
DATE: Monday, December 2, 2024
TIME: 6:30 p.m.
PLACE: 400 S. Vine Street, Urbana, IL 61801

The City Council Committee of the Whole of the City of Urbana, Illinois, met in regular session Monday, December 2, 2024, at 6:34p.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* (departed at 8:11p.m.), CM Grace Wilken*, CM James Quisenberry

***CM PRESENT REMOTELY**

ELECTED OFFICIALS ABSENT:

STAFF PRESENT: Bourema Ouedraogo, Mac Patel, Breaden Belcher, Thomas Webb, Kevin Garcia, Kate Levy, Andrea Ruedi, Elizabeth Hannan, Matt Roeschley, Coral Mitten, Will Kolschowsky, Larry Boone, Tim Cowan

OTHERS PRESENT: Omer Sarig, Development Specialist at Woda Cooper Companies, Inc; Andy Choi, Asset Management Specialist at H Mart

Chair: *Jaya Kolisetty, Ward 4*

1. Call to Order and Roll Call

With a quorum present, Chair Kolisetty called the meeting of the Urbana City Council to order at 6:34p.m.

2. Approval of Minutes of Previous Meeting

None.

3. Additions to the Agenda

None.

4. Presentations and Public Input

a. New City Website – Exec

Presented by Kate Levy, Deputy Liquor Commissioner & Executive Coordinator; Mac Patel, Business Analyst; and Thomas Webb, Information Technology Manager. Thomas Webb provided background on the updated website found at “UrbanaIL.gov”. Shared Mayor Marlin’s statement on the reasoning behind switching websites to have information be more accessible and easier to navigate. Mac Patel spoke on the upcoming changes to expect from the new website. Stated the domain will be moving from “urbanaillinois.us” to “UrbanaIL.gov”, the website will have a style guide that unifies the design across the website, and the website has been made more streamlined to better present the most

accessed information. Kate Levy stated the website updating has been in the making for two years and it has been an internal priority for a significant amount of time. Stated the development of the website was informed by data displaying what the priorities of residents and non-residents accessing the website were in addition to the needs of City staff. Stated the content of the webpages were selected through viewing the 500 most accessed pages and partnering with the digital marketing company, Creative Allies from the State of North Carolina. Stated the collaboration developed a style guide over the course of six months to provide consistency throughout the website. Stated the website developer, CivicPlus used the style guide to build the framework and layout of the website. Stated the City's website will be going from around 14,500 pages and attachments down to around 600. Mac Patel stated the website is currently receiving feedback from City departments to update page content and they are also working with CivicPlus to resolve some outstanding issues to make the website more user friendly. Stated the website will be available to access from December 9th and will fully launch on Friday, December 13th as the old website will become unavailable. Stated feedback regarding the website will be solicited after its release through the website and social media to see how it can be improved and maintain its usefulness. Stated website analytics will be used to see the most frequently accessed pages to update the quick links available on the home page of the website. Kate Levy stated the analytics software used for the website also assists in formatting pages and ensures compliance with the Americans with Disabilities Act (ADA). Questions and discussion followed.

Motion to recess for the Committee of the Whole Public Hearing at 6:58p.m. by CM Wu, seconded by CM Hursey.

Voice Vote:

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

NAY: None.

Committee of the Whole was reconvened at 7:07p.m. by Chair Kolisetty.

b. Public Input

David Huber stated not all real estate developers are the same, quoting President-elect Donald J. Trump who stated single-family housing being destroyed under the Biden Administration through the creation of multi-family dwellings and low-income housing. Highlighted how single-family housing can be used as a dog whistle by those who support President-elect Trump. Read quotes from previous public inputs provided, illustrating a bias toward single-family housing. Stated the lot-width requirements for duplexes in R-2 and R-3 districts is discriminatory, exclusionary zoning. Questioned how fair housing can be previously supported unanimously by Council and how Council can be so opposed to the proposed zoning amendment. *Anonymous* stated area residents of Philo Road feel as though City Planners are providing a disservice to them as businesses are closing in the area, but Council continues to entertain approving liquor licenses in the area. Shared residents heavily oppose the approval of further liquor licenses on Philo Road as the area is already overserved by liquor outlets, smoke shops, and gambling parlors. Quoted an elder, Black resident who stated that the overabundance of liquor stores are a hallmark of poor, marginalized Black neighborhoods. Stated the residents of Philo Road feel neglected and failed by City planning and urged City Council to not approve Resolution No. 2024-12-084R. *Gina Peluso* asked why there are so many inconsistencies present regarding duplexes in the City's zoning ordinance and what action should be taken to resolve this. Stated City should carefully consider the definitions of what a duplex is, how dwellings should fit, and ensure the options have been weighed before acting on anything. Stated the entire zoning ordinance should be overhauled rather than amending it piece by piece. Urged City Council

to vote down Ordinance No. 2024-11-034 as the matter should be considered further.

Written Public Input were received from the following individuals and read by Chair Kolisetty: Christina Nordholm, Katie Muir, and Nancy Westcott. Written Public Input in opposition to Ordinance No. 2024-11-034 was received from the following individuals, but were not read: Scott Dossett, Sophie Meyn, Joanne Budde, Catherine Connor, Geraldine Theobald, and Phyllis Williams.

5. Staff Report

Mayor Marlin reported the application by Angela Bradley for the Illinois Grocery Initiative Grant has successfully been submitted today.

6. Unfinished Business

- a. **Ordinance No. 2024-11-034:** An Ordinance Amending the Urbana Zoning Ordinance (Update Section VI-3 for Clarity and to Remove Additional Lot Area and Width Requirements for Certain Uses / Plan Case No. 2493-T-24) – CD

Presented by Kevin Garcia, Principal Planner & Zoning Administrator. The Ordinance approves a zoning ordinance text amendment to remove additional lot area and width requirements for duplexes in the R-2 (Single-Family Residential) and R-3 (Single- and Two-Family Residential) zoning districts, remove additional lot area requirements and simplify lot width requirements for common-lot-line dwellings in all districts, simplify language regarding the reuse of existing lots, and amend other parts of Section VI-3 to make it easier to understand. Kevin Garcia stated the amendment has support from the current comprehensive plan from 2005 and the R-2 and R-3 districts are currently inconsistent with the comprehensive plan and their stated purposes. Stated the proposed amendment is consistent with the draft Imagine Urbana comprehensive plan, highlighting Objectives 1.3, 2.2, 2.7, Big Move #1, Little Move #1.8, Big Move #2, Little Move #2, Little Move #8.3, and Little Move #10.4. Stated the proposed text amendment would only lead to small, gradual changes as 3% (49) of the lots in the R-2 district contain duplexes and 9% of lots in the R-3 district contain duplexes. Stated a flood of change is unexpected unless developers are specifically seeking to redevelop single-family housing into duplexes. Stated developers are capable of redeveloping single-family housing into duplexes in the R-3 district for around 50% of the lots but have not done so in the past 50 years. Stated the incremental changes from the proposed amendment are unlikely to have a significant impact on the affordability of housing in the City of Urbana but is more likely to have a positive impact than negative. Stated duplexes add variety to a housing market and smaller duplexes are inherently less costly. Stated the current restrictions require duplexes to be larger and incentivize developers to build larger dwellings that would be more unaffordable units. Stated housing studies have shown new market rate construction may be more expensive, but the prices should become more affordable after the first tenant moves out and leaves behind a less expensive unit. Stated old housing tends to be more affordable, but the only way to create old housing is to create new housing now and then wait for the costs to depreciate over time. Stated the zoning ordinance applies to everyone equally whether they rent or own housing. Listed scenarios in which a resident can benefit from converting their single-family home into a duplex to assist in caretaking or generating income. Stated 1/3 of duplexes in the City of Urbana are owner-occupied according to the Cunningham Township Assessor's Office. Stated duplex aesthetics would be addressed as part of the conditional use permit process for building a duplex in R-2 districts as they currently state a duplex must preserve the character of the neighborhood. Recommended Council adopt the text amendments as presented. Questions and discussion followed.

Motion to approve to the regular agenda by CM Wilken, seconded by CM Kolisetty. Discussion ensued.

Roll Call Vote:

AYE: Kolisetty, Wilken

NAY: Wu, Evans, Hursey, Quisenberry

Item failed.

- i. Motion to amend the duplex lot width and area requirements to a 50-foot/5,000-square-foot minimum as per the staff proposed compromise by CM Wilken, seconded by CM Kolisetty.

Roll Call Vote:

AYE: Kolisetty, Wilken

NAY: Wu, Evans, Hursey, Quisenberry

7. New Business

- a. **Resolution No. 2024-12-080R:** A Resolution Approving and Authorizing the Execution of an Intergovernmental Agreement for the Design and Construction of Improvements to Wright Street between the City of Champaign and the City of Urbana – PW

Presented by Tim Cowan, Director of Public Works. The Resolution approves and authorizes the execution of an intergovernmental agreement (IGA) with the City of Champaign for the design and construction of improvements to Wright Street, from Church Street to Dublin Street (Columbia Avenue). Tim Cowan stated the Resolution represents a joint venture in a resurfacing program between the City of Urbana and the City of Champaign as Wright Street is where the cities meet and manage a joint Right-of-Way. Stated the City of Champaign will be the lead agency on project and the agreement allows for Champaign to develop the engineering before it is reviewed and approved by Urbana. Stated Champaign would have the construction performed and invoice Urbana for our share of the cost. Provided an overview on the road condition, noting its poor condition. Stated the initial scope of work included upkeep on the grate for the railroad crossing, but the railroad had conducted that repair independently leading to an overall cost reduction. Questions and discussion followed.

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

Voice Vote:

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

NAY: None.

Recess for 10 minutes called by Chair Kolisetty at 8:50p.m.

Committee of the Whole was reconvened by Chair Kolisetty at 9:00p.m.

- b. **Resolution No. 2024-12-081R:** A Resolution to Endorse the Champaign Urbana Urban Area Transportation Study (CUUATS) Long Range Transportation Plan (LRTP) 2050 – PW

Presented by Tim Cowan, Director of Public Works. The Resolution endorses the Champaign Urbana Urban Area Transportation Study (CUUATS) Long Range

Transportation Plan (LRTP) 2050. Tim Cowan stated the Resolution is following up on the CUUATS LRTP presentation to Council on November 12 which provided an overview on the long-term planning, the general oversight, and future projects that do not currently have funding available for. Highlighted the top five goals for LRTP 2050 are Safety, Reliability, Sustainability, Equity & Quality of Life, and Connectivity. Stated the focus of LRTP 2050 is on improving the management of currently existing assets and keeping opportunities for growth on the table.

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

Voice Vote:

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

NAY: None.

- c. **Resolution No. 2024-12-082R:** A Resolution Approving and Authorizing the Execution of an Urbana HOME Consortium Subrecipient Agreement Regarding the use of HOME Funds on Behalf of the City of Champaign, Illinois (Parker Glen Phase II, FY 2024-2025) – CD

Presented alongside Resolution No. 2024-12-083R by Breaden Belcher, Grants Division Manager with Omer Sarig, Development Specialist at Woda Cooper Companies, Inc. available for questions. The Resolution authorizes the execution of a HOME Consortium Subrecipient Agreement on behalf of the City of Champaign. Breaden Belcher stated the subrecipient grants for the City of Champaign and Woda Cooper Companies are to create more affordable housing as part of the Parker Glen Phase II project. Stated the terms of the agreements commits up to \$50,000 from the City of Champaign's HOME funds for the construction of two residential buildings with 56 units containing 1, 2, and 3-bedroom affordable, rental units. Stated the development will be in the City of Champaign. Clarified the HOME funds are managed by the HOME Consortium which is comprised of the City of Urbana, City of Champaign, and Champaign County. Stated the City of Urbana is the lead entity in executing agreements utilizing HOME funds and the \$50,000 in HOME funds were previously budgeted to the City of Champaign to use toward affordable housing projects in the City of Champaign. Stated the total project cost for Parker Glen is estimated to be \$18,700,000 and Woda Cooper has secured other revenues of funding for the project such as the Low-Income Housing Tax Credit award from the Illinois Housing Development Authority. Stated the maximum tenant income cannot exceed 80% of the Area Median Income and monthly rent will not exceed \$846, \$967, and \$1,335 for 1, 2, and 3-bedroom units respectively and it will not exceed 30% of a tenant's income. Stated the HOME funds impose a 20-year affordability period, but the Low-Income Housing Tax Credit program comes with a 30-year affordability period as well. Stated the anticipated construction period begins April 2025 and has targeted June 2026 as its completion date. Questions and discussion followed.

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

Voice Vote:

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

NAY: None.

- d. **Resolution No. 2024-12-083R:** A Resolution Approving and Authorizing the Execution of an Urbana HOME Consortium Rental Housing Developer Agreement (Woda Cooper Companies, Inc. FY 2024-2025) – CD

Presented alongside Resolution No. 2024-12-082R by Breaden Belcher, Grants Division Manager with Omer Sarig, Development Specialist at Woda Cooper Companies, Inc. available for questions. The Resolution authorizes the execution of a HOME Consortium Rental Housing Developer Agreement with Woda Cooper Companies, Inc.

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

Voice Vote:

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

NAY: None.

- e. **Ordinance No. 2024-12-038:** An Ordinance Amending the Urbana City Code, Chapter 14, Section 14-7 and Chapter 22, Section 22-102 (Food Licenses and Recycling Tax) – HRF

Presented by Elizabeth Hannan, HR & Finance Director / CFO and Tim Cowan, Public Works Director. The Ordinance amends the City Code to make recycling taxes consistent with direction received from City Council on November 18, 2024, and certain fees regarding food licenses would be amended to conform to new Champaign-Urbana Public Health District (C-UPHD) processes. Elizabeth Hannan stated the amendments to the recycling taxes were to establish the series of incremental increases effective January 1, 2025, to maintain weekly curbside recycling collection and add the \$0.10 plastic bag fee effective January 1, 2026. Stated the Ordinance removes the recycling tax from the fee schedule as it is a tax rather than a fee and it would be placed into Section 22-102 regarding the residential recycling tax in the City Code. Stated the changes for the food licenses are to make the fees more uniform between the cities of Champaign and Urbana by increasing the Food Handling Mobile Dispenser license from \$61 to \$87. Stated the change makes it consistent with the Food Handling Establishment License. Stated the fee for temporary licenses would also be removed as the C-UPHD does not issue them anymore and had only previously made an exception for the City of Urbana. Stated these changes would be effective in Spring 2025. Questions and discussion followed.

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

Voice Vote:

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

NAY: None.

- f. **Ordinance No. 2024-12-039:** An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #4 – Omnibus) – HRF

Presented by Elizabeth Hannan, HR & Finance Director / CFO and Tim Cowan, Public Works Director. The Ordinance amends the FY2025 Annual Budget to reallocate funds between capital improvement projects, increase the budget for equipment in the Vehicle & Equipment Replacement Fund (VERF) for a vehicle not replaced as scheduled, fund the demolition of the old Fire Station 3 on North Lincoln Avenue, and support the implementation of new permitting and licensing software. Elizabeth Hannan stated the omnibus moves funds in the General Fund from salary lines for vacant positions to allow for a one-time cost for implementing new permitting and licensing software. Stated a budget of \$100,000 from the Capital Improvement Fund is required for the demolition of

the old Fire Station 3; an additional \$50,000 is required from the Stormwater Utility Fund to fund the stormwater sewer portion of an upcoming Stormwater Management Planning project sourced from surplus funds remaining from the Storm Sewer Lining project; an additional \$20,000 is needed from the Sanitary Sewer Fund to fund the sanitary sewer portion of an upcoming Sanitary Planning & GIS project sourced from surplus funds remaining in the Storm Sewer Lining project; an additional \$20,000 is required from the VRF to replace a Community Development vehicle which was originally scheduled for replacement in FY2020, but has not yet been replaced; and an adjustment would be made to the TIF 4 Fund to advance infrastructure improvements for the FY2025 Capital Improvement Plan. Tim Cowan stated from the development of the Capital Improvement Plan, it has shown a need for more money in certain areas and less money in others as the sanitary sewers have not been seen to need any major repairs and those funds are being reallocated. Stated the Street Resurfacing program is being reduced due to not having as high of a magnitude of need as initially proposed after doing further needs assessment. Stated the Street Lighting program is being increased to address street lighting issues and implement upgrades across Cunningham Avenue as the need to work on the underground infrastructure has increased estimated costs. Stated the budgeting for sidewalks have been slightly increased due to planning on Perkins Road which projects a sidewalk extension toward the East to connect to the dog park. Questions and discussion followed.

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

Voice Vote:

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

NAY: None.

- g. Resolution No. 2024-12-084R:** A Resolution Approving an Increase in the Number of Liquor Licenses in the Class P Designation for the Cetara Gas Inc D/B/A Cetara Gas Inc, 1821 South Philo Road – Exec

Presented by Mayor Marlin. The Resolution increases the number of Class P liquor licenses in the City of Urbana. Mayor Marlin stated the request by Cetara Gas is to obtain a liquor license for the gas station they recently purchased on the corner of Philo Road and Colorado Avenue. Stated the liquor license is a replacement for a previous liquor license at the same location. Questions and discussion followed.

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

Voice Vote:

AYE: Wu, Hursey, Kolisetty, Wilken, Quisenberry

NAY: Evans

- h. Resolution No. 2024-12-085R:** A Resolution Approving an Increase in the Number of Liquor Licenses in the Class P Designation for H Mart Urbana, LLC D/B/A H Mart, 220 North Broadway Avenue – Exec

Presented by Mayor Marlin. The Resolution increases the number of Class P liquor licenses in the City of Urbana. Mayor Marlin stated the request is for the sale of packaged liquor at the new H Mart in Urbana and Andy Choi, Asset Management Specialist at H Mart is present for any questions. Stated the H Mart is scheduled to open on January 16, 2025, and requested a Grocery Café Rider to sell and serve alcohol at a café on the premises. Stated the H Mart will additionally have a food court with 4 food vendors.

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

Voice Vote:

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

NAY: None.

8. Council Input and Communications

CM Hursey clarified she was in attendance of the meeting last week, but there were technical issues. Expressed her happiness in seeing Resolution No. 2024-11-079R, regarding Angela Bradley's initiative to establish a grocery store in Ward 3, successfully pass. Voiced hope for the application to be successful and for the City to continue to support Angela Bradley's endeavor through the grant process.

9. Adjournment

With no further business before the committee of the whole Chair Kolisetty adjourned the meeting at 9:42 p.m.

Seok Hyun Cho

Deputy City Clerk

This meeting was video recorded and is viewable [on-demand HERE](#). **Minutes approved: 1/21/25**

Cho, Seok Hyun 'Rafael'

From: Christina Nordholm <[REDACTED]>
Sent: Sunday, December 1, 2024 10:18 PM
To: !City Council
Subject: Public Input December 2, 2024

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

Use caution when clicking on links or opening attachments.

To the Council Members,

My comments may be read aloud at the meeting.

I strongly oppose the elimination of the existing minimum lot size and lot area for duplex housing in Urbana as described in the proposed ordinance amendment Ordinance No. 2024-11-034: An Ordinance Amending the Urbana Zoning Ordinance (Update Section VI-3 for Clarity and to Remove Additional Lot Area and Width Requirements for Certain Uses.

The majority of homes in my HEUNA neighborhood are those little box homes built for GI's after WW2. In my block, [REDACTED] East Oregon street, there are 4 dwellings, three built prior to 1930, including ours, and next door to us there is a rental duplex squeezed onto a lot in the 70's. We are lucky that the duplex owner lives locally, is very conscientious, has a consistent pool of reasonable tenants, and has willingly interceded on various occasions to help with issues. But his interventions have also been needed.

The two bedrooms in our 882 sq foot home have windows separated from two bedrooms in the duplex by a few feet of yard and a narrow driveway. Small homes such as ours do not allow for us residents to escape contact by just going to another part of the house. When the duplex tenants are considerate, this intimacy has been awkward but bearable: we drew curtains, we grew bushes, we asked that the volume of sound be turned down to the point we weren't forced to follow every word of their cop shows when trying to get to sleep. Likewise we suffered embarrassment when our babies slept poorly and were loud. When the duplex tenants have been unneighborly, my family has looked at moving. We have nevertheless outlasted many many tenants, most claiming upward mobility to larger homes somewhere else.

Some houses in HEUNA do have deep back yards, but even these are still mostly set with narrow frontages, and thus already deal with the same privacy issues we do, even without being neighbors to multiple residents.

If new duplexes are allowed to fit into more of these small HEUNA lots, they will not have the buffer zones which allow for a semblance of consideration. It will betray our area's already fragile character of modest single family homes, cared for by their residential owners. There is no way to guarantee thoughtful duplex owners or responsible homeowners. Please don't further challenge our residents' efforts to maintain the pleasant courtesy which for us typifies community life in Urbana by changing the allowed lot sizes allowing for more duplexes on smaller lots.

Thank you,
Christina Nordholm

Cho, Seok Hyun 'Rafael'

From: Katie Muir <[REDACTED]>
Sent: Monday, December 2, 2024 1:45 PM
To: !City Council
Subject: PUBLIC INPUT - City Council Committee of the Whole Meeting - December 2, 2024

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

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Please read my Public Input during tonight's Committee of the Whole Meeting so it is included in the record of Public Input for the meeting.

Katie Muir
Ward 7

Public Input

After members of the Downtown Urbana Independent Media Center who are also members of the CU Muslim Action Committee, Party for Socialism and Liberation, Prairie Liberation Center and, Unitarian Universalist Church ended their 13 day encampment on the University of Illinois main quad on May 10, 2024, a group of the pro Hamas protesters led by prominent members of the CU Muslim Action Committee ([REDACTED]) began regularly attending the City of Champaign City Council Meetings to demand that the City of Champaign divest from their Illinois Funds Account overseen by the state treasurer.

Shortly after the News Gazette published an article written by Jim Dey alerting taxpayers to the fact that Champaign County Treasurer Cassandra Johnson and Chief Deputy Treasurer and, Urbana Mayoral Candidate DeShawn Williams left as much as \$36 million in federal aid money in a low interest account at a Terre Haute, Indiana bank rather than depositing it in a higher paying Illinois Funds Account overseen by the state treasurer, resulting in taxpayers losing more than \$2 million in interest income, the members of the Downtown Urbana Independent Media Center stopped demanding that the City of Champaign divest from the Illinois Funds.

However, with the apparent goal of showing solidarity with the demands made by members of the Downtown Urbana Independent Media Center, Cunningham Township Supervisor and co-founder of the Urbana Independent Media Center, Danielle Chynoweth divested the funds Cunningham Township had invested in an Illinois Funds Account overseen by the state treasurer.

The Illinois Funds Database

https://illinoistreasurer.gov/Local_Governments/The_Illinois_Funds

The last interest income payment noted as having been disbursed to Cunningham Township on September 30, 2024 as noted on the bills and payroll report for the period September 3rd through October 2, 2024 submitted by Supervisor Danielle Chynoweth for approval during the October 28, 2024 Township Board Meeting during which Danielle Chynoweth submitted Resolution T-2024-10-006R requesting a very large increase in the compensation she receives as Cunningham Township Supervisor.

The monthly interest previously earned on the funds Cunningham Township had invested in an Illinois Funds Account would have covered the large increase in compensation ultimately approved for Supervisor Danielle Chynoweth.

Although City Council members Christopher Evans and Grace Wilken feel it necessary to closely scrutinize the Urbana

Police Department Budget, they choose not to question Supervisor Danielle Chynoweth's long standing practice of using taxpayer money to subsidize events held at the Downtown Urbana Independent Media Center for the sole benefit of members of the Downtown Urbana Independent Media Center since they are also members of the Urbana Independent Media Center.

In addition, no member of the Cunningham Township Board/Urbana City Council has questioned Supervisor Danielle Chynoweth's decision to purchase Amtrak tickets for visits to cities participants lived in before relocating to Urbana, paying for Uber/Lyft rides for participants, providing \$500.00 CASH disbursements to participants to purchase quarters to do laundry, purchasing renter's insurance for participants, purchasing license plate and sticker for participants and, purchasing thousands of dollars in gift cards from Schnucks, Walgreens and CVS noted as being for participants to purchase food with \$11,526.64 being spent in just one month as noted on the bills submitted for the period beginning August 3 through September 2nd, 2024, in spite of the fact that all of Cunningham Township's participants are eligible for SNAP food benefits. And, one has to wonder why anyone would want to pay the exorbitant price for food Walgreens and CVS charges. In addition, although all Cunningham Township participants were eligible for the LiHeap Summer Cooling Program, an exorbitant amount of utility assistance was noted as having been paid to Ameren for participants during the summer of 2024. The exorbitant amount of money consistently being spent on emergency housing at area hotels would indicate that a lot of people are relocating to Urbana to take advantage of the socialism mindset being relied upon to operate the Cunningham Township Office, 20 of whom Supervisor Danielle Chynoweth recently informed the Cunningham Township Board did not feel comfortable providing Cunningham Township with any identifying information including not feeling comfortable with simply providing their name.

It has become quite clear that Supervisor Danielle Chynoweth made the independent decision to operate the Cunningham Township Office in the same fiscally irresponsible manner as the White Bird Social Service Nonprofit in Eugene, Oregon has been operating for a number of years which no doubt will ultimately result in White Bird's CAHOOTS Program also ceasing to exist in the near future.

11/27/2024

White Bird's Crossroads

THE LONGTIME NONPROFIT IS CLOSING ONE OF ITS PROGRAMS IN HOPES OF KEEPING ITS DOORS OPEN IN THE LONG RUN

"I'm going to try very hard not to shave anything else off. I don't want to shave Front Rooms off, but we are staring down a tunnel, and I don't think that light at the end is daylight. I think it's a train coming at us."

<https://eugeneweekly.com/2024/11/27/white-birds-crossroads/>

Cho, Seok Hyun 'Rafael'

From: Westcott, Nancy Elizabeth <[REDACTED]>
Sent: Sunday, December 1, 2024 4:56 PM
To: !City Council
Subject: Public Input Low Incoming Housing

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

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please read during input period of December 2, 2024 Urbana city council meeting.

My apologies for having another commitment during this time.

:Regarding: **Ordinance No. 2024-11-034: Amending the Urbana Zoning Ordinance (Update Section VI-3 for Clarity and to Remove Additional Lot Area and Width Requirements for Certain Uses.**

This ordinance would eliminate the minimum required lot width and lot area for a duplex to make it easier for developers to squeeze 2-unit rentals onto land that currently has one small, single-family house.

This is unexceptionable. I live in the portion of the HEUNA area that is bordered by Main, Vine, Washington and Philo and many times a week walk within this area. These houses are moderately priced and affordable by many first time buyers and by elderly persons. My neighbor who had a 950 sq ft house, sold it last year with 17 offers within 24 hours. These houses are in demand! Why diminish this stock of housing, if there is already a shortage of moderately priced houses?

Only 37% of the Urbana housing stock is single family housing, while the national average is over 70%. Urbana has already done its part in filling in the city with multifamily housing.

Further, more and more people suffer from cigarette smoke allergies. It is difficult to control whether tenants smoke, even if listed as 'non-smoking'. This is because it is hard to prove, and the attics and crawl spaces are usually attached allowing smoke to travel between units.

Finally, it is possible for developers to have individual proposals to downgrade lots to R-3 zoning by applying to the Urbana zoning commission. This gives neighbors the chance to have a say in the housing they would like on their street.

Thank you for the opportunity for me to provide my input.

Sincerely,
Nancy Westcott
[REDACTED]
Urbana IL

Sent from my iPhone

Cho, Seok Hyun 'Rafael'

From: Scott Dossett <[REDACTED]>
Sent: Saturday, November 30, 2024 7:53 PM
To: !City Council
Subject: Public Input December 2, 2024

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

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Hello

I do not agree with changes to the Urbana zoning ordinance which would allow developers to place duplexes on too small lots as is proposed

in Ordinance No. 2024-11-034: An Ordinance Amending the Urbana Zoning Ordinance (Update Section VI-3 for Clarity and to Remove Additional Lot Area and Width Requirements for Certain Uses.)

My neighborhood has a great deal of affordable single-family rental dwellings which are occupied by student families seeking degrees at the university. I feel this ordinance amendment is not in the interest of my neighborhood or these families. It will drive up cost, does not address the problem of wear-down/tear-down of the housing which currently exists and does not contain sufficient design requirements to prevent "warehouse housing".

Thank you
Scott Dossett

Cho, Seok Hyun 'Rafael'

From: Sophie Meyn <[REDACTED]>
Sent: Sunday, December 1, 2024 8:38 AM
To: !City Council
Subject: Input Dec 2nd, 2024

*** Email From An External Source ***

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I am opposed to the plan to increase rental property in our neighborhood. We should try instead to find a way to offer more scholarships for permanent ownership and help people stay in the homes they own. We need to continue to fight high the high cost of living in whatever way we can as a city.

You can share my response, thank you.

Sophie Meyn (she/they)

Cho, Seok Hyun 'Rafael'

From: Joanne Budde <[REDACTED]>
Sent: Sunday, December 1, 2024 1:07 PM
To: !City Council
Subject: PUBLIC INPUT - December 2, 2024 - Ordinance 2024-11-034

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Dear City Council Members:

I am writing to pose some questions to you about the upcoming vote on Ordinance 2024-11-034 to amend the zoning ordinance to allow smaller lots for duplexes.

At a previous meeting, someone mentioned that allowing duplexes on these lots would provide more lower income housing (rentals) than we currently have.

In order to fully vet this supposition, why has no one asked David Huber for a rent roll to see how many properties he owns, and what the rental rates are for those units?

At a meeting where he was asked how much his units rent for, Dave Huber went silent; and Kevin Garcia said that was not part of the consideration for this change. Maybe it should be.

Will this amendment really provide more housing options? Or just more expensive housing options?

The fact that the existing lots that DO qualify for duplexes have NOT been bought up and filled with duplexes speaks to why this amendment should NOT happen.

Only one developer has requested this change. There has not been a massive support from other developers in the area to amend the ordinance so they can start building more duplexes. So, is there any interest from other developers/builders that they will start building duplexes now that the zoning requirements will change?

If not, and David Huber is the only one asking for this change, then he will be able to control the new duplex rental market in Urbana. He can ask whatever price he wants because there will not be a flood of other properties by other builders.

The city of Urbana tends to propose changes to the ordinance, or to grant conditional or special use permits based on trying to help one or two developers/builders.

A year ago, a similar issue occurred when Wes Taylor, a builder of many homes in the area, wanted to build a self-storage facility next door (within 20 feet) of a residential neighborhood. It seemed the city staff was trying to accommodate someone who had done a lot of business with the city, regardless of the fact that the storage facility would NOT preserve the essential character of the neighborhood. A conditional use permit WAS granted.

And yet, Kevin Garcia says that if a proposed duplex does not preserve the character of the neighborhood, a conditional use permit will NOT be granted.

History does not support this claim.

The memorandum from Kevin Garcia addressed to the City Council and the office of the Mayor for their December 2nd meeting offers clarification on the issues raised by local residents.

But, in his memo, Kevin Garcia says that nearly one out of every three duplexes in Urbana is owner-occupied, in that the owner lives in one of the two units. Dave Huber already owns four or five properties just in a 3-block stretch of Washington Street. He can only live in one of those units. And he is obviously wanting to build more, as he is requesting this ordinance change.

Has Dave Huber ever mentioned or indicated that he will sell any of these duplexes to homebuyers, or will they all be built just to provide a long-term rental income for himself?

Kevin Garcia, in his memo, also says that older housing units tend to be more affordable. These become starter homes for families, who then are able to save and build equity to buy a bigger, maybe even newer, home, which frees up the older, smaller home for the next family to purchase.

How does demolishing these older, smaller single-family homes, and building rental duplexes make homebuying more affordable in Urbana?

I have nothing against Dave Huber, personally. I watched, over the past few years, his building of a duplex at 802 East Washington Street. It looked like he did most of the work, himself, and the end result is a nice-looking home (duplex).

But, when the city states that there have not been a lot of builders wanting to build duplexes under the existing ordinance, and that only ONE developer/builder is asking for this change, why would we amend the ordinance? And since there are over 3500 total R-2 parcels in Urbana, and 49% of those meet the required lot size, and only 3% contain duplexes; and in R-3, there are over 2300 duplex-eligible lots, and only 9% have been built with duplexes, why can't Mr. Huber focus his attention on the lots already eligible?

I urge you to vote NO on this Ordinance to amend the current zoning ordinance.

Thank you,

Joanne Budde

Beringer Commons

Cho, Seok Hyun 'Rafael'

From: Catherine Connor <[REDACTED]>
Sent: Sunday, December 1, 2024 5:54 PM
To: !City Council
Subject: Public Input/zoning change: Ordinance No. 2024-11-034:

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To Council Representatives:

Although the proposed Zoning change would clearly be a benefit to me and my holdings in Urbana, I think it is a VERY bad idea.

We are a lovely town with welcoming neighborhoods, and if you have not seen the transformation of other towns where such changes have been allowed (multi-family units destroying the neighborhood atmosphere and bringing many cars onto streets not designed for that many, ... etc). then I encourage you to look into such towns. One example I am familiar with is in Massachusetts, Natick, where the changes have not just changed the character of the town and created traffic congestion, but also caused such problems as unanticipated school enrollment as well as other downstream results.

I do understand that landlords and developers would personally benefit from this change. I have a mix of single family rental houses (they do not make much profit) and dual family rental houses (which is where my profits come from). so clearly understand that benefit. The more units possible on a lot, the more profit. But I don't think it is worth changing the character of so many of our neighborhoods in Urbana for the profit of those of us who own rental houses there, and encourage you NOT to pass this zoning ordinance. (**Ordinance No. 2024-11-034:**)

Catherine Connor
local landlord

Cho, Seok Hyun 'Rafael'

From: Geri theobald <[REDACTED]>
Sent: Sunday, December 1, 2024 7:21 PM
To: !City Council
Subject: Public input December2, 2024

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To whom it may concern,

My name is Geraldine Theobald, I live at [REDACTED]. I strongly disagree with the change in Urbana's zoning laws. In the two blocks between Oregon and Washington on S. Lynn St. there are 7 rentals currently. There are "for rent" signs throughout east Urbana between Vine and Cottage Grove. There are plenty of available rentals already.

Duplexes and apartment buildings will destroy what small, hometown atmosphere is still left in historic, east Urbana. It certainly will no longer be "historic".

Thank you.

G. Theobald

Cho, Seok Hyun 'Rafael'

From: Winters-Williams, Phyllis B <[REDACTED]>
Sent: Monday, December 2, 2024 3:27 PM
To: !City Council
Subject: PUBLIC INPUT 12-2-2024, Ordinance # 2024-11-034

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Dear Council and Staff,

I appreciate the proposed compromise language of 50' and 5,000sq ft brought before you this evening. The language spares Savannah Green completely and the tiniest of lots, while leaving vulnerable most of R-2 and R-3 citywide.

I was on the Plan Commission when duplexes were added to the R-2 and R-3 language, 60' was buffer. Older neighborhoods, whether predominantly one story or two-story homes were protected from intense development by virtue of lot width. The example of the poor design of the home on South Race Street, built "by right", should give pause and argue for design review.

Rather than cleaning up vague language and assuring the "by right" in R-3, this proposal, from the inception at the Plan Commission, merely expresses the bidding of developers who endlessly whimper about unfriendly Urbana while unceasingly pushing and prodding our staff with assurances that just one more little change will open the flood gates of cash.

60' was proper then and proper now. Reject this ordinance change.

Most sincerely and expressing my own opinion,

Phyllis Williams

[REDACTED]
Urbana IL 61801

[REDACTED]