning Association in 2007 as a Great Place in America. Called for Council to uphold the legal obligations of the Urbana Zoning Ordinance and Imagine Urbana Comprehensive Plan. *Phyllis Williams* urged Council to consider the Preliminary and Final Development Plans separately to provide more input on the proposed development. Requested Council more thoroughly discuss how the project supports and funds the Boneyard Creek. Stated City staff and the developers are depriving Council and the public of the opportunity to develop the site plan and building design of the proposed development.

Written Public Input regarding Ordinance No. 2026-05-013 were received from the following individuals and read by Council: Liz Cardman, Lois Steinberg, G. Brewster, and Cyrus Dochow

Written Public Input regarding Ordinance No. 2026-05-013 were received from the following individuals but were not read: Derek Brashear; Alison, Elise, and Nora Colgrove; and Luke Bial

a. Addressing the Housing Crisis in Urbana (And Beyond) – CM’s Evans and Wilken

Presented by Rebekah Mangels, Organizer with the Lift the Ban Coalition and Erie Berri, Resident. Rebekah Mangels provided an overview of the topics to be covered by the presentation.

Erie Berri spoke on how data from the Housing Authority of Champaign County (HACC), Census, and Urbana HOME Consortium displays that the costs of rent are too high. Illustrated how the local data indicates 37.7% of the median income for a household of renters would be spent to afford the median rent. Further stated if a tenant in Illinois seeks to afford a one-bedroom apartment at minimum wage, they would have to work 70 hours a week.

Stated housing inaccessibility is caused by various factors such as opportunistic investors that purchase housing to raise rent for profits and lobbyists for the real estate industry that seek to empower property owners.

a. **Addressing the Housing Crisis in Urbana (And Beyond) – CM’s Evans and Wilken (Continued)**

Rebekah Mangel stated the 1997 Illinois Rent Control Preemption Act stops the implementation of rent control across the State of Illinois. Shared the rent control ban was lobbied for by the American Legislative Exchange Council (ALEC), who has also supported the implementation of similar bans in 32 states. Expressed that ALEC continues to exert its influence on legislators by asserting the rent control ban must stay.

Stated the lack of housing access and stability contributes to a higher rate of eviction and homelessness across Illinois. Noted the development of new houses do not automatically improve housing affordability as the lack of rent control allows landlords to continuously increase rent to be unaffordable for many.

Shared methods to improve housing affordability include things such as: community land trusts, taxing second homes, changing zoning laws, rehabilitating old structures, caring for people who are unhoused, and removing bad faith actors from the local real estate market. Stated improving tenant rights and implementing rent control are potential methods, among many, toward lowering the cost of housing. Emphasized the need to implement multiple improvements to housing before affordable housing can be created.

Spoke on how the Lift the Ban Coalition focuses on advocating to lift the ban on rent control. Shared that no state that has banned rent control has successfully removed the ban and the proposed legislation from the coalition seeks to provide municipalities with the option to hold a referendum vote to lift the ban. Stated that those actions do not automatically implement a ban. Elaborated on the ways rent control can be handled by a rent board, fixed rates indexed to inflation, or by requiring landlords to justify high increases. Stated the coalition additionally supports expanding tenant rights through applying the Tenant Bill of Rights, adopted by the City of Chicago, across the State. Questions and discussion followed.

5. Council Input and Communications

CM Wu thanked Claudia Lennhoff for answering Council’s inquiries regarding the Champaign County Health Care Consumer’s Community Services Grant (CSG) applications. **CM Wilken** thanked the community organizations for their work and for applying to the CSG. Expressed appreciation for the opportunity to serve on the CSG Review Committee and hoped for the City to increase the funding toward the CSG and Sustaining Urbana Neighborhood Grants (SUN) in the future. Voiced anticipation for further discussions on the Surveillance Ordinance and for it to return to the Committee of the Whole agenda as a business item. Stated she intends to resign sometime after the passage of Ordinance No. 2024-12-042, and more information will be shared in the future for those who are interested in applying to fill the vacant Council seat. **CM Jones** thanked the presenters and expressed opposition to unethical corporations who purchase large amounts of rental units in Urbana to profit from housing. Stated rent control is required in Urbana to stop greed from creating conditions that increase homelessness, to bring back empathy for neighbors, and to protect the hardworking laborers of Urbana from exploitation.

6. Unfinished Business

- a. **Ordinance No. 2026-05-013:** An Ordinance Approving a Preliminary & Final Development Plan for a Planned Unit Development at 413-419 West Main Street (Plan Case No. 2519-PUD-25) – CD

Olivia Jovine, Community Development Services Director; Derek Brashear, Real Estate Developer with DMCB Properties; and Melissa Brashear, Real Estate Developer with DMCB Properties were present for questions. The Ordinance approves the preliminary and final approval of a residential Planned Unit Development at 413-419 West Main Street. Questions and discussion followed.

Motion to approve, as amended, by CM Wilken, seconded by CM Hursey.

Roll Call Vote:

AYE: Hursey, Jones, Cockrell, Wilken

NAY: Wu

- i. Motion to amend to require the developer to provide the current tenants on the property a notice to vacate with six (6) months in advance by CM Wilken, seconded by CM Jones.

Roll Call Vote:

AYE: Wu, Hursey, Jones, Cockrell, Wilken

NAY: None.

- ii. Motion to amend to require the retention of existing trees onsite wherever possible and a good faith effort to explore the onsite use of materials from removed trees by CM Wilken, seconded by CM Jones. Questions and discussion followed.

Roll Call Vote:

AYE: Wu, Hursey, Jones, Cockrell, Wilken

NAY: None.

7. Reports of Standing Committees

None.

8. Committee of the Whole (*Council Member Grace Wilken, Ward 6*)

1. Consent Agenda

- a. **Ordinance No. 2026-07-019:** An Ordinance Amending the Urbana Zoning Ordinance (Amend Article II and Article VIII of the Urbana Zoning Ordinance to Bring Requirements for Parking into Compliance with the People Over Parking Act / Plan Case No. 2525-T-26) – CD

The Ordinance amends the Zoning Ordinance to reflect the requirements of Public Act 104-457, Illinois People Over Parking Act (POPA), which prohibits municipal governments from enforcing minimum parking requirements near transit corridors and hubs of transit activity.

- b. Resolution No. 2026-07-024R:** A Resolution Approving an Intergovernmental Agreement with the Board of Trustees of the University of Illinois Concerning Certified Housing Inspections (Term of 2026 to 2029) – CD

The Resolution approves the renewal of the three-year intergovernmental agreement (IGA) with the University of Illinois, Board of Trustees, to allow for the City's Building Safety Division to conduct annual Private Certified Housing inspections with respect to all applicable City codes and University certified housing standards.

- c. Resolution No. 2026-07-025R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Urbana-Champaign Independent Media Center – UCIMC Summer for Youth – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with the Urbana-Champaign Independent Media Center (UCIMC) to provide \$25,000 in funding toward their UCIMC Summer for Youth project.

- d. Resolution No. 2026-07-027R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – The Land Connection – Winter Token Match at CU Winter Farmers Market – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with The Land Connection to provide \$10,000 in funding toward their Winter Token Match at CU Winter Farmers Market project.

- e. Resolution No. 2026-07-028R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – The Land Connection – NeighborFood Bucks – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with The Land Connection to provide \$5,000 in funding toward their NeighborFood Bucks project.

- f. Resolution No. 2026-07-029R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – The Land Connection – WIC/Senior FMNP Match at Urbana Farmers Markets – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with The Land Connection to provide \$5,000 in funding toward their WIC/Senior FMNP Match at Urbana Farmers Markets project.

- g. Resolution No. 2026-07-030R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Habitat for Humanity of Champaign County – Financial Capability and Stability Program – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with Habitat for Humanity of Champaign County (H4HCC) to provide \$15,000 in funding toward their Financial Capability and Stability Program.

- h. Resolution No. 2026-07-031R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Persons Assuming Control of their Environment, Inc. (PACE, Inc.) – Rent and Utility Assistance Program – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with PACE, Inc. to provide \$34,000 in funding toward their Rent and Utility Assistance Program.

- i. Resolution No. 2026-07-032R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Champaign County Health Care Consumers – Public Benefits Navigation, Applications, and Enrollment Services – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with Champaign County Health Care Consumers (CCHCC) to provide \$25,000 in funding toward their Public Benefits Navigation, Applications, and Enrollment Services project.

- j. Resolution No. 2026-07-033R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Champaign County Health Care Consumers – Immigrant Population Services – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with CCHCC to provide \$25,000 in funding toward their Immigrant Population Services project.

- k. Resolution No. 2026-07-034R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Don Moyer Boys & Girls Club – RIDES Program – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with the Don Moyer Boys & Girls Club to provide \$33,000 in funding toward their RIDES Program.

- l. Resolution No. 2026-07-035R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – UDS #116 – Urbana Middle School SPLASH! on Careers Program – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with USD #116 to provide \$24,000 in funding toward their Urbana Middle School SPLASH! on Careers Program.

- m. Resolution No. 2026-07-036R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Crisis Nursery – Safe Children Program – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with Crisis Nursery to provide \$37,000 in funding toward their Safe Children Program.

- n. Resolution No. 2026-07-037R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Eastern Illinois Foodbank – City of Urbana Food Fund – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with Eastern Illinois Foodbank to provide \$50,000 in funding toward their City of Urbana Food Fund.

- o. Resolution No. 2026-07-038R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Angel's Youth Center – Angel's Youth Center Program – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with Angel's Youth Center to provide \$25,000 in funding toward their Angel's Youth Center Program.

- p. Resolution No. 2026-07-039R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – The Center for Youth and Family Solutions – Counseling Program – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with The Center for Youth and Family Solutions to provide \$15,131.14 in funding toward their Counseling Program.

- q. Resolution No. 2026-07-040R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Rape Advocacy, Counseling, & Education Services – Survivor Services – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with Rape Advocacy, Counseling, & Education Services (RACES) to provide \$75,000 in funding toward their Survivor Services.

- r. Resolution No. 2026-07-041R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Courage Connection – Housing Stabilization for Domestic Violence Survivors – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with Courage Connection to provide \$125,000 in funding toward their Housing Stabilization for Domestic Violence Survivors.

- s. **Resolution No. 2026-07-042R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – East Central Illinois Refugee Mutual Assistance Center (The Refugee Center) – Supporting Immigrant Families – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with The Refugee Center to provide \$75,000 in funding toward their Supporting Immigrant Families.

Motion to approve the consent agenda by CM Wilken, seconded by CM Hursey.

Roll Call Vote:

AYE: Wu, Hursey, Jones, Cockrell, Wilken

NAY: None.

2. Regular Agenda

- a. **Ordinance No. 2026-07-020:** An Ordinance Amending the Urbana Zoning Ordinance (Amend Article II and Article VIII of the Urbana Zoning Ordinance to Lower Minimum Parking Requirements for Commercial Workshops / Plan Case No. 2526-T-26) – CD

The Ordinance amends the Zoning Ordinance so that non-customer-facing commercial workshop spaces are appropriately defined and have appropriate development options for parking requirements.

Motion to approve by CM Wilken, seconded by CM Hursey.

Roll Call Vote:

AYE: Wu, Hursey, Jones, Cockrell, Wilken

NAY: None.

- b. **Resolution No. 2026-07-026R:** A Resolution Approving and Authorizing the Execution of a Subrecipient Agreement Community Services Grant Agreement – Sola Gratia Farm – Free Friday Market & Gardener Outreach and Education – CD

The Resolution approves and authorizes the execution of a subrecipient agreement as part of the City's Community Services Grant Program with Sola Gratia Farm to provide \$25,000 in funding toward their Free Friday Market & Gardener Outreach and Education project.

Motion to approve by CM Wilken, seconded by CM Jones.

Roll Call Vote:

AYE: Wu, Hursey, Jones, Cockrell, Wilken

NAY: None.

9. Reports of Special Committees

None.

10. Reports of Officers

None.

11. Discussion

a. Surveillance Ordinance

CM Wilken shared she will resign from City Council in the near future and hopes to apply the amendments discussed by Council to the Surveillance Ordinance before voting on the item. Stated that the intent of this discussion tonight is to refresh Council on the state of the Ordinance and speak on the most recent suggestions provided for amending the Ordinance. Hoped for Council to reach consensus on which suggestions to implement by the reintroduction of the business item during an upcoming Committee of the Whole meeting.

Spoke on the purpose and intent of each section within the current version (8.2) of the Surveillance Ordinance. Also elaborated on the parts of each section where amendments from Council and City staff were proposed or being previously considered.

CM Wu noted a segment was not updated with the wording Council agreed on and she will message CM Wilken later to address it. CM Wilken welcomed Council Members to contact her for questions on the Ordinance.

CM Wilken displayed the proposed amendments from City staff side by side with the portions of the Surveillance Ordinance it seeks to amend.

City Attorney Matt Roeschley stated he assisted the Urbana Police Department (UPD) in developing their amendments as they communicated to him their operational needs and policy approaches. Provided insight into the intent behind the proposed changes to Section 7 regarding how to handle surveillance data that was gathered in a way that violated the policies of the Ordinance.

Council discussed the involvement of the CPRB in the review of surveillance technologies, the current responsibilities held by the CPRB, and how their involvement can be implemented.

CM Wilken requested the UPD to provide the previously requested examples and non-examples for their proposed definition of Sensitive Surveillance Technologies.

12. Adjournment

With no further business before the Urbana City Council, Mayor Williams adjourned the meeting at 10:02 p.m.

Seok Hyun Cho

Deputy City Clerk

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

Minutes approved: 8/24/26

Public Input for July 13, 2025 to be Read, Ordinance No. 2026-05-013

From E R Cardman [REDACTED]
Date Thu 7/9/2026 7:59 AM
To City Council <CityCouncil@UrbanaIL.gov>

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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To be read into the record.

Re: Ordinance No. 2026-05-013: An Ordinance Approving a Preliminary & Final Development Plan for a Planned Unit Development at 413-419 West Main Street (Plan Case No. 2519-PUD-25)

Dear Council Members and Mayor Williams:

It's all about the law: it's land use law that requires cities to adhere to their zoning code.

That is how you must determine the legal viability of the ordinance before you.

The question before you is not will this PUD provide more housing, but whether you intend to adhere to Urbana's zoning law.

All four properties in this proposal are zoned R2. To increase the density from R2 to R5, the developers have to provide a genuine public benefit. Giving the City a twenty-foot-wide easement behind four houses along the Boneyard Creek is not a public benefit. Urbana can ill afford to maintain its sidewalks, much less construct and maintain a roughly two-hundred-foot trailway to nowhere. Further, a modest donation to a Boneyard Improvement Fund will hardly offset potential costs of this trailway to nowhere.

This PUD is a clear violation of land use law.

Approving this PUD has nothing to do with providing:

- Affordable Housing. However much needed, this project will not encourage affordable housing, as has been repeatedly demonstrated by long-term members of the community who have worked with the homeless, those in need of affordable housing, and the rental market.

Approving this PUD has nothing to further the health of Urbana's housing market:

- Urbana already has an excessive percentage of rentals to owner-occupieds. This has been endlessly documented by long-term residents of Urbana who have decades of experience in the local rental market. To cite once again, according to the most recent [U.S. Census Bureau data](#), the rental vacancy rate in Urbana is 12% and **63% of housing units in the City are rental**. That is twice the percent statewide. While Urbana does need affordable housing, it does not need more high-density housing.

As a final comment, the process of combining both the preliminary and final review in one ordinance has been botched from the start. In past years, whenever a developer proposed a PUD project on the east side of Lincoln, the public was involved: city staff organized meetings between the developer and the residents before anything went before the Plan Commission. The current project emerged in its entirety

and was presented to City Council as a done deal with minimal public input. It was too late to do anything to seriously mitigate the unwieldiness and magnitude of the proposed building. It's been a PR disaster.

Please vote responsibly and legally.

Thank you for your consideration,

Liz Cardman, Urbana

To be read aloud at the voting meeting:

From Melissa Brashear [REDACTED]
Date Mon 7/6/2026 3:30 PM
To City Council <CityCouncil@UrbanalL.gov>
Cc Olivia Jovine <Olivia.Jovine@UrbanalL.gov>; Evan Alvarez <Evan.Alvarez@UrbanalL.gov>

 1 attachment (53 KB)
PUD Development Rationale.pdf.pdf;

[Some people who received this message don't often get email from melissabrashear@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Distinguished Council Members, Mayor, City Administrator, and City Clerk,

I invite you to read the attached letter aloud at the next council meeting before the next vote.

Appreciate your time.

Best,
Derek Brashear

PUD Infill Development Rationale

Planned Urban Development (PUD) — 3-Story Multi-Family on Floodplain Lots Near Downtown / Urbana

This proposed Planned Urban Development (PUD) in Urbana, Illinois features a **3-story** multi-family apartment project on underutilized floodplain lots near downtown. It will deliver approximately 50-60 new residents to support local businesses, while transforming parcels widely regarded by professionals as unsuitable for single-family or duplex homes into a productive asset. The project dedicates the rear 20 feet as a public walkway along the creek, creating a valuable community amenity.

Opposition at previous City Council meetings has focused primarily on the project's size. Some have made exaggerated claims that the development is a four-story "gigantic" apartment building offering "zero" public benefit. These claims are inaccurate. The proposed PUD is much smaller, 1/3 the size of the apartment building right across the street. Furthermore, it backs up to properties along Springfield Ave that are zoned for business. This PUD makes for an ideal transition point between downtown and the older neighborhoods to the west. That is why 2 separate teams of professional city planners have recommended this development and why it received nearly unanimous support by the Planning Commission.

This PUD provides clear direct and in-direct benefits to the residents of Urbana. Aside from temporary construction impacts, we see no drawbacks to moving the project forward.

1. Downtown Economic Vitality & Activity

- Adding approximately 50-60 residents provides steady patronage for **downtown shops, restaurants, and services—boosting local businesses** that often face limited evening/weekend traffic and supporting extended hours and reinvestment.
- Permanent residents create 24/7 vitality and 'eyes on the street,' enhancing safety, community feel, and the overall appeal of the downtown core as a place to live, work, and visit.

2. Efficient Infrastructure Use & Fiscal Benefits

- The lots are already served by existing water, sewer, roads, and utilities. Higher-density use here maximizes return on prior public investments and avoids costly extensions required for peripheral sprawl development.
- Multi-family infill generates strong property tax revenue per acre, diversifies the tax base, and aligns with city goals for efficient service delivery and compact growth without expanding urban boundaries.

3. Future Public Boneyard Creek Walkway Amenity

- Dedicating the rear 20 feet creates a public walkway along the Boneyard Creek—transforming private land into a shared recreational asset for walking, nature access, and potential trail connections that benefit the whole community.
- This buffer enhances the creek corridor aesthetically and functionally, supports placemaking, and may provide equitable public access to a natural feature in a central location.

4. Unlocking Floodplain Land Responsibly + Smart Growth

- These lots are poorly suited for single-family/duplex development due to flood risks and—critically—strong buyer reluctance to purchase homes in floodplains, which depresses values and has left these lots vacant for years.

PUD Infill Development Rationale

- Professional multi-family development enables comprehensive flood engineering (elevated design, drainage, NFIP compliance) at scale, turning a challenging site into tax-generating housing while the public walkway improves the corridor. This infill approach reduces sprawl pressure, diversifies housing options near downtown, lowers per-resident infrastructure costs, and supports walkability and city sustainability goals.

This project is a clear win-win: it activates serviced but difficult land near downtown; supplies residents who support local businesses; provides for a future public creek walkway; and responsibly addresses floodplain constraints through professionally engineered design—constraints that make conventional homeownership impractical. The outcome is a more vibrant, fiscally sound, and livable downtown for EVERYONE !

PUBLIC INPUT - July 13, 2026 - Luke Bial - Ordinance No. 2026-05-013

From Luke Bial [REDACTED]
Date Mon 7/13/2026 9:53 AM
To City Council <CityCouncil@Urbanall.gov>

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For July 13 City Council meeting's written record

Dear Mayor and City Council,

As a Ward 2 resident, I am writing to reiterate my support for the PUD at 413-419 West Main Street ahead of tonight's vote. The Plan Commission reviewed this PUD and forwarded it with a 4-1 recommendation for approval, and I believe the data in the staff report supports that decision.

I want to highlight three points from the meeting packet:

1. **The Floodplain and Vacancy:** As noted in the Plan Commission minutes, two of these lots have sat vacant for 15 years. Because 2013 FEMA regulations mandate elevated concrete foundations to build safely here, low-density R-2 development is no longer financially viable. Multi-family density is the only practical way to absorb these environmental mitigation costs.
2. **Site Context and Zoning Standards:** This site sits at the edge of downtown and directly across the street from the 118-unit Element complex. The proposed 32 units would serve as an appropriate transition. The packet also states the project meets all 27 required automobile parking spaces and exceeds the bicycle parking requirement.
3. **Public Infrastructure:** The PUD secures a 20-foot public easement along the Boneyard Creek for the future greenway path at zero cost to taxpayers, alongside a \$10,000 seed fund for construction grants.

This project allows for a practical use of land that fits the physical constraints of the floodplain while securing a long-term public asset for the city. I respectfully encourage a yes vote.

Sincerely,
Luke Bial

[REDACTED] Urbana

Public Input 7/13/25

From Alison Colgrove [REDACTED]
Date Mon 7/13/2026 3:52 PM
To City Council <CityCouncil@UrbanaIL.gov>

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To the Urbana City Council,

I am emailing today, along with my family members, about the proposal for the 32 unit apartment complex to be located at the 413-419 Main location. My family members are currently tenants at 413 Main St. They recently signed a lease for a second year, so the decision made tonight will directly impact them and will likely cause difficulties if they are not able to live there for the remainder of the lease. We are all invested in your decision tonight for many reasons.

During the time they've been tenants at 413 West Main Street, we have been able to get to know the neighborhood, the general atmosphere and other details. Even though the neighborhood is currently a mix of apartment buildings and single family homes, the area is still basically a nice quiet neighborhood. While I understand the great need for more housing in Urbana, we don't think that this location is a good choice for the proposed apartment building because it will have such a large impact on the neighborhood in important ways.

One aspect of the impact will be on the homeowners in the area, including those in the area of the historic district of West Main St. The addition of 32 units of housing to this neighborhood will impact the quiet neighborhood area in many ways. It will mean more cars parked along Main St. and an increase in traffic, both cars and foot traffic. It doesn't seem fair to the current homeowners to have this large change in the makeup of the neighborhood that they have become invested in. I don't agree with the developers that they can appropriately fit a 4 story building into that area. The increase in cars lining the streets and the increased traffic will impact the daily lives of homeowners as well as current tenants that live in the area and contribute to changes in the neighborhood and potentially a loss to the sense of community. The disruption of the current neighborhood atmosphere could also impact the Main Street Historic District, where homeowners have proudly made the area of the Historic District one that makes Urbana look good. Potentially losing these homeowners that show so much care in the upkeep of their historic homes due to them choosing to move from the area could decrease the value of this historic area and make it less meaningful to both Urbana citizens and visitors.

The visual impact of the four story apartment building will also change the feel and appearance of this neighborhood, but also, looking to the west from downtown Urbana, a new view will be evident with the new 4 story building rising above the treetops. Urbana has an interesting history and actual

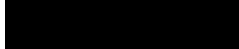
historic districts to visit such as West Main Street which is proudly maintained by homeowners. Let's keep it this way!

Another concern that we have is the future condition of the Boneyard Creek, with the apartment building planned to be right up next to it, and about what is planned as far as flood mitigation and possible changes to the creek and watershed for the building to be built there. We have observed Great Blue Heron that are frequent visitors flying into and out of the creek in that location. This indicates that this part of the Boneyard Creek is suitable habitat and hunting area where they can find small aquatic animals, fish, etc., which is an indication of the health of this part of the Boneyard Creek ecosystem. Once this large apartment complex is built, its footprint will continue to impact this area's residents, both human and wildlife, for the long term. Instead of moving in the direction of potentially compromising both the Boneyard Creek's condition and habitat availability and suitability, as well as the neighborhood's current character, wouldn't it be better to move in the other direction of helping to rehabilitate the creek to increase the health even more, and utilize it as an important feature of Urbana, while also potentially supporting the neighborhood by focusing on other ways to highlight the great features that currently exist? (Maybe even form a volunteer group of interested persons to be involved? I'm interested!)

Lastly there is the concern that more housing is needed ASAP. Yes, that's a current problem that needs attention. Maybe the location to the north near the parking area that was mentioned could work for this project, as it is still very close to downtown. Also the law offices building south of the Lincoln Square mall just recently was put up for sale, maybe that's a good location to consider. But please don't feel like you need to approach every space with an all or nothing attitude, which could lead to decisions made quickly now to solve a problem that can cause new problems and concerns up the road. More investigation into other locations throughout Urbana might end up with finding locations for housing that would be most beneficial to everyone involved.

Thank you for listening.

Alison Colgrove



Urbana, IL

Elise Colgrove

Nora Colgrove



Urbana, IL

No to PUD on Main St Urbana

From Lois Steinberg [REDACTED]
Date Mon 7/13/2026 3:59 PM
To City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear Council Members,

Please read into the record:

Please vote no on the PUD on Main St. It is very short-sighted to think this build will help the housing crisis. It will not. What will help is federal, state, and local funding of affordable housing, mental health funding, \$20/hour minimum wage, universal health care for all, etc. The disparity of wealth and greed are the poisons of our society.

Meanwhile, the proposed Main St build is an inappropriate building for the neighborhood. Also, where will the current occupants of the houses go? Will they then become homeless?

We do not need more student housing. townhomes, duplexes or fourplexes are more for long-term residents would be more worthwhile

High Regards,

Lois Steinberg

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Lois Steinberg, Ph.D., CIYT Level 4, C-IAYT
Director, Iyengar Yoga Champaign Urbana
www.loissteinberg.com, www.yoga-cu.com

Public Comment in Support of Ordinance No. 2026-05-013

From grouchybirdman [REDACTED]
Date Mon 7/13/2026 6:15 PM
To City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear City Council,

Please accept these comments for the record and read them during the meeting. I am a resident of Ward 3, and I urge you to support Ordinance No. 2026-05-013.

I am not asking for your support because this development is perfect or because it will solve every housing need in our city. It will not end our housing shortage, remake the rental market, or perform sorcery. What this ordinance does is simple and necessary: it allows needed homes to be built on land that is, for the most part, vacant and too expensive to use for many other practical purposes.

I ask for your support because this ordinance is a necessary first step toward alleviating the chronic housing shortage in Urbana and the surrounding area. When housing is scarce, those with more resources will always outcompete those with less, even when subsidies are involved. Vouchers lose power when everyone is competing for the same limited inventory. Rent remains high when landlords face little competition. Housing quality also suffers when landlords do not have to compete for tenants.

I have loved working and living in Urbana for years. One thing I deeply regret is when the City Council appears to dismiss the concerns of its staff and residents in favor of well-to-do constituents in specific neighborhoods, often relying on flimsy information that basic fact-checking would expose. Urbana's landed gentry should not be given control of city government, and neither should any corporation.

Consider the facts. An apartment building on Central Avenue was converted into permanent housing for formerly homeless individuals with disabilities, using project-based vouchers to keep rents affordable. Residents began moving in late last year. Affordable housing is being created in this neighborhood and in this city. At the same time, former residents of that property were displaced and had to find new accommodations. That is precisely why we need more homes overall.

Furthermore, half of the proposed PUD site consists of vacant lots. These are not public green spaces; they are private property. The immediate surrounding area already includes diverse housing types, from the Element apartment building to duplexes and converted single-family homes for rent. This is in addition to the single-family homes — or, more accurately, manors — farther down Main Street.

During multiple Committee of the Whole and City Council meetings, I have heard fear, defamation, revisionist history, and what appears to be naked exclusion disguised as concern for the poor. I urge the Council to develop a serious plan to build more housing for the rich, the poor, the middle class, and everyone in between. Please rely on the data provided by staff and your hired experts to create real policy, rather than acting as a government HOA for the privileged in Urbana.

The Council needs to stand on business and begin working with city staff on a serious housing plan that includes both market-rate and affordable housing. This Council has shown that it can devote multiple meetings over many months to a police surveillance ordinance. If budgets are moral documents, then this Council's calendar should be held to the same standard, unless you want to be painted as the Urbana wastrels. I do not believe that is who you are. I am asking you to give people hope by trying to be a little better every day.

My request is threefold:

First, approve this PUD so that Urbana can begin opening more units across the income spectrum, and continue approving similar projects.

Second, issue an RFP for the property on Race Street, working with community development and social service agencies to create a realistic plan to assist the poor, rather than perpetually funding variations of the same programs while the problem grows.

Third, research, develop, and implement a serious plan to encourage housing development in our community. I would like to see this study include both market-rate housing and affordable housing, with actual goals, strategies, realistic assessments of limitations and opportunities, and defined timelines for progress.

Personally, I would be interested in living in a development like this, which would allow someone else to access my current sub-\$500 apartment. Every new unit frees up existing affordable housing for others. As someone who works with people experiencing homelessness, both individuals and families, I know that any new availability creates opportunities for people to move and opens space for those in desperate need.

Choose love over fear and cynicism. I ask you to take Giant Steps and act with A Love Supreme.

Sincerely,

G. Brewster

Sent with [Proton Mail](#) secure email.

PUBLIC INPUT - July 13, 2026 City Council Meeting

From Cyrus Dochow [REDACTED]
Date Mon 7/13/2026 7:08 PM
To City Council <CityCouncil@Urbanall.gov>

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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

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PLEASE READ OUT LOUD DURING PUBLIC COMMENT PERIOD

July 13, 2026

Dear Mayor and Members of the City Council,

I'm writing today to comment on the proposed PUD at 413-419 West Main Street.

The proposed site is an excellent opportunity for multi-unit housing. Its location, size, and unusual shape are ideal conditions for growth between downtown and campus. I fully support multi-unit housing on this site. There are however several aspects of the proposed design that should cause us all to pause and ask: what kind of housing and urbanism does our city deserve?

I hope that in your discussion tonight you will address the qualities of the urban environment this project would produce and how these qualities are in conflict with the rationale offered by the developer and the City's stated ambition to "advance a Healthy, Clean, and Green Community."

I strongly encourage the council to require two changes as conditions of approval:

1. The removal of all parking, with the exception of the two federally mandated accessible spaces.
2. A tree preservation plan that protects ALL mature, healthy trees on the site.

Regarding condition #1, the fact that half the site is given to parking is extraordinarily destructive from an ecological and urban design perspective. Creating impervious area and diverting storm runoff is a far less desirable outcome than allowing it to soak into the soil. From an urban design perspective, the two access points to the parking will fragment the pedestrian way and turn the site into an island.

A PUD is not required to conform to the parking requirements of R-5 zoning. 27 parking spaces in such close proximity to transit, downtown, and campus for a tenant group that excludes families is gratuitous. Furthermore, eliminating parking would be consistent with the spirit of People Over Parking, adopted by this council just last week.

Regarding condition #2, the developer's weak assurances that they will "[maintain] as many mature trees as is feasible" undervalues the importance of mature trees in Urbana and cities in general. Trees provide shade, cooling, and habitats; they offer scale and variety in contrast to the buildings and seasons. Mature trees are the most prized and fragile elements of Urbana's environment and must be protected. It is telling that no landscape plan was submitted with this application.

Removing the parking lot and protecting the trees may very well return the design team to the drawing board. It might also offer the possibility to provide more units and a more integrated project on a site unconstrained by surface parking. A relatively short delay would bring significant benefits over the long term. Buildings are permanent and there is one chance to get this project right. I strongly encourage the council to debate the qualities and conditions of the project for the greatest number.

Thank you for your time and attention.

Sincerely,

Cyrus Dochow

A solid black rectangular box used to redact the signature of Cyrus Dochow.