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**DATE:** Monday, April 21, 2025  
**TIME:** 7:00 p.m.  
**PLACE:** 400 S. Vine Street, Urbana, IL 61801

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The City Council Committee of the Whole of the City of Urbana, Illinois, met in regular session Monday, April 21, 2025, at 7:00p.m.

**ELECTED OFFICIALS PHYSICALLY PRESENT:** Diane Wolfe Marlin, Mayor; Darcy Sandefur, City Clerk; CM Maryalice Wu, CM Christopher Evans\*, CM Shirese Hursey, CM Jaya Kolisetty, CM Chaundra Bishop, CM Grace Wilken, CM James Quisenberry

**\*CM PRESENT AFTER ROLL**

**ELECTED OFFICIALS ABSENT:** None

**STAFF PRESENT:** Bourema Ouedraogo, Larry Boone, Elizabeth Hannan, Dave Smysor, Andrea Ruedi, Nick Olsen, Kevin Garcia, Breaden Belcher, Bridget Broihahn, Matthew Roeschley, Carol Mitten, and Will Kolschowsky.

**OTHERS PRESENT:** None

**Chair:** *Shirese Hursey, Ward 3*

**1. Call to Order and Roll Call**

With a quorum present, Chair Hursey called the meeting of the Urbana City Council to order at 7:03p.m.

**2. Approval of Minutes of Previous Meeting**

None.

**3. Additions to the Agenda**

Mayor Marlin requested that Resolution No. 2025-04-027R A Resolution Approving a Liquor License for Public House 1833, LLC be moved to item #1 of New Business. CM Wu motion to move Resolution No. 2025-04-027R to item #1 of New Business and seconded by CM Quisenberry.

**Voice vote:**

**AYE:** Wu, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None

**4. Presentations and Public Input**

**a. National Community Development Week Proclamation**

Mayor Marlin read a Mayoral Proclamation in recognition of National Community Development week and presented it to Grants Manager Breaden Blecher and Community Development Coordinator Nick Olsen.

**b. Public Input**

*Liz Cardman read her letter of written public input (see attached). Esther Patt* expressed concerns about the comprehensive plans goal to increase rental housing to address affordable housing shortages despite 62% of households in Urbana being rentals with a 13% vacancy rate. Stressed the importance of affordable housing opportunities and paths to homeownership. Encouraged the Council to keep this item in Committee for further study and consideration. *Micheal Plewa* expressed concerns about the resources expended to produce this plan and asked for an audit of the cost be preformed. Shared concerns about the changes to process regarding by right development and reduction of democratic processes. Encouraged Council delay consideration of this item and accept the petition being submitted. *Anne Wyamer* talked about the value of the West Urbana neighborhood and encouraged the Council consider not changing the zoning ordinance in ways that could jeopardize the neighborhood. *Erik Sacks* submitted a petition signed by 213 individuals total suggesting changes to the Comprehensive Plan to protect the West Urbana neighborhood. Expressed that there shouldn't be a reduction in starter homes for Urbana residents and instead an increase. Encourage the Council to keep the Comprehensive Plan in Committee for further revision. *Joanne Budde* inquired about the intentions and purpose of the Imagine Urbana Plan. Encouraged the City to engage the public more and provide clarity on what public engagement has been conducted already. Asserted that the Plan does provide a framework for changes to the zoning ordinance in harmful ways. *Sarah McAvoy* expressed that the resident concern regarding the Comprehensive Plan is not "NIMBY" and stressed the importance of public input. *CM Hursey read a letter of written public input on behalf of Ryan Franks.*

*Written input was also received and not asked to be read aloud form the following individuals and is attached: Don Pakey, Joanne Budde, Erik Sacks, Esther Patt, Trent Shepard, Arlynn Gottlieb, Debroah Katz-Downie, Jan Kalmar, Sally Duncan, Beverly Fagan, Carol Spindel, Jennifer Casey, Dannie Otto, C. K. Gunsalus, and Ann Bergeron.*

*A petition was also submitted by Erik Sacks with 184 digital signatures and 29 printed paper signatures "For Protecting Historic Urbana from the Proposed 2025 Comprehensive Plan" and is attached.*

**5. Staff Report**

None.

**6. New Business**

**a. Ordinance No. 2025-04-011: An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #8 – Carle Settlement) – HRF**

Presented by Elizabeth Hannan, HR & Finance Director / CFO. Item authorizes an amendment to the annual budget to allocate funds previously set aside to pay the settlement amount of the 2013 Carle Property Tax Exemption Case (2013-CH-170). The case involved 29 parcels that were not involved in the prior case from 2008. Carle received exemptions for these parcels for the tac year 2012 and sought refunds for taxes paid between 2007 and 2011. The City has agreed to settle this case for \$665,214,15. As the funds were set aside in the City's General Reserve Fund pending a final resolution of this case, there will be no impact on the City's General Operating Fund. Questions and discussion followed.

Motion to approve to the regular agenda by CM Wu, seconded by CM Kolisetty.

Voice Vote:

**AYE:** Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None.

**b. Ordinance No. 2025-04-012: An Ordinance Amending Urbana City Code Chapter 14, Section 14-7, Regarding the Schedule of Fees – HRF**

Presented by Elizabeth Hannan, HR & Finance Director / CFO. Item sets a new schedule of fees for the City of Urbana licenses. The item will be placed on file for public inspection for 30 days, noticed in the paper of its availability for public inspection, and then presented to the Council in May for final consideration. Most fees are only being increased 4.82% to help cover the cost of staff time and administration of services. Starting with fiscal year 2026 the fees will be increased by a standard percentage and rounded to the nearest 5-dollar increment, except for fees under \$50 which will only be increased biannually. Questions and discussion ensued.

Motion to approve to the regular agenda for the May 27, 2025, meeting by CM Bishop, seconded by CM Wu.

Voice Vote:

**AYE:** Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None.

**c. Resolution No. 2025-04-026R: A Resolution Approving a School Resource Officer Program Intergovernmental Agreement – PD**

Presented by Chief of Police Larry Boone and Deputy Chief of Police Dave Smysor. USD #116 Superintendent Dr. Jennifer Ivory Tatum was also available to help answer questions. This item renews the existing SRO contract with Urbana Middle and High School for another 3 year term. The Urbana School Board already voted to approve the renewal. There will be a listening session at the Urbana High School at noon on Thursday April 24<sup>th</sup> regarding the SRO contract. Chief Boone shared that they are working on another program that he hopes to present on at a future meeting to better support Urbana school district students impacted by community violence. Questions and discussion ensued.

Motion to approve to the regular agenda by CM Wu, seconded by CM Quisenberry.

Voice Vote:

**AYE:** Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None.

**d. Ordinance No. 2025-04-013: An Ordinance Approving a Comprehensive Plan (Imagine Urbana / Plan Case No. 2502-CP-25) – CD**

Presented by Andrea Ruedi the Strategic Advisor for Integrated Strategy Development and Kevin Garcia Principal Planner. Item adopts the Comprehensive Plan, Imagine Urbana. Garcia explained that the Comprehensive Plan is a long-range advisory planning document to guide the next 20 years of City development considerations but does not change the code. Ruedi shared a video of Urbana residents discussing what the plan means to them. Ruedi then explained the timeline of the project spanning the last five years. Garcia shared a map of door-to-door outreach efforts and neighborhood meetings, focusing on voices historically not represented. Ruedi detailed community engagement efforts including mailers, neighborhood

meetings, City Board and Commission meetings presentations, and Plan Commission study sessions. Garcia shared that the public can access the plan online by visiting <https://online.encodeplus.com/regs/urbana-il/> Garcia explained that the plan can be navigated via the table of contents tab on the lefthand side of the page. The Big Ideas are the overarching goals for the future, the objectives are the methodology to track achievement of goals, Big Moves are the strategies to achieve the Big Ideas, and Little Moves are the strategic actions that provide tangible steps for implementing each Big Move. Garcia shared the vision and values for the Comprehensive Plan and read the 4 Big Ideas: 1. Urbana is a place for everyone; 2. Urbana is both financially and environmentally resilient; 3. Urbana is a City of connected neighborhoods; and 4. Urbana embraces its cultural vibrancy and character. Garcia then provided a high level review of the Big and Little Moves. Garcia shared the maps included in the plans and explained that place types are intended to highlight the type of place envisioned in all areas of the City for future use as well as potential development opportunities. Garcia shared the Place Type matrix to better define possible land uses by neighborhood with sample images. Garcia then addressed recent feedback regarding the plan including reassurance that the comprehensive plan will not change Urbana zoning districts by itself if passed and that any changes to zoning must go through council for approval. Questions and discussion ensued.

Motion to keep in Committee of the Whole by CM Wu, seconded by CM Evans.

Roll Call Vote:

**AYE:** Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None.

- e. **Resolution No. 2025-04-027R:** A Resolution Approving an Increase in the Number of Liquor Licenses in the Class R&T-1 Designation for Public House 1833, LLC, 401 North Broadway Avenue, Urbana, Ill. – Exec

Presented by Mayor Marlin. Item authorizes the issuance of a class R&T-1 liquor license for Public House 1833, LLC at 401 North Broadway Avenue, Urbana, IL. This address previously had a liquor license under previous ownership. Questions and discussion ensued.

Motion to approve to the consent agenda by CM Wu, seconded by CM Evans.

Voice Vote:

**AYE:** Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

**NAY:** None.

## 7. Council Input and Communications

*Mayor Marlin* reminded that this weekend is the Illinois Marathon and to plan travel accordingly. Announced she will be participating with Champaign County First in lobbying efforts in D.C. next week.

## 8. Adjournment

With no further business before the committee of the whole Chair Hursey adjourned the meeting at 10:01 p.m.

Darcy E. Sandefur

City Clerk

This meeting was video recorded and is viewable [on-demand HERE](#). **Minutes approved: 5/12/25**

# Petition for Protecting Historic Urbana

## from the Proposed 2025 Comprehensive Plan

We wish to join with our neighbors to protect the livability of Urbana. We seek for historic Urbana neighborhoods a future consistent with their unique residential character and small-town feel, with historic architecture, and with quiet, tree-lined streets, mix of low-density and medium-density housing, and exceptional walkability and bike-ability.

**We ask** that city council delay action on the Comprehensive Plan until after the new mayor takes office and after more time for the public to understand the proposal and have meaningful input.

**We oppose** the following components of the proposed new comprehensive plan, 'Think Urbana':

- We oppose designating the Lincoln-Busey corridor as a City Center. It is not a city center and it should not be redeveloped into one.
- We oppose the elimination of R1 zoning in Urbana.
- We oppose upzoning West Urbana to allow Accessory Development Units, duplexes, triplexes, quadraplexes and small apartments by right. Such proposed changes to current land use should go before City Council for a vote on a case by case basis, as is done currently.

**We support** inclusion of the following into the new comprehensive plan:

- RENEW the City's pledge from the 2005 Comprehensive Plan to "promote healthy, balanced growth while preserving its community heritage."
- We need policy that promotes more availability of owner-occupied starter-homes in West Urbana, not more rentals.
- Currently, ~67% of Urbana's housing units are rentals (in contrast to 33% state-wide) and the vacancy rate for rental properties in Urbana is 11.5% -- twice the state-wide rental housing vacancy rate. We currently have ample supply of rental housing and any new rental housing constructed near campus will continue to be expensive.
- In contrast, starter homes are difficult for buyers to find. Our schools and community fabric depend on not further eroding the number of owner-occupied homes in West Urbana.
- DECLARE Lincoln Avenue as a strict border between Campus/business/high-density residential on the west side and low to medium-density residential on the east side.
- ENCOURAGE use of Urbana's central business district as the most appropriate area for high-density mixed-use (business and residential) development, not West Urbana. Downtown is the Urbana's true city center and should be prioritized as such.
- MAINTAIN the R1, R2, and R3 (low density residential) zoning between Lincoln, Vine, Main, and Florida to protect Urbana's oldest and most architecturally significant neighborhood. We want to keep the neighborhood preservation plan that was first

# **Petition for Protecting Historic Urbana**

## **from the Proposed 2025 Comprehensive Plan**

adopted in the 1990 Downtown to Campus Plan and kept in the current comprehensive plan and current zoning. We want these protections to be maintained in the new comprehensive plan and zoning. We want our historic residential neighborhoods preserved not deconstructed.

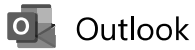
- IMPROVE the Planned Unit Development (PUD) process to better align with the City's and residents' goals and values. Specifically,
- Prevent PUDs from being used to up-zone low density residential properties (R1, R2, and R3) in Historic Urbana (e.g. West Urbana, East Urbana...).
- Require the scale and density of PUDs to be compatible with nearby existing structures. Large-footprint complexes are wrong for West Urbana.
- ADHERE to existing design review guidelines for the Lincoln-Busey Corridor Overlay District and the Green St. Mixed Office-Residential (MOR) Zoning District.

We will join with and support others similarly seeking to protect the character, public spaces, and tree canopies of their neighborhoods.



## Petition for Protecting Historic Urbana from the Proposed 2025 Comprehensive Plan

Signature	Print name	Date	Address	Email
	JOANNE BUDDS	3/28/25	3005 BERINGER C. MELT, URBANA	staggirljb@hotmail.com
	Cindy Zarbuck	3/20/25	3029 Rutherford Urbana	zarcb2dc@yahoo.com
	JoAnn Jackson	3/20/25	3035 Rutherford Dr Urbana	joa.jackson71@gmail.com
	SWAIN ZARBUC	3/25/25	3029 Rutherford A. Urbana	ZARBUC@Gmail.com
	Rebecca Wilsey	3/2/25	3025 Rutherford Dr. Urbana	wilsey@Illinois.edu
	Parker Zarbuck	3/21/25	709 Springfield #1	pzarbuck@yahoo.com
	Diana Binda	3/21/25	1104 Eagle Ridge Dr	dbinda@yahoo.com
	Mike Tomms	3/25/25	3021 Rutherford Dr. Urb	Pops2575@yahoo.com
	Ivan K Warkov	3/25	3027 Rutherford Dr	
	Debora Stanger	3/25	5031 Rutherford Dr.	
	Hanna Laford	3/25	3033 Rutherford	h1h2019@gmail.com
	LIZBETH RIDER	3/26/25	3023 Rutherford	betsy.rider@gmail.com
	Pamela Wilkins	3/27/25	3039 Rutherford	pa.wilkins@illinois.edu
	Maria Tucker	3-25-25	2944 Rutherford Dr Urbana IL 61802	md319tuck@gmail.com
	James Tucker	3-25-25	2944 Rutherford Dr Urbana IL 61802	jtuck4845@gmail.com
	Janice Sherbert	3/25/25	2905 Beringer Cr.	sherbert9@gmail.com
	ROBERT WILLIAMS	3/24/25	401 BERINGER U	BWILLIAMS@sewer.org
	Rebecca Williams	3/24/25	401 BERINGER U	Bwilliams@sewer.org
	Vicki L. Trimble	3/2/25	2907 Beringer Circle	VTrimble@illinois.edu
	Ifekhar Hade	3/21/25	2807 Blayback	linguaz3@gmail.com
	GRACE GREGG	3/22/25	201 Beringer Cr - U	gracegregg@gmail.com
	Jeffery M. Marshburger	3-22-25	201 Beringer Cr Urb	marshburger.jeff@gmail.com
	Stephen B. Bowman	3/22/25	303 N. Abbey Rd	sbowman63@gmail.com
	Courtney Baskin	3/23/25	303 N Abbey Rd	courtneyb3@gmail.com
	Martin L. Campen	3/23/25	702 N. Abbey Rd, U	martinlcampen@sewer.org
	Rebecca L. Campen	3/23/25	702 N. Abbey Rd, U	rlcampen@illinois.edu
	Christy A. Duvon	3/26/2025	3013 Rutherford Dr	christyd@sewer.org
	Lynne Colledge	3-27-25	305 Beringer Cr	
	Igor Kalnin	3/30/25	2808 Antesia King	ikalnin@gmail.com



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**PUBLIC INPUT April 21, 2025**

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**From** Don Pakey <[REDACTED]>  
**Date** Thu 4/17/2025 3:32 PM  
**To** City Council <CityCouncil@UrbanalL.gov>  
**Cc** Donald Dean Pakey <[REDACTED]>

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

Use caution when clicking on links or opening attachments.

The Proposed 2025 Comprehensive Plan in its present form is far too pro-development, & does not protect the unique character & livability of Urbana neighborhoods. The City Council should delay action on the Comprehensive Plan until the new mayor takes office.

Thanks you.

Don Pakey  
[REDACTED]

My messages are written by me w/o AI.



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**Public Input - Committee of the Whole April 21 2025 Resolution # 2025-04-013**

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From Joanne Budde <[REDACTED]>

Date Fri 4/18/2025 4:58 PM

To City Council <CityCouncil@UrbanalL.gov>

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

Use caution when clicking on links or opening attachments.

Dear City Council members:

With regard to the proposed comprehensive plan, Imagine Urbana, I am writing to urge all members of City Council to delay approval of this plan until you have the opportunity to:

Review all public input that has been provided over the past several months to the Plan Commission. Hopefully all that input has been provided to the Council, but if not, you should insist on seeing it.

Get more input from Urbana residents on the specifics of the Plan.

Staff has repeatedly stated that there were public meetings in every ward to get input on the plan – both in the initial planning phase, and in late 2024, as the plan became an actual document.

In reviewing the process of the development of the plan, I noticed that public meetings were held with “stakeholders” – other organizations and groups; and individual citizens were interviewed at various venues such as at supermarkets and public events. I do not consider this a serious attempt at getting thoughtful, deliberate answers from Urbana residents on specifics of a comprehensive plan.

There were meetings held in every ward, but those meetings focused on spending priorities and getting people to prioritize their own spending as a learning exercise to prove that a city could not afford to do everything they wanted, just as individual consumers cannot afford to do all they would like to do with their money.

I was led to believe that after publication of a draft of the plan in August, 2024, there were ward meetings to get public input. In the most recent revisions of the plan, I notice that public input was primarily at Plan Commission meetings, and there is no mention of public meetings where the public could meet with planning staff to get clarification and get questions answered.

Now that there is an actual document, the public needs the opportunity to get involved, attend meetings, and give input, and have an interactive exchange with Plan Commission members and/or staff members.

Public input at a Council meeting or a Plan Commission meeting is not the same. It is intimidating, and very few people will actually want to speak in public, especially when the input is one-sided, and no questions get answered. We never know if you hear our questions or value our input, since we don't get a response.

If you want thoughtful, meaningful input, then hold ward meetings where the public can go through specific sections of the Plan, and ask questions and get answers. This would be a less intimidating, more relaxed and inviting forum to express opinions.

Further, it is unclear what the major objective(s) of Imagine Urbana are.

The Big Ideas – Urbana is a Place for Everyone; Urbana is Both Financially and Environmentally Resilient; Urbana is a City of Connected Neighborhoods; and Urbana Embraces its Cultural Vibrancy and Character – are NOT OBJECTIVES OR GOALS. They are VALUESS and VISIONS.

Goals/objectives would be measurable – these are not.

If I were to guess (and I am) at what Imagine Urbana is trying to accomplish, I would say:

Imagine Urbana is an excuse to re-write the zoning ordinance.

I am not sure what the reasoning is to re-write it, other than to appease some developers who want to do things the current ordinance does not allow.

Imagine Urbana is an attempt to ensure more affordable housing in Urbana.

The big moves toward that end may create MORE housing in Urbana, but there is no assurance it will be AFFORDABLE.

An unintended consequence of increasing the density of housing in Urbana, by allowing apartments, duplexes and tiny homes in current residential neighborhoods, is creating more rental housing, and less homeownership opportunities.

The Plan provides for “all types of housing in all neighborhoods.” This totally contradicts the 2005 Comprehensive Plan which stated that the number one goal of the plan was to “Preserve and enhance the character of Urbana’s established neighborhoods.” And Goal two of the 2005 Plan was: “New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.”

Allowing apartments and duplexes in all neighborhoods will NOT preserve the fabric of our established neighborhoods, but will destroy the fabric of our neighborhoods; on-street parking will increase, traffic will increase, as well as noise, litter and a lack of commitment of residents to maintain the neighborhood.

As part of the research in developing the Plan, there is no mention of developers being part of the process. Did anyone involved in this project meet with developers to hear, first hand, what changes in the zoning ordinance would make them WANT to build in Urbana? Do we know, if we change the zoning ordinance, will that create more development in Urbana? Or are we hoping, “If we make it easier to build, they will come?”

I am urging all of you to slow this process down. The public has not had the opportunity to discuss this Plan in an informal setting, with specifics being further discussed and clarified, and the impact on neighborhoods, housing prices, rental prices, homeownership opportunities, etc.

We need more time and more input.

I respectfully request that the City Council take the time to get that input.

You should not assume that because the Plan Commission approved this and forwarded it to you, that they approve of everything in Imagine Urbana. They spent months reviewing details, revising maps, wordsmithing, etc., and at some point, I sense that they decide to make the Council's problem/decision.

The ball is in your court. But there is no shot clock. There is no urgency to approve this.

Thank you,

Joanne Budde

Beringer Commons



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**PUBLIC INPUT-April 21, 2025-A Petition re the Proposed Comprehensive Plan**

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**From** Erik Sacks <[REDACTED]>  
**Date** Fri 4/18/2025 10:20 PM  
**To** City Council <CityCouncil@UrbanalL.gov>  
**Cc** Lois Steinberg <[REDACTED]>; Gunsalus C. K. <[REDACTED]>; Paul Debevec <[REDACTED]>; Leslie Sherman <[REDACTED]>; MaryPat McGuire <[REDACTED]>; [REDACTED] <[REDACTED]>

3 attachments (7 MB)

Petition for Protecting Historic Urbana from the Proposed 2025 Comprehensive Plan (Responses) 2025 Apr 18.xlsx; Paper Petition-Signatures.pdf; Petition for Protecting Historic Urbana-Final.pdf;

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

Use caution when clicking on links or opening attachments.

Dear Councilmembers,

I wish to present to you a [Petition for Protecting Historic Urbana from the Proposed 2025 Comprehensive Plan](#), for consideration and discussion during your meeting on 21 April 2025. Attached, please find the text of the petition and the signatures of [213 people](#), collected primarily on a Google Form (Excel file) and also on paper (PDF file).

The petition's focus is on how to protect Urbana's historic neighborhoods from development that is unwanted by many residents and property owners--not all development but development that is incompatible with the character of these long-established and functioning neighborhoods. The petition includes a short list of what we oppose in the proposed Comprehensive Plan, and a much longer list of what we want to see included.

Here, I wish to bring two issues to your attention. The first is the petition's stated opposition to designating the Lincoln-Busey corridor as a City Center. The petition was started shortly after the proposed Comprehensive Plan was taken up by Plan Commission. In response to this petition, Plan Commission changed the designation of the Lincoln-Busey corridor to Corridor Neighborhood. I appreciate this change, which is a clear improvement. However, there is still an important issue around the Lincoln-Busey corridor for you to consider. In the recent past, developers who sought to build along Lincoln Ave have also tried and sometimes succeeded in demolishing historic houses on the interior towards Busey, which has greatly angered many people in the neighborhood. For example, the apartment complex recently built at Lincoln and Nevada also demolished a beautiful old house on the interior, replacing it with a parking lot, a garbage dumpster near the street and blinding lights near the sidewalk at waist height, making the space rather unpleasant to walk near, especially at night. Another recent example was a proposed development bounded by Oregon, California and Lincoln that would have taken out most of city block with a truly ugly building but was stopped by a prior Council in response to another petition. In both cases, City staff were supportive of the

development. Thus, many of the people who signed the current petition have taken the position that there should be no new development on the eastern side of Lincoln. However, there are some who would be OK with mixed business-residential development on the properties facing Lincoln but only on Lincoln and not extending to the interior. Yet, past experience has repeatedly been that if developers are given an edge, they try to take a whole block or much of a block, and the City does not have a good record of protecting the neighborhood--in fact, quite the opposite. Thus, there is a fundamental issue of trust here that would be valuable for Council to discuss in charting a path forward.

The second issue I wish to highlight is the question of community support for the proposed Comprehensive Plan. Though there have been many opportunities for the citizens of Urbana to hear about and comment on the proposed plan, by far and away the most common comment I have heard over the past year is that the plan has long been vague. People like some of the big concepts, like a walkable city, but many of the specifics of the current version of the plan were not described previously. As you can see from this petition, many people are not supportive of the current version of the proposed Comprehensive Plan. In particular, the new plan would allow many forms of upzoning by right, and this change from current practice, which would prevent meaningful public input and oversight by Council, has struck a chord with a large segment of the population--this gets people angry because it would be an erosion of our local democratic process.

Thank you for considering our petition and for your service to the City of Urbana.

Respectfully,

Erik Sacks

Text of the petition (also attached PDF and online at [https://docs.google.com/forms/d/e/1FAIpQLSfWROjROhzZKYdFVwyPIDEVsjH\\_Httqx7UdVIs8ML9EFsT5iA/viewform?usp=dialog](https://docs.google.com/forms/d/e/1FAIpQLSfWROjROhzZKYdFVwyPIDEVsjH_Httqx7UdVIs8ML9EFsT5iA/viewform?usp=dialog)):

## Petition for Protecting Historic Urbana from the Proposed 2025 Comprehensive Plan

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- Currently, ~67% of Urbana's housing units are rentals (in contrast to 33% state-wide) and the vacancy rate for rental properties in Urbana is 11.5% -- twice the state-wide rental housing vacancy rate. We currently have ample supply of rental housing and any new rental housing constructed near campus will continue to be expensive.
- In contrast, starter homes are difficult for buyers to find. Our schools and community fabric depend on not further eroding the number of owner-occupied homes in West Urbana.
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- ENCOURAGE use of Urbana's central business district as the most appropriate area for high-density mixed-use (business and residential) development, not West Urbana. Downtown is the Urbana's true city center and should be prioritized as such.
- MAINTAIN the R1, R2, and R3 (low density residential) zoning between Lincoln, Vine, Main, and Florida to protect Urbana's oldest and most architecturally significant neighborhood. We want to keep the neighborhood preservation plan that was first adopted in the 1990 Downtown to Campus Plan and kept in the current comprehensive plan and current zoning. We want these protections to be maintained in the new comprehensive plan and zoning. We want our historic residential neighborhoods preserved not deconstructed.
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  - Prevent PUDs from being used to up-zone low density residential properties (R1, R2, and R3) in Historic Urbana (e.g. West Urbana, East Urbana...).
  - Require the scale and density of PUDs to be compatible with nearby existing structures. Large-footprint complexes are wrong for West Urbana.
- ADHERE to existing design review guidelines for the Lincoln-Busey Corridor Overlay District and the Green St. Mixed Office-Residential (MOR) Zoning District.

We will join with and support others similarly seeking to protect the character, public spaces, and tree canopies of their neighborhoods.



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**PUBLIC INPUT - April 21, 2025**

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From Esther Patt <[REDACTED]>  
Date Sun 4/20/2025 7:11 PM  
To City Council <CityCouncil@UrbanalL.gov>

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

Use caution when clicking on links or opening attachments.

Dear Mayor Marlin and Urbana City Council Members:

I write to ask that you **keep in Committee Ordinance No. 2025-04-013: An Ordinance Approving a Comprehensive Plan** until you have conducted the study recommended as Little Move 1.1: "Conduct a comprehensive study of the housing market, including an affordable housing assessment, analyzing the existing housing supply, workforce trends, future demand, affordability levels and land use."

Imagine Urbana is definitely putting the horse before the cart by recommending radical zoning changes to "address Urbana's diverse housing needs" when city officials have been provided no factual information about those needs or about the existing housing stock or the affordability of housing in Urbana.

I respectfully request that the City of Urbana provide the public and city council members with:

- 1- **All data** that inform the changes that are proposed in the Plan (I think there may be none but if there is any data, please let us see it).
- 2- **A working link** to a web site where city council members and the public can **read all of the actual public input that has been submitted during the last 4 or 5 years** during the Imagine Urbana project. The link in the table of contents of the document for "Imagine Urbana Outreach Summary" leads to the search engine on the City's web site which does not take me to any public input if I type in "Imagine Urbana Outreach Summary." We're told that public input supports the staff recommendations. How about letting us read that input?
- 3- A list of all of the dates and locations of public input sessions held by the city since the start of this process.

Please note that the only housing data provided in the entire plan is the Census data: 64.2% of households are rental, the **rental housing vacancy rate is up to 13%**, only 35.8% of housing units are owner-occupied and 59.9% of renters are cost burdened and 18.5% of homeowners with mortgages are cost burdened.

This data clearly shows that Urbana has a **serious shortage of owner-occupied housing**. The Imagine Urbana Plan does not even address that concern.

Instead, it proposes strategies that would actually reduce opportunities for home ownership by making lower cost single family homes even more attractive to developers of income property. We are asked to imagine that accessory dwelling units (ADU's) and duplexes are mostly desired by homeowners who want to provide a second household on their property for a family member or caregiver.

What percent of duplexes and properties with ADU's are owner-occupied? Is it even as high as 10%? You don't know and you should find out before embarking on radical zoning changes that are actually proposed to accommodate the desires of income property owners to obtain inexpensive houses to convert to rental properties or Airbnb's.

When this process first started five years ago, one of your planning staff told me at a "public input" session in Ward 2 that Urbana has an exclusionary zoning problem, R-2 zoning is preventing the creation of affordable housing and Urbana needs to change zoning to accommodate creation of more rental housing.

It sounded like she was describing the problems in suburbs of big cities like Chicago where only 15% of housing is rental, the vacancy rate is low and single-family homes are valued at more than \$400,000.

It's time to stop imagining Urbana is a different city with a housing market that is the polar opposite of what we have.

It's time to get real about the Comprehensive Plan for our city. Please find out the facts about what is in Urbana, be honest with the public and change the Comprehensive Plan to reflect the actual findings of your study of Urbana.

Thank you,  
Esther Patt

P.S. Please correct the error under **Events that have shaped Urbana since 2005** where it states that Stonecreek Subdivision was approved in 2006. **The ground-breaking ceremony for Stonecreek Subdivision was on April 16, 1997**, nine years before "Imagine Urbana" states it was approved. I wrote to Planning staff and the chair of the Plan Commission about this error 6 to 8 weeks ago but the latest version of the unpaginated document has not been changed.



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**Public Input City Council meeting April 21, 2025**

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**From** Trent Shepard <[REDACTED]>

**Date** Sun 4/20/2025 8:38 PM

**To** City Council <CityCouncil@UrbanalL.gov>

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

Use caution when clicking on links or opening attachments.

Hello council members,

I have followed the expensive and prolonged Imagine Urbana campaign for years. I've attended an informational meeting at the library at which there didn't really seem to be any hard information. I've responded to surveys. None of the comments I've made seem to have shaped the current outcome, which I believe will Ruin Urbana. I struggle to see how these new plans for uses and zoning of existing neighborhoods will improve anything for anyone living in Urbana and am guessing that it will discourage most people from wanting to LIVE in Urbana or improve an existing property here.

I do not want this radical, practically free-for-all program to densify my neighborhood and others and allow former residential areas to have businesses here and there. Five years ago, people were fleeing densely populated cities because of Covid and wanting space around them. I don't seriously believe that the desire for space has changed to an urge to lose the winter sun shining in one's window and give up the dream of a garden so that an apartment building can be crammed into the back yard or onto an undersized lot that formerly had a small house standing on it. I've stayed in badly zoned cities in which a second house was plunked into the former back yard of the older house. I could reach out a bedroom window and have my hand hit by a car traveling to the back house on the second driveway on the lot. I've seen houses after houses, one after another, down a driveway one car wide. Good luck getting a firetruck to the back house.

I personally see nothing wrong with Urbana's current comprehensive plan and almost nothing right about the current Imagine Urbana proposal. I say vote it down, and terminate the position of Senior Advisor for Integrated Strategy Development.

Trent Shepard  
[REDACTED]



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## Public Input 4/21/2025

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**From** Arlynn Gottlieb <[REDACTED]>  
**Date** Sat 4/19/2025 11:57 AM  
**To** City Council <CityCouncil@UrbanalL.gov>

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

Use caution when clicking on links or opening attachments.

I was unable to sign the petition for preserving Historic Urbana. Please consider this my signature.  
Thank you.

Arlynn Gottlieb



Sent from my iPhone



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**Public Input April 21, 2025**

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**From** Deborah Katz-Downie <[REDACTED]>  
**Date** Mon 4/21/2025 9:01 AM  
**To** City Council <CityCouncil@UrbanalL.gov>  
**Cc** Deborah Katz-Downie <[REDACTED]>

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

Use caution when clicking on links or opening attachments.

Dear City Council Members,

As a 34 resident of Urbana, I write to urge member of the City Council to continue the work they have done to date for the current and future residents of Urbana and vote NO to the changes proposed to the comprehensive plan proposed by Imagine Urbana.

We live in an area that already has rental units and small businesses integrated into our neighborhood thoughtfully, with public input and City oversight, to benefit existing and future residents.

Do not change the current residential zoning categories: R-1 and R-2 single family, R-3 duplex, R-4 median density multi-family and R-5 high density multi-family.

This includes the entire east side of Lincoln Avenue.

Do not allow developers to develop by right. Continue the work of the PUD, review proposed changes with public input and oversight by City Council.

Do not dismantle our neighborhoods without public input and City Council oversight, vote No to Zoning changes proposed in Imagine Urbana.

Deborah Katz-Downie





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**Public Input, Monday, April 21, 2025**

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From Jan Kalmar <[REDACTED]>  
Date Mon 4/21/2025 1:06 PM  
To City Council <CityCouncil@UrbanalL.gov>

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

Use caution when clicking on links or opening attachments.

Thank you for your consideration.

With regards to Imagine Urbana, please, delay this plan until a good study includes existing housing data. At this time we need to be especially careful with the federal government's dislike of universities and foreign student populations. Our town's size, demographics, wealth, and needs might shift dramatically in these next coming years.

Please keep the Comprehensive Plan in committee until after the city council has conducted the study recommended as Little Move 1.1. " Conduct a comprehensive study of the housing market, including an affordable housing assessment, analyzing the existing housing supply, workforce trends, future demand, affordability levels and land use."

The only housing data is the Census data revealing 64.2% of households are rental, 35.8% are owner-occupied, the rental housing vacancy rate is up to 13%.

We have no way of seeing the public input submitted about the Imagine Urbana plan on your website. We deserve transparency. City staff have the obligation to show the city council and the public the gathered data.

Please, delay this plan until a good study includes existing housing data. At this time we need to be especially careful with the federal government's dislike of universities and foreign student populations. Our town's size, demographics, wealth, and needs might shift dramatically in these next coming years.

Thank you for your time, efforts, and love of Urbana,  
Jan Kalmar





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## Imagine Urbana Public Input

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**From** sally duncan <[REDACTED]>  
**Date** Mon 4/21/2025 1:39 PM  
**To** City Council <CityCouncil@UrbanalL.gov>

**\*\*\* Email From An External Source \*\*\***  
Use caution when clicking on links or opening attachments.

Thank you for your attention;

I am writing to express my concerns that moving forward with the Imagine Urbana plan as it is written at this point will be ill advised and not accurate. Please keep this plan in committee while a more current assessment is carried out. The changes proposed may not be what is truly needed in these coming moments of fiscal uncertainty.

Conduct a comprehensive study of the housing market, including an affordable housing assessment, analyzing the existing housing supply, workforce trends, future demand, affordability levels and land use. These are necessary assessments before the proposed changes are decided.

Thank you for your consideration.

Sally Duncan



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**Public IMPUT**

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**From** Beverly Fagan <[REDACTED]>

**Date** Mon 4/21/2025 2:14 PM

**To** City Council <CityCouncil@UrbanalL.gov>

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

Use caution when clicking on links or opening attachments.

I oppose the Imagine Urbana plan. Do not change the zoning we have in place now for the West Urbana neighborhood. Keep the R-1, R-2 and R-3 zoning. Keep the PUD for new construction approvals. Do not change the zoning on Busey Ave. There are too many rentals in our neighborhood now with many of the single family houses turned into rentals for students. Nevada St already has a number of apartment buildings and houses turned into student rentals. We need to keep a balance of single family homes.

Thank you for your time.

Beverly Fagan  
[REDACTED]



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**Public Input**

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**From** Carol Spindel <[REDACTED]>  
**Date** Mon 4/21/2025 3:24 PM  
**To** City Council <CityCouncil@UrbanalL.gov>

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

Use caution when clicking on links or opening attachments.

Dear City Council Members,

We are concerned about the Imagine Urbana Plan and the consequences for our neighborhood in West Urbana. The West Urbana neighborhood is a community with unusually strong neighborly connections, both in person and online. As longtime residents, we have benefited from that warmth and neighborliness and we want to ensure that it is maintained for future generations. We also want to ensure that we have the right to have our input considered by the Council before future zoning changes take place. However, we do not see the public input included in the Imagine Urbana plan.

Nor do we see the data on which the proposed zoning changes are based. We feel it's important to have an explanation of **why** the City is proposing changing the zoning categories and what data the planners are using to formulate these proposals. We do not see any study of current housing trends and needs. We do not want to create a situation that will result in more development-built expensive rental units when we already have high rates of rentals and vacancies.

We do support legalizing the Accessory Dwelling Units that already exist and creating a process with policy guidelines to allow homeowners to build additional ADUs. That process should include sufficient time for public comment from neighbors.

The fact that our neighborhood is a wonderful community helps keep many people in Urbana. It has certainly been a strong factor keeping us here since 1984. It would be a great loss to make big changes to a neighborhood that is so successful – as a place to live, to work, and to grow up.

Sincerely,

Carol Spindel

Tom Bassett  
[REDACTED]



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**Public Input - April 21, 2025**

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**From** Ryan Franks <[REDACTED]>  
**Date** Mon 4/21/2025 4:23 PM  
**To** City Council <CityCouncil@UrbanalL.gov>

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

Use caution when clicking on links or opening attachments.

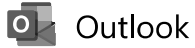
You may read these comments into the record.

I am supportive of the Imagine Urbana Comprehensive Plan. Urbana needs the reinvigoration of its neighborhoods, and this plan lays out a vision that I can get behind. If I wanted to live in a sterile, boring neighborhood full of houses that are one of two floor plans, I would have selected a house in a subdivision at the edge of town. I did not do this and chose to live in the West Urbana Neighborhood. However, I have been somewhat dismayed at the lack of care that is shown to some properties. In some instances, it is worse than unincorporated land in counties around the state. I can imagine no greater joy than seeing some of the poorly-maintained houses in this neighborhood incentivized by market forces to turn over to new owners with new uses, including where appropriate, and as described in the plan, mixed use of neighborhoods. New owners and new buildings will spur a cycle of increased business attraction and lead ultimately to substantial economic gains for the city.

I urge the Council to pass the plan.

Thank you,  
Ryan

Ryan Franks  
[REDACTED]



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**PUBLIC INPUT 04.21.2025**

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**From** Jenny Zoe Casey <[REDACTED]>

**Date** Mon 4/21/2025 4:29 PM

**To** City Council <CityCouncil@UrbanalL.gov>

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

Use caution when clicking on links or opening attachments.

As a four year Urbana resident and home owner, I strongly oppose the zoning changes proposed in the "Imagine Urbana" document. I strongly support leaving current zoning laws in place.

Sincerely yours,

**Jennifer Casey**

[REDACTED]  
Urbana, IL 61801



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## Public Input - April 21, 2025

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From Dannie Otto <[REDACTED]>  
Date Mon 4/21/2025 4:29 PM  
To City Council <CityCouncil@UrbanalL.gov>

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

Use caution when clicking on links or opening attachments.

I want to add my voice to the voices of other critics of the Imagine Urbana document.

I have lived in Urbana for 21 years, and before that was a lifetime resident of a nearby small town. I have observed Urbana for 50 years.

I also served on the Urbana Plan Commission, Mixed Office Residential Zoning District and the Lincoln-Busey Corridor Design Review Overlay District.

In my personal role, I have restored or rehabbed 4 homes in west Urbana, including my own residence, a Joseph Royer designed home that prior to 2004 had been used as a group home for decades. I am familiar with the real estate market and at a previous point in my life, was a licensed realtor in Illinois for 2 decades.

Without going into detail, I want to endorse the critiques of Erik Saks and Esther Patt, among others who have submitted criticisms. To those criticisms, I would like to add that the document is so vague, that it is not clear how city officials and citizen committees are to interpret the proposals.

For example, in the descriptions of the new system of classification, N1 neighborhoods would allow " Mostly residential, primarily single houses. Duplexes, smaller apartments and townhomes, and some accessory dwelling units (e.g. garage apartments, backyard cottages) are interspersed.

N2 neighborhoods would allow " Mostly residential, with a mix of single houses, duplexes, smaller apartments, and townhomes, and accessory dwellings (e.g. garage apartments, backyard cottages)".

The descriptions are nearly identical. N1 would allow "some" ADUs; N2 would allow ADUs. How many in a neighborhood are "some"? How would city staff decided when "some" has been met in a neighborhood, and an additional ADU would be more than "some"?

The appendix defines " **Accessory Dwelling Unit (ADU)**. An Accessory Dwelling Unit is a second, self-contained residential unit located on the same lot as a primary home. ADUs can be attached to the main house (like in a basement or attic) or detached (like a backyard cottage or a garage). Does this mean that current single family homes can be converted into a duplex? If that is the intent, why mask the effect by calling it an ADU?

A plausible interpretation of this vague language is that adoption of the proposed Imagine Urbana document would mean that the current R1, R2 and R3 neighborhoods would effectively become R4. I can imagine that if this were proposed to the residents of Urbana, there would be a lot of objections.


I think the vagueness of the proposed Imagine Urbana document to be a problem. I don't think it would be a reliable guide to staff and commissioners charged with implementing it. Some of the talk of "streamlining processes" looks to me like it would result in minimizing the role of citizen input. When current single family properties are converted to ADU's, do neighbors have any input? What are the criteria?

As someone who served on the plan commission for a number of years, the plan commission was not a bottleneck. We commissioners were sent a calendar of meetings for the year with meetings scheduled for every two weeks. Most of these meetings were cancelled due to a lack of projects to review. I think we more likely met on average every two months.

I am not impressed with the proposed Imagine Urbana document. I suggest that the council table the proposal indefinitely.

Sincerely yours,

Dannie Otto

  
Urbana, IL 61801



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**PUBLIC INPUT April 21**

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**From** C. K. Gunsalus <[REDACTED]>  
**Date** Mon 4/21/2025 4:41 PM  
**To** City Council <CityCouncil@UrbanalL.gov>  
**Cc** Wuna Main <[REDACTED]>

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

Use caution when clicking on links or opening attachments.

Dear Members of the City Council,

As longtime residents of Urbana, and the West Urbana Urbana Neighborhood for virtually all of that time, we ask you to put the Imagine Urbana plan on hold.

As presented, the language of the plan is so vague that it puts in jeopardy protections for Urbana's livable neighborhoods that citizens of this community have spent decades working for. This includes the current comprehensive plan and the downtown to campus plan. The language can be read to remove the rights of neighbors to have voice on changes that would affect them and could dramatically increase the pressure by developers to create ever more high-end student housing.

We need a plan much more tailored and specific, tied to evidence that any proposed changes will contribute to desired ends. Even better, it should look at existing research on communities near large universities that face the pressures that Urbana does.

Please pause this process now and require greater specificity for continuing to protect our livable, walkable neighborhoods. Please do not permit the replacement of current R1, R2, and R3 zoning by two vaguely defined categories that permit demolishing and replacing existing homes with apartment buildings by right and without any public input.

We support the petition filed with you by the WUNA neighborhood, Erik Sacks, Esther Patt, and Dannie Otto.

Please respect the often expressed wishes of constituents about protecting our zoning.

C. K. Gunsalus  
Michael W. Walker  
[REDACTED]



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**PUBLIC INPUT, 21 April 2025**

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**From** Ann Bergeron <[REDACTED]>  
**Date** Mon 4/21/2025 4:48 PM  
**To** City Council <CityCouncil@UrbanalL.gov>  
**Cc** Kevin Fahey <[REDACTED]>; Ann Bergeron <[REDACTED]>

**\*\*\* Email From An External Source \*\*\***  
Use caution when clicking on links or opening attachments.

Dear Members of the Urbana City Council:

We write to express our concern regarding the Imagine Urbana Plan which is up for approval at tonight's city council meeting.

Rezoning Urbana's R-1, R-2, and R-3 neighborhoods to N1 or N2 would benefit developers while denying residents any opportunity for serious input.

We urge the City Council to keep the Comprehensive Plan in committee until after the city council has conducted a comprehensive study of existing housing stock and the needs of our population (as recommended in Little Move 1.1).

Sincerely,  
Ann Bergeron  
Kevin Fahey

[REDACTED]  
Urbana, IL 61801

Submitted by: Liz Cardman, Urbana [REDACTED]  
City Council Committee of the Whole  
April 21, 2025

Drive to build high-profit student housing:

News-Gazette: ***Profit Drives Construction and Affordable is Not Profitable***: [*“The best thing Champaign has for affordability is just older buildings, and keeping older buildings in service as long as possible is a critical component to promote the affordability of housing supply.”* Further: *“affordable units need to be subsidized if they’re going to be offered at less than market rate.”* [News-Gazette, August 21, 2024: [“Development plan amended; affordability concerns remain.”](#)]

New York Times: ***High-density Construction in a College Town is Highly Profitable Student Housing***. The construction market in college towns does not invite sustainable developments in many neighborhoods. Rather, it invites entry of a highly profitable real estate sector: development of student housing, driven by national and international investors who have no interest in local social issues or quality of life. Note: Students want new. *“The industry is shedding its image as a niche business run by local landlords and instead drawing more institutional and global investors.”* [New York Times, February 13, 2024 “Student Housing Has a New Mantra: Bigger Is Better.” **Note: the online comments section.** [https://www.nytimes.com/2024/02/13/business/student-housing-off-campus-real-estate.html?unlocked\\_article\\_code=1.JU4.Mnef.PtS4RYoqo8oP&smid=url-share](https://www.nytimes.com/2024/02/13/business/student-housing-off-campus-real-estate.html?unlocked_article_code=1.JU4.Mnef.PtS4RYoqo8oP&smid=url-share)]

CU Citizen Access: ***Federal housing analysis says Champaign rental market oversaturated, but city continues to approve development*** [February 01, 2018, <https://cu-citizenaccess.org/2018/02/federal-housing-analysis-says-champaign-rental-market-oversaturated-but-city-continues-to-approve-development/> ]

You doubt this??? A block along the east side of Lincoln would sell in minutes, while the City had to virtually give away the property at 200 S. Vine to get high-density developed there.

Influx of Student Housing in West Urbana and Northwest Urbana

Note the larger developments since 1985: 603 S Busey [Europa House]; 807 W Illinois [Loomis House]; numerous properties along Green & Elm Streets, including the biggest offender, Campus Oaks Apartments at 502 W Green; and more recently, 809 W Nevada and 707 W Springfield.

Note: this excludes major nearby developments that affect the feel and quality of West Urbana: at Western Avenue and Gregory Place; and two at Lincoln & University; Lincoln. Further note: many of these developments entailed razing multiple single-family houses.

Note pressures near Lincoln and the 800 blocks – i.e., the block directly east of Lincoln. There have been repeated efforts to build even LARGER and more PROFITABLE student housing under the name of the PUD.

News-Gazette: ***Neighbors skeptical of development proposal***: *As the student housing market booms locally, private developments are beginning to creep north of University Avenue. A neighborhood group that rallied for the cleanup of a toxic site at Fifth and Hill streets is now saying the large apartment complex poses a new risk to their livelihood.* [ December 17, 2013 [https://www.news-gazette.com/news/neighbors-skeptical-of-development-proposal/article\\_cd995a69-1b64-5f0f-8d91-53661930ea615.html](https://www.news-gazette.com/news/neighbors-skeptical-of-development-proposal/article_cd995a69-1b64-5f0f-8d91-53661930ea615.html) ]

Mixed Use, Ground Level Business no guarantee:

**News Gazette: Proposed Champaign zoning change would let more residents get in on ground floor**

*" ... changing market demand has left more first-floor vacancies in recent years, and some building owners have been concerned about their inability to lease some ground-floor spaces for commercial uses, ... The change going to the council would remove the prohibition on ground-floor residential units in commercial buildings in sections of 10 streets in three central-business zoning districts in downtown, Midtown and Campustown. [ News-Gazette, January 29, 2022:*

[https://www.news-gazette.com/news/local/politics/proposed-champaign-zoning-change-would-let-more-residents-get-in-on-ground-floor/article\\_f41db9dd-f080-58b5-bbff-630c14c21a87.html](https://www.news-gazette.com/news/local/politics/proposed-champaign-zoning-change-would-let-more-residents-get-in-on-ground-floor/article_f41db9dd-f080-58b5-bbff-630c14c21a87.html) Passed by Champaign City Council, February 1, 2022 [ <https://documents.ci.champaign.il.us/object?id=14T-v5yPy2Y6tzltZSOZwEKDvvAgoPiip> ]

Destruction of Residential Low-Density Housing:

Over 100 houses and duplexes have been torn down in West Urbana. Many to make way for high-density student housing. I have a personal spreadsheet of data gathered from the Archives at the Urbana Free Library, and City data on requests for demolition. Most of these

Note the gradual degradation of single-family homes – and by extension, the neighborhood -- starts when house are first sold to grad students or parents buying for their children. These owners in turn sell to a local landlord. Then follows the downward spiral pattern of neglect, teardown, aggregation of multiple parcels only to build big and profitably.

Affordable Housing in Urbana:

The News-Gazette reported on January 9, 2025 the following regarding the median value of owner-occupied homes with a mortgage:

#1	Mahomet	\$303,000
State	Illinois	\$269,000
#4	Champaign County	\$211,000
#7	City of Champaign	\$200,900
#12	Urbana	\$184,000

Note Urbana's placement on the list. Its median value is less than even that of Tolono, Bondville, Philo and Sidney.

Sprawl? Maybe not: Note: to drive to Memorial Stadium takes 6 minutes from my home in West Urbana; 10 minutes from Stonecreek; 12 minutes from Brittany Trails in Champaign.