
DATE: Monday, June 8, 2026
TIME: 7:00 p.m.
PLACE: 400 S. Vine Street, Urbana, IL 61801

The City Council of the City of Urbana, Illinois, met in regular session Monday, June 8, 2026, at 7:00 p.m.

ELECTED OFFICIALS PHYSICALLY PRESENT: DeShawn Williams, Mayor;
Darcy Sandefur, City Clerk; CM Maryalice Wu, CM Christopher Evans, CM Shirese Hursey,
CM Verdell Jones III, CM Grace Wilken, CM James Quisenberry

ELECTED OFFICIALS ABSENT:

STAFF PRESENT: Bourema Ouedraogo, Elizabeth Hannan, Vince Gustafson, Chris Kalter,
Darius White, Larry Boone, Olivia Jovine, Evan Alvarez, Taliah Abdullah, Justin Swinford, Matt Roeschley,
Don Ho

OTHERS PRESENT: Sorors of the Delta Omega Sigma Chapter of Sigma Gamma Rho;
Claudia Lenhoff, Executive Director of Champaign County Health Care Consumers;
Dennis Roberts, Resident

1. Call to Order and Roll Call

With a quorum present, Mayor Williams called the meeting of the Urbana City Council to order at 7:00p.m.

2. Approval of Minutes of Previous Meeting

- a. 04-06-2026 Committee of the Whole Meeting Minutes
- b. 04-13-2026 City Council Meeting Minutes
- c. 04-20-2026 Committee of the Whole Meeting Minutes
- d. 04-27-2026 City Council Meeting Minutes
- e. 05-04-2026 City Council Special Meeting Minutes

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

Voice Vote:

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

NAY: None.

3. Additions to the Agenda

Mayor Williams requested a proclamation to be added to the Presentations.

Motion to add a Mayoral Proclamation to Presentations and Public Input by CM Wu, seconded by CM Hursey.

Roll Call Vote:

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

NAY: None.

4. Presentations and Public Input

a. Public Input

Anonymous spoke in opposition to Ordinance No. 2026-05-013 regarding a Planned Unit Development as it does not include any public amenities and will harm the environment. Stated that the proposed development will not reduce rent in the City of Urbana and will not create affordable housing. Expressed concern for the displacement of the current tenants on the property. Stated the design of the development is harmful to the unity of the neighborhood and that it does not mix well with the image of the neighborhood. Suggested Urbana consider developing affordable housing on its empty lots. *Daniel Urban* shared the workers of The Urbana Free Library are negotiating their first union contract and spoke in support for keeping Cost of Living Raises similar to 3.25% for the future for the benefit of the library staff and City staff. *Adani Sanchez* spoke in support of Ordinance No. 2026-05-013 as housing needs to be developed as soon as possible to enable it to become affordable housing closer in the future. Stated the issue of housing affordability must be addressed through numerous angles and the proposed development will create housing. Stated the Champaign-Urbana Urbanism Club supports housing access across all levels of access and advocates within the City of Champaign as well. Shared potential actions to support housing access and availability in the community. *Alexander Rushing* spoke in support of Ordinance No. 2026-05-013 as the need for housing stock for both Urbana and Champaign is at high level. Stated large apartments already exist in the area of this proposed development. Expressed housing density and supply are more important to a city than the historic character of a neighborhood as it lets people set their roots down and join the community. Stated the residents of the new development will likely be shopping in downtown Urbana and are more likely to walk, use public transit, and ride bicycles. Expressed that incentive toward not using cars greatly contributes to the character of a neighborhood. *Sarah Yamaguchi* spoke in support of Ordinance No. 2026-05-013 and creating more housing supply for people that want to live in Urbana. Stated a restricted housing supply endangers people by allowing landlords to collect rent on housing incompliant with code and to subject their tenants to high increases to rent. Shared personal experiences from living in cities in the State of Vermont where a low, aging housing supply led to unsustainably high rents. Highlighted the proposed development site is an opportunity to create more support for local businesses without growing more sprawl. *Jared Fritz* spoke in support of Ordinance No. 2026-05-013, requesting Council prioritize the large-scale needs of Urbana. Stated despite increases in housing supply in the area, rent costs continue to increase due to additional factors such as inflation, rising construction costs, and increases in local student population. Stated housing development prevented the rent costs from worsening. Stated the stickiness of rent costs weakens with increases to housing supply over a long term. Emphasized low housing supply and high demand for housing contributes to a landlord's ability to increase prices without improving unit conditions. Noted the issue of displacement is not unique to this development as the existing homes could have been redeveloped in compliance with zoning without approval from the City, which speaks to a different issue. *Paul Hixson* spoke in opposition of Ordinance No. 2026-05-013 and in support of Philo Road renovations. Stated the development does not align with Urbana's Comprehensive Plan. Called for Council to reject the Ordinance to preserve established residential neighborhoods and to stop apartments from replacing homes in West Urbana. Stated renters, such as college students and his past self, damage property value for single-family homes. Noted Urbana is composed of majority renters instead of homeowners, and the proposed development endangers homeownership. Stated homeowners are better than landlords and renters for the health of Urbana and need more support from City staff. Expressed support for the renovations of homes on Philo Road, recently announced by Mayor Williams.

a. **Public Input (Continued)**

Kevin Murphy spoke in support of Ordinance No. 2026-05-013 from the perspective of a renter in West Urbana. Expressed renters appreciate and maintain the homes they live in and struggle to find affordable housing. Emphasized the need for increasing the housing supply in Urbana to bring more life to the City and its amenities. **Marcus Ricci** spoke in support of Ordinance No. 2026-05-013, emphasizing the proposal may be the best use of the parcel without having to subsidize the development. Stated the location is not a part of West Urbana according to the City's neighborhood association map and is instead a part of the Downtown Neighborhood Association (DTNA). Stated if the DTNA are not active, the City should determine which adjacent association will represent the area. Stated the two existing apartments do not conform with the zoning and are unable to be replaced with multi-family housing, requiring the development of single-family or duplex housing, leading to around five units of housing being built there instead of the proposed 32 units. **Maddie Kangus** spoke in opposition of Ordinance No. 2026-05-013 because it does not meet the planning standards of Urbana, undermining the residents' confidence in future planning standards. Expressed support for creating housing across Urbana. Stated the proposal does not provide an adequate reason for the exception. Noted that other municipalities have methods of creating housing that suits the character of their neighborhoods and historic areas. Requested a better proposal to be put forward that is developed with resident input to conform to the neighborhood identity and Urbana's Comprehensive Plan. **Alex Ehrlich** spoke in support of Ordinance No. 2026-05-013. Stated the development of market-rate and luxury housing produce opportunities for people to move from one unit to another, as illustrated by a previous anecdote in Urbana shared tonight. Emphasized the need for housing supply and housing development. Noted the proposal's commitment to maintaining the tree canopy where possible. **Luke Biel** spoke in support of Ordinance No. 2026-05-013 as it welcomes 32 new households to the community. Expressed the City requires an increase in housing supply. Stated with easy access to downtown, the residents will be able to support the local businesses, rely less on cars for transportation, and expand the tax base for the City. Stated the development creates greenspace through dedicating the land by the Boneyard Creek to the City and paying funds toward creating the shared-use pathway. Noted the high-density housing model allows the developer to manage the cost of meeting the environmental safety standards required from being within a floodplain. **Daniel** spoke in support of approving Ordinance No. 2026-05-013. Shared a personal anecdote on renting an affordable, old housing unit during college, stating, at the time, it was the only option he could find but he would have considered other options if they were available. Expressed people who prefer to reside in Urbana over Champaign should be able to find available housing units suitable for their needs. Noted how zoning is sometimes based on what was present at that specific time. **Phillip Garrett** spoke in opposition to Ordinance No. 2026-05-013 as it does not create affordable housing or contribute to housing affordability. Stated the design of the building is intended to support households with cars leading to increased traffic and pollution levels across Urbana. Stated increases to housing should be made in compliance with Urbana's Comprehensive Plan and exceptions should not be made for private developers seeking profits. **Mariam Keep** spoke in support of approving Ordinance No. 2026-05-013 and shared her personal experience with renting in Urbana. Stated that the shortage in housing allows for more negative living conditions to be tolerated within the housing market. Noted student housing is inevitable due to the university but increases to the housing supply will mostly benefit residents. Expressed people should have access to the benefits and amenities of living in the neighborhood of the proposed development. Stated variance processes for zoning exist within the Zoning Ordinance for this scenario. Stated the new housing units will allow those residents to live in proximity to more local businesses, have access to public transit, and will contribute to the neighborhood's character.

a. Public Input (Continued)

Annie Adams spoke in support of Ordinance No. 2026-05-013 as it contributes to the livability, vibrancy, and inclusivity of Urbana. Thanked the City of Urbana for its high-quality public services and pointed to the need for generating more income to support them. Stated the City of Champaign is able to provide its services through its larger population base supported by housing. Stated immediate housing developments suited for all income levels are required as the cost of goods, services, and development will only continue to rise in the future.

Written Public Input regarding Ordinance No. 2026-05-013, the Urbana Civic Center, and Ordinance No. 2026-06-014 were received from the following individuals and read by Council: Dr. Bishop King James Underwood & Reverend Evelyn Underwood, Patricia Reichard, Paul Debevec, Lois Steinberg.

Written Public Input regarding Ordinance No. 2026-05-013 were received from the following individuals but were not read: Luke Bial, Tam Dinh, Julie Laut & Marc Holtorf, Marcus Ricci, G. Brewster.

b. Mayoral Proclamation: Chaundra Bishop

Mayor Williams presented the proclamation in honor of the life and legacy of Chaundra Bishop to the Sorors of the Delta Omega Sigma Chapter of Sigma Gamma Rho. Further shared the proclamation will be delivered to Chaundra Bishop's sister, Anita Bishop.

c. The “Stickiness” of Rental Pricing, and Why Rents Don’t Tend to Go Down – CM’s Evans and Wilken

Presented by Claudia Lenhoff, Executive Director of Champaign County Health Care Consumers with an introduction from CM Evans. Claudia Lenhoff stated the presentation seeks to address the argument that the creation of new housing causes more affordable housing to become available, leading to lower rents. Stated that the City of Urbana has gained at least 700 housing units over the past 20 years. Read that Google AI reports development in Urbana has not caused rent to decrease and has continued to increase. Stated Urbana faces other factors besides supply and demand that influence rent pricing such as luxury housing developments, property managers maintaining high rents, for-profit housing, and algorithmic pricing schemes.

Stated the “stickiness” in economics refers to a resistance to change despite shifts in underlying supply and demand conditions. Stated rent pricing and wages are heavily resistant to change as housing continues to inflate in value. Reported rent for apartments remain unaffordable due to the focus on luxury apartment developments.

Shared the Champaign-Urbana area is considered a “rent growth leader” where investors can expect to have easy access to exploit and loot the local housing market for consistent profits. Stated realtors and landlords report high margins of profit can be taken from renters and investments into the Champaign-Urbana rental housing market with yields averaging at 14% in Champaign and around 10.91% in Urbana. Shared market studies find rental housing in the area see high rates of annual increases to rent at around 8.7% closer to campus, hinting toward opportunities to increase rent across the Champaign-Urbana market.

Raised concern regarding the issue of algorithmic pricing schemes used by landlords and property management companies to reduce competition so the market can hold high rents. Stated companies such as RealPage are used locally and have used AI tools to keep rent high.

c. The “Stickiness” of Rental Pricing, and Why Rents Don’t Tend to Go Down – CM’s Evans and Wilken (Continued)

Claudia Lenhoff stated a recent study from the National Low-Income Housing Coalition has found new market-rate apartments lead to increases in rents in lower-priced buildings nearby. Stated a balanced market can generally be found at a 7% vacancy rate where rent prices can be found to slightly decrease 1% to 3% instead of increasing at high rates. However, landlords have been seen to avoid decreasing rent prices and instead offer alternative amenities.

Stated new construction of for-profit, high-end apartments will not create affordable rents and affordable housing due to the factors shared throughout the presentation. Expressed that housing vouchers cannot address the affordability issue alone as she has worked with many people who are unhoused and waiting to receive a housing voucher. Questions and discussion followed.

d. Boneyard Creek West: Creating a Park and Greenway from Downtown to Campus – CM’s Evans and Wilken

Presented by Dennis Roberts, Resident with an introduction from CM Evans. Dennis Roberts spoke on the history of the Boneyard Creek in Urbana and Champaign. Stated the Boneyard Creek Plan was developed in 1978 due to concerns on the impacts of flooding and drainage. Shared Urbana adopted a beautification plan for five segments of Boneyard Creek in 2008 and completed beautifying segment three by 2012 using Tax Increment Financing (TIF) funds.

Stated the 2008 beautification plan only covered areas of the creek in downtown due to funding limitations and did not cover the more important area contained within West Urbana. Emphasized its importance as it would connect the beautification efforts to the completed, adjacent beautification projects from Champaign and the University of Illinois Urbana-Champaign (UIUC). Shared that –when he was a Council Member– he was informed by Darrel Foste (former majority property owner of the triangular block bounded by West Main Street, South McCullough Street, and West Springfield Avenue) of how crucial the area is to connecting the Boneyard Creek and how excited he was to sell the flood plain property to Urbana after he demolished his buildings due to damage from subsidence to their foundations.

Stated the conditions within the triangular block create challenges for development and damage to foundations were previously found by the City during walkthroughs of the site with Darrel Foste. Shared a representative from the office of U.S. Senator Dick Durbin of Illinois previously thought the City could have applied for funding from the Federal Emergency Management Agency (FEMA) to purchase the properties from Darrel Foste and demolish the buildings in the area into a park in order to address the flood plain and create a community asset. Further noted TIF funds from the Downtown TIF 1 and 2 district could be used to purchase and demolish the properties to create a public park.

Stated the Boneyard Creek Plan Steering Committee was formed and met twice in 2018 before being cancelled to focus the limited staff time on the Rails-to-Trails planning grant won by Urbana and the Champaign County Regional Planning Commission (CCRPC) to support the Kickapoo Rail Trail. Shared concepts from UIUC courses and other municipalities to illustrate how Boneyard Creek can be purchased and transformed into a public park.

Spoke in opposition to Ordinance No. 2026-05-013 and in support of transforming the area into a public park that connects the Boneyard Creek pathway in Urbana to campus. Questions and discussion followed.

5. Council Input and Communications

CM Wu congratulated Spineless Books for their opening their store in Lincoln Square mall. Stated the City has previously dedicated land for affordable housing development and currently continues to operate a rental registry program. Expressed openness to strengthening the City's human rights protections. Spoke on her stance toward multifamily housing developments and her introduction to Council through a focus on building and zoning issues, stating apartments should suit a neighborhood's character. **CM Hursey** Stated an increase in housing stock seems beneficial for the housing market due to the increase in competition. Encouraged people speaking on Ordinance No. 2026-05-013 to lobby for the removal of the ban on rent control in the State of Illinois to improve housing affordability. **CM Jones** thanked the Urbana Police Department for their handling of the violent incident over the weekend. Thanked the public for their civic engagement and sharing their thoughts.

6. Unfinished Business

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

Presented by Olivia Jovine, Director of Community Development Services. The Ordinance approves the preliminary and final approval of a residential Planned Unit Development at 413-419 West Main Street. Olivia Jovine noted City staff have no further presentation materials and are present to answer questions. Questions and discussion followed.

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

- i. Motion to amend the motion to defer to a future City Council meeting, instead of approve, by CM Evans, seconded by CM Wu.

Roll Call Vote:

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

NAY: None.

~~Motion to defer to a future City Council meeting by CM Wilken, seconded by CM Jones.~~
CM Wilken and CM Jones agreed to a friendly amendment to defer to a special July 6, 2026, City Council meeting.

Motion to defer to a special July 6, 2026, City Council meeting by CM Wilken, seconded by CM Jones.

Roll Call Vote:

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

NAY: None.

7. Reports of Standing Committees

None.

8. Committee of the Whole (*Council Member Shirese Hursey, Ward 3*)

1. Consent Agenda

- a. **Resolution No. 2026-06-022:** A Resolution Approving an Increase in the Number of Liquor Licenses in the Class R&T-2 Designation for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D – Exec

The Resolution approves an increase to the number of Class R&T-2 (Restaurant & Taven-Beer and Wine) liquor licenses to approve a license application from Good Judys Espresso and Bagel Bar at 2740 Philo Road, Suite D in Urbana.

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

Roll Call Vote:

AYE: Wu, Evans, Hursey, Wilken, Quisenberry

NAY: Jones

2. Regular Agenda

- a. **Resolution No. 2026-06-021R:** A Resolution Approving the Capital Improvement Plan (Fiscal Years 2027-2031) – PW

Elizabeth Hannan, Human Resources & Finance Director / CFO; Justin Swinford, Interim City Engineer; Vince Gustafson, Public Works Director; and Olivia Jovine, Director of Community Development Services were present for further questions. The Resolution approves the Capital Improvement Plan for Fiscal Years 2027-2031. Questions and discussion followed.

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

Roll Call Vote:

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

NAY: None.

- b. **Ordinance No. 2026-06-014:** An Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16) – PD

The Ordinance approves and authorizes the execution of a lease at 1717 Philo Road, Suite 16 to enable the Urbana Police Department to have a presence in the Philo Road area.

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

Roll Call Vote:

AYE: Wu, Hursey, Jones, Quisenberry

NAY: Evans, Wilken

9. Reports of Special Committees

City Administrator Darius White provided an update regarding the Ward 5 Council Member Vacancy search, stating six applications have been received and interviews are being conducted this week. Noted an applicant has chosen to withdraw from consideration and the finalists will have time for introductions and questions in the upcoming Committee of the Whole meeting. Clarified eight total applications were received and some did not meet the eligibility requirements.

10. Reports of Officers

a. The Urbana Free Library Budget – TUFL

Presented by Taliah Abdullah, Executive Director of The Urbana Free Library. Taliah Abdullah spoke on the Fiscal Year 2027 draft budget for The Urbana Free Library, sharing information on revenues, expenditures, and future projects.

Shared The Urbana Free Library (TUFL) anticipates around \$5,820,955 in revenue for Fiscal Year 2027, with property taxes comprising 86% of the revenue and the remaining 14% is composed of various sources such as grant funding and the City of Urbana.

Stated two budget requests were sent to the City for consideration. Spoke on the first request for \$70,000 to assist with roof repair costs which total around \$260,000 for the project. Stated the repair involves replacing a segment of the roof where rain and melted snow leak through into the library and historical archives. Shared the second request is to subsidize dependent care for library staff members because they pay around four times as much for health insurance as City staff. Stated the benefits are to help retain and recruit staff members, which attention to providing an equitable opportunity for people from historically marginalized populations and underrepresented communities in the library field.

Highlighted the budget considers the mission of TUFL but does not include a strategic plan as a new plan is due to be created this year. Stated that the majority of expenses at around 74% are allocated toward salaries and benefits, close to the 70% recommendation from the Illinois Public Library Standards (IPLS). Shared staff will receive cost-of-living increases of 3.25% and qualified staff will receive a step increase based on their wage scale. Stated the IPLS recommends allocating between 8% and 12% of expenditures toward materials and supplies for library patrons, and TUFL has allocated around 8% of its expenditures for that need this year.

Emphasized the focus for TUFL in Fiscal Year 2027 is on addressing deferred maintenance and completing the partial roof replacement, updating the Strategic Plan, continuing to adapt the educational programs to meet the needs of the community, and prioritizing the delivery of programs centered on youth engagement and development.

b. Philo Road Initiative – Exec and CD

Motion to extend the meeting time to 10:50 p.m. by CM Hursey, seconded by CM Wu.

Roll Call Vote:

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

NAY: None.

Presented by Mayor Williams and Olivia Jovine, Director of Community Development Services. Olivia Jovine shared information on the \$170,000 one-time funding request to distribute \$20,000 toward Philo Road events, \$100,000 toward the Philo Road Revitalization Study, and \$50,000 toward Philo Road Development Incentives.

Mayor Williams spoke on the \$20,000 allocation toward Philo Road events, noting they will be similar to the Community Kickoff Block Party for Philo Road Ahead. Stated the City received positive community feedback for the event, and the City hopes to host a larger scale festival to highlight the Philo Road community.

Olivia Jovine shared the City intends to use the Philo Road Revitalization Study –funded by the one-time allocation of \$100,000– toward establishing a Philo Road TIF District. Stated that in order to establish a TIF, Illinois law requires certain conditions to be met and for the documentation of physical and economic deficiencies to be targeted. Stated the study will identify the needs within Philo Road and demonstrate its eligibility for creating a TIF District. Stated a Redevelopment Plan is additionally required after the Revitalization Study to establish goals, desired improvements, a multi-year budget, and eligibility guidelines for TIF fund use. Noted the TIF District establishment process can take several months to years and must receive final approval from a Joint Review Board. Shared between \$75,000 and \$125,000 is the estimated cost to hire a consultant to conduct the Philo Road Revitalization Study.

Stated \$50,000 of the requested funds will be used for Philo Road Development Incentives to enable the City to support redevelopment and development in the area. Shared the current model of funding matches each privately invested dollar –up to around \$10,000 to \$15,000– for development that enhances public safety, property appearance, business retention, or beautification efforts. Stated redevelopment efforts in the Philo Road area currently cannot be funded by the City because no specific funds have been set aside for that purpose. Stated the current budget only has the \$15,000 allocated toward the Commercial Signage Grant Program. Questions and discussion followed.

c. Community Service Grants Overview – CD

Presented by Olivia Jovine, Director of Community Development Services and Chris Kalter, Grants Manager with Darius White, City Administrator available for questions. Olivia Jovine introduced Chris Kalter, the new Grants Manager. Chris Kalter shared he previously worked in Madison County as the Community Development Block Grant (CDBG) and HOME Manager.

Olivia Jovine spoke on the requested \$295,000 in recurring funding for Community Service Grants; \$100,000 in one-time funding for Youth Service Grants; and \$100,000 in one-time funding for Assistance to Unhoused Neighbors. Relayed that Mayor Williams requested two programs each receive \$100,000 in one-time funding to provide non-profit, community-based services for youth from low-income families; and to provide immediate services, support, and interventions for people experiencing homelessness in the community.

c. Community Service Grants Overview – CD (Continued)

Olivia Jovine stated an additional \$100,000 one-time transfer to the Community Development Special Fund was requested to ensure the City's ability to compensate the Grants Division staff. Stated the Grants Division staff receive compensation for administering programs outside of federal grants through the Community Development Special Fund. Stated the special fund specifically covers Grants Division staff pay and requires infrequent transfers to maintain a positive balance.

Shared the Community Services Grants are being administered but the funds will have to carry forward to Fiscal Year 2027 due to time constraints. Stated Fiscal Year 2026 funding in the amounts of \$325,000 for Community Services Grants; \$200,000 for Support for Domestic Violence Victims; and \$100,000 to Address Gaps in Services for Immigrants will be carried forward into the Fiscal Year 2027 budget to be allocated by the end of July 2026.

Spoke on the \$4,600,000 reserved in case the federal CDBG and HOME funds are reduced or eliminated. Explained \$3,100,000 of the reserve is set toward maintaining existing programs and staffing over four years and \$1,500,000 of the reserve is set aside for housing and homelessness needs within the community. Questions and discussion followed.

11. Mayoral Appointments

a. Board and Commission Reappointments

Bicycle and Pedestrian Advisory Commission

– Annie Adams (term ending June 30, 2029)

– Qiushi Huang (term ending June 30, 2029)

Design Review Board

– Dustin Allred (term ending June 30, 2029)

Historic Preservation Commission

– Trent Shepard (term ending June 30, 2029)

Human Rights Commission

– Ann Panthen (term ending June 30, 2029)

Plan Commission

– Dustin Allred (term ending June 30, 2029)

– William Rose (term ending June 30, 2029)

a. **Board and Commission Reappointments (Continued)**

Tree Commission

– Paul D’Agustino (term ending June 30, 2029)

– Scotty Dossett (term ending June 30, 2029)

– Alex Julius (term ending June 30, 2029)

Urbana Arts & Culture Commission

– Xander Hazel (term ending June 30, 2029)

Presented by Mayor Williams.

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

Voice Vote:

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

NAY: None.

12. Discussion

a. **Surveillance Ordinance**

City Administrator White requested Council provides recommendations on the Ordinance after they complete their review of the proposed changes from City staff.

13. Adjournment

With no further business before the Urbana City Council, Mayor Williams adjourned the meeting at 10:49p.m.

Seok Hyun Cho

Deputy City Clerk

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

Minutes approved: 8/3/26

Urbana Police Department community engagement and violence prevention office

From patricia reichard [REDACTED]
Date Thu 6/4/2026 9:27 AM
To City Council <CityCouncil@Urbanall.gov>

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

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Dear Urbana City Council,

Please read this email as public input at the next City Council Meeting:

I have been a resident of Ward 6 in Urbana in the Stone Creek neighborhood for 25 years. Prior to that we lived in Ward 5 for 20 years, both neighborhoods border the Philo Rd. district. When my kids were growing up they used to ride their bikes to Sunnycrest mall to the baseball card shop and I felt they were safe to roam the neighborhood, within a certain distance from our house. It is certainly not safe to do so now. Over the years we have seen the Philo Rd. area deteriorate into a place where a lot of crime takes place (please refer to the Urbana Police Department map of crime statistics). Almost all businesses that used to be along the Philo Rd. "business corridor" have closed or moved namely Walgreens, CVS, and Planet Fitness just in the past year. I support Mayor William's plan called the Philo Road Ahead initiative. It seems logical that the first step in revitalizing the Philo Road business district is to decrease the crime that occurs there. That is a no-brainer. Yet, my elected representative for Ward 6, Ms. Wilken, voiced her opposition to the Urbana Police Department's proposal to lease 2,700 square feet in the Sunnycrest Center for a "community engagement and violence prevention office". What could be wrong about violence prevention? Especially right in the midst of the neighborhood where the most violence occurs? I attended a community forum in our Ward soon after Police Chief Larry Boone was hired and which Ms. Wilken presided over, where the community members attending voiced support for exactly the same ideas of community engagement, such as the addition of social workers, behavioral health workers and clergy to join forces with the police to address many of the types of calls the police get. Now that the police department wants to implement some of these ideas, she is against it. In talking to my neighbors, there is a great deal of community support for just such an idea as this community engagement and crime prevention center at Philo Rd. We all hear the gunshots. I urge the City Council, and my elected representative, Grace Wilken to move ahead with common sense and vote yes to lease space in Sunnycrest Center for the Urbana Police Department to establish a Community Engagement and Violence Prevention office.

Sincerely,
Patricia Reichard
Sent from my iPad

landmark designation for Urbana Civic Center

From Debevec, Paul T [REDACTED]
Date Thu 6/4/2026 5:36 PM
To City Council <CityCouncil@Urbanall.gov>

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

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

Use caution when clicking on links or opening attachments.

Please read this letter into the record of the June 8 City Council meeting.

Dear Urbana City Council and Mayor Williams,

The Urbana Historic Preservation Commission voted to recommend landmark status for the Urbana Civic Center in its recent June 3, 2026 meeting. City Council will soon be asked to consider landmark status for the Civic Center. I urge you to vote against landmark status for the Civic Center.

Why? The Civic Center site has been identified as the only site for a downtown Urbana bus transfer station. This transfer station would be built and operated by CU MTD. The MTD has successfully obtained significant federal funding for infrastructure projects, the downtown Champaign terminal among others.

CU MTD has stated that

“If the Urbana City Council votes in favor of landmark status for the building...MTD will not submit a grant application for the project.”

It is without argument that downtown Urbana would benefit from a bus transfer center.

The basis of Urbana Historic Preservation Commission recommendation is problematic. Many of their arguments are based on adaptive reuse. What of the Civic Center can be reused? Both City Council on April 1 and the Preservation Commission on May 6 heard a presentation from Vince Gustafson, Director of Public Works and Troy Richmond, Public Facilities Supervisor on the state of the building. Their analysis: the entry sidewalk, the entire roof, the single-pane glass walls, the entire electrical system, the entire plumbing system, the entire HVAC system, and the entire kitchen would need to be replaced. What is left? Perhaps the brick corner pillars and cross beams.

Adaptive reuse is simply a slogan when there is nothing to be reused.

Understandably, the Preservation Commission values the history and memory of the Civic Center. Understandably, the Preservation Commission would prefer adaptive reuse.

Unfortunately, the message from the building is DNR: do not resuscitate.

Landmark status for the Civic Center would represent the first instance of a structure in Urbana which is currently not in use and of which the current owner is unable to use the structure.

Deny the landmark status request.

Regards,

Paul Debevec



PUBLIC INPUT - June 8: Support for Ordinance No. 2026-05-013 (413-419 W. Main)

From Luke Bial [REDACTED]
Date Sat 6/6/2026 1:23 PM
To City Council <CityCouncil@UrbanaIL.gov>

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Dear Mayor and Members of the Urbana City Council,

My name is Luke Bial. I am an Urbana resident residing in Ward 2, and I have lived in this city for over 30 years. I am writing to ask you to vote YES on Ordinance No. 2026-05-013 to approve the Planned Unit Development at 413-419 West Main Street.

For as long as I can remember, there has been talk about revitalizing downtown Urbana. As someone in my early 30s who intends to live here for decades to come, I want to see a community that grows, adapts, and thrives—not one that stagnates. This development is a clear, concrete opportunity to move that vision forward. It's an opportunity that doesn't come often, and it would be deeply disappointing to see it squandered.

Please consider the following when casting your vote:

- **This project fits the established neighborhood; Urbana is a living city, not a museum.** Opponents claim this will disrupt the area's character or make it too busy. This ignores the reality on the ground: there are already large apartment complexes on this exact block, across the street, and down the road. The precedent for multi-family housing here is successfully established already. Urbana possesses beautiful, preserved historic districts that are not under threat, but we do not need to turn our downtown-adjacent spaces into a stagnant museum. This design is a massive functional improvement over vacant lots and simply fits into the existing, mixed-use fabric of this area.
- **We desperately need more housing.** The single most compelling issue facing our community is that we need more housing. Blocking this development will not stop people from moving to Urbana. It will only force them to outbid lower-income renters for our older, existing housing stock. Building new, dense housing absorbs that demand and is the only structural way to protect affordable housing.
- **It is the pro-climate choice.** Apartments inherently have a much lower carbon footprint per resident. Building upward, adjacent to downtown and near transit, actively reduces car dependency. Furthermore, the developer's commitment to supporting a pathway along the Boneyard provides a tangible public benefit, giving our community greener access to local natural resources.

- **We are voting on a real project, not a hypothetical.** The choice before the Council is binary: approve this viable development, or reject it. Holding out for a perfect imaginary development that satisfies everyone means getting nothing at all.

Many younger residents who represent the long-term future of Urbana want to see smart, sustainable development like this. Preserving a subjective, static aesthetic should never override the objective need for housing, downtown revitalization, and a vibrant welcoming community. Please vote to approve Ordinance No. 2026-05-013.

Thank you for your time and service to Urbana.

Sincerely,
Luke Bial

 Urbana

PUBLIC INPUT - June 8: Support for Ordinance No. 2026-05-013 (413-419 W. Main)

From Tam Dinh [REDACTED]
Date Sun 6/7/2026 10:37 PM
To City Council <CityCouncil@UrbanaIL.gov>

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Dear Mayor and Members of the Urbana City Council,

I am writing to express my strong support for the proposed development at 413-419 West Main Street (Ordinance No. 2026-05-013). I plan to make my home here for decades to come, and I care deeply about how our city prepares for the future.

Right now, our community is facing a serious housing shortage that disproportionately hurts our most vulnerable residents. When we fail to build new units, it doesn't stop people from moving here; it just forces newcomers to bid up the prices of our older, naturally affordable homes. We desperately need this new development to act as a sponge to absorb that high demand. By adding this new supply to the market, we can relieve the pressure on older neighborhoods and help ensure lower-income renters aren't priced out of our city.

Beyond the urgent need for housing, this project represents the exact kind of smart, sustainable urban planning we should be encouraging. It does not tear down historic structures; rather, it replaces vacant lots with a design that fits seamlessly into a block that already features multi-family housing. More importantly, creating denser housing right next to the downtown core promotes walkability, expands local opportunities, and reduces our reliance on cars. It is an environmentally responsible way to grow. Plus, the developer's required dedication of land for the Boneyard Creek pathway provides a fantastic green amenity for the entire community to enjoy.

I hope the council will look at the big picture and recognize the immense benefits this project brings. Please vote yes to help make Urbana a more sustainable, inclusive, and forward-looking place to live.

Sincerely,
Tam Dinh

No to the PUD on Main Street.

From Lois Steinberg [REDACTED]
Date Mon 6/8/2026 11:36 AM
To City Council <CityCouncil@Urbanall.gov>

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Dear City Council Members,

Please read out loud and hopefully the outside influencers do not prevent neighborhood voices to be heard.

Please listen to the neighbors living in the neighborhood and not outside influencers who want to destroy it and turn it into a 9 month student ghetto.

If the current landlords, who have neglected the properties, cannot fix them up, then perhaps three nicely constructed duplexes like the ones on Washington St can be looked at. I think the architect's first name is David. Very creative and gives a neighborhood vibe unlike the proposed unsightly monstrosity.

Thank you.

Lois Steinberg

[REDACTED]
Urbana, 6180-1

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

PUBLIC INPUT: June 8, 2026

From Julie R. Laut [REDACTED]
Date Mon 6/8/2026 12:21 PM
To City Council <CityCouncil@Urbanall.gov>

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Dear City Council Members,

We are Main St. residents and home owners, and we write to urge you to vote NO on the proposed Main St. property development. The zoning change from R2 to R5 is inappropriate for that section of Main St. It goes against current zoning guidelines and would negatively impact the already mixed-use character of this corridor. The development would also require tearing down two properties that are currently occupied, replacing them with apartments that will be out of reach financially for most renters. Furthermore, there are multiple large empty lots within just 1 or 2 blocks from the proposed development that are already zoned R5. Those should be the focus of development to create increased high density housing near downtown.

We urge you to vote NO on this proposal and instead encourage the developer to focus on lots that are already R5-zoned for this level of housing density.

Thank you,
Julie Laut
Marc Holtorf

[REDACTED]
[REDACTED]

PUBLIC INPUT - JUNE 8, 2026 - PLANNED UNIT DEVELOPMENT 413-419 West Main Street

From Marcus Ricci [REDACTED]
Date Mon 6/8/2026 1:09 PM
To City Council <CityCouncil@UrbanalL.gov>; Planning <Planning@UrbanalL.gov>; City Clerk <CityClerk@UrbanalL.gov>

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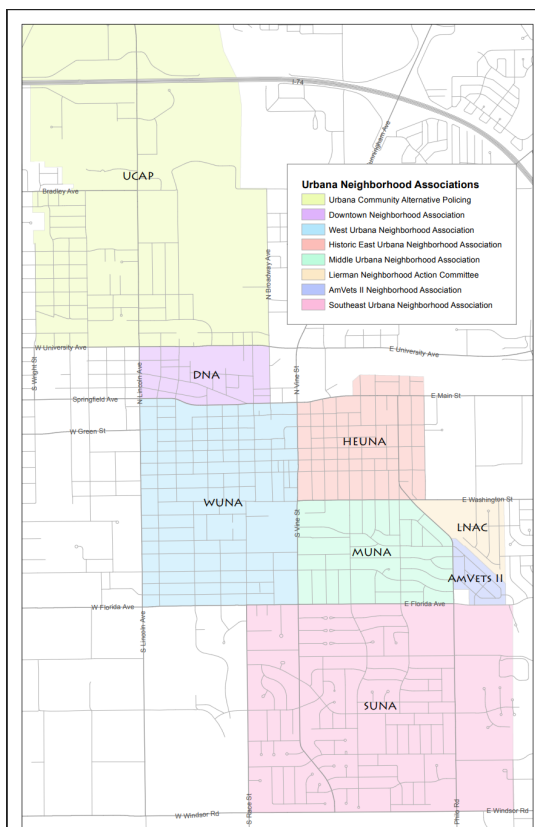
***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

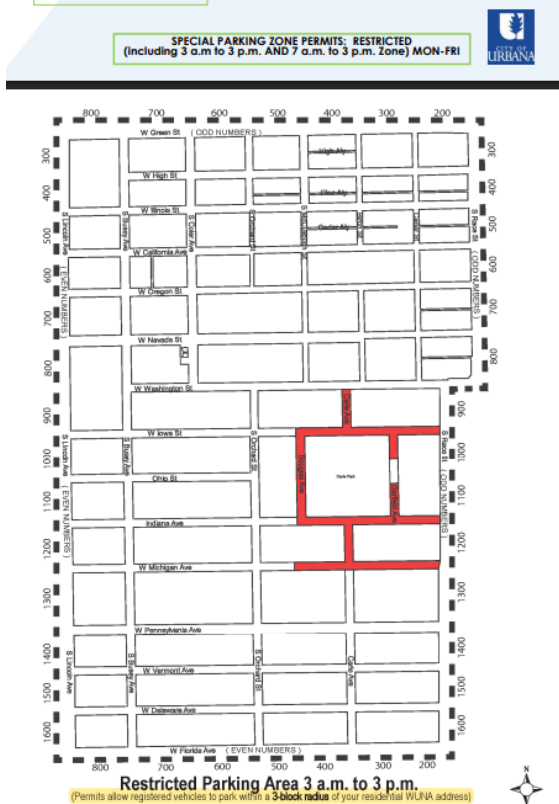
I would like my comments read into the record, in the event I am not able to present them in person tonight.

"Members of City Council: please vote to approve the Planned Unit Development at 413-419 West Main Street, which was recommended by your Plan Commission with a vote of 4-1. I have spoken in support of this proposal before, as it offers potentially the highest and best use that this parcel is likely ever to have proposed for it by an unsubsidized, privateproperty owner. People have asked some valid questions regarding housing, which I believe others have addressed very well, especially Jared Fritz and members of CUrbanism. I would like to address one previously-raised objection that has not gotten sufficient response: that this location is in the West Urbana Neighborhood, and the recently-adopted Urbana Comprehensive Plan says "In the Doctor Ellis Subdivision, Historic East Urbana Neighborhood, and West Urbana Neighborhood, the intent is to preserve single- and two-family zoning where it currently exists ." My response, as a former planner with the City of Urbana, is that this location is NOT in the West Urbana Neighborhood.

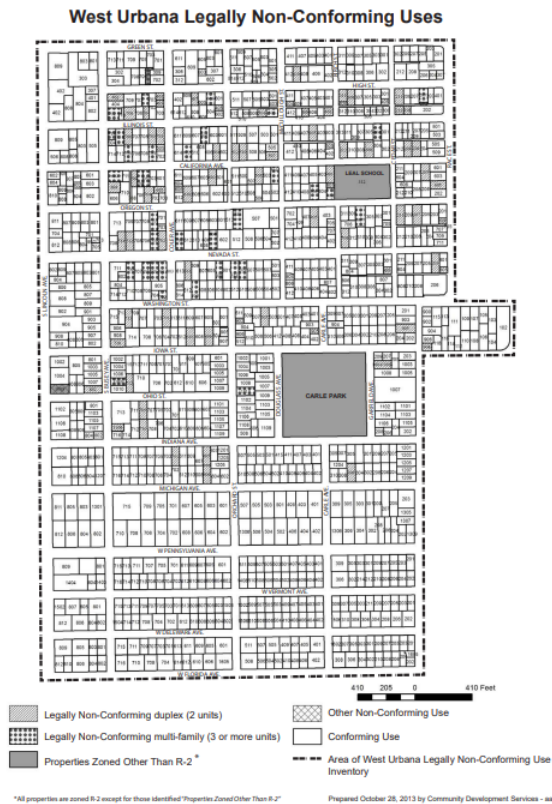
1) According to the Neighborhood Association map at <https://www.urbanail.gov/media/5891>, this area is in the purview of the Downtown Neighborhood Association: WUNA doesn't start until Springfield Avenue, two blocks to the south. I know that this map has not been updated in a long time, but that does not necessarily mean that it is not still in force. And if the Downtown Neighborhood Association is not still active, then the City should determine which adjacent association should represent the area.



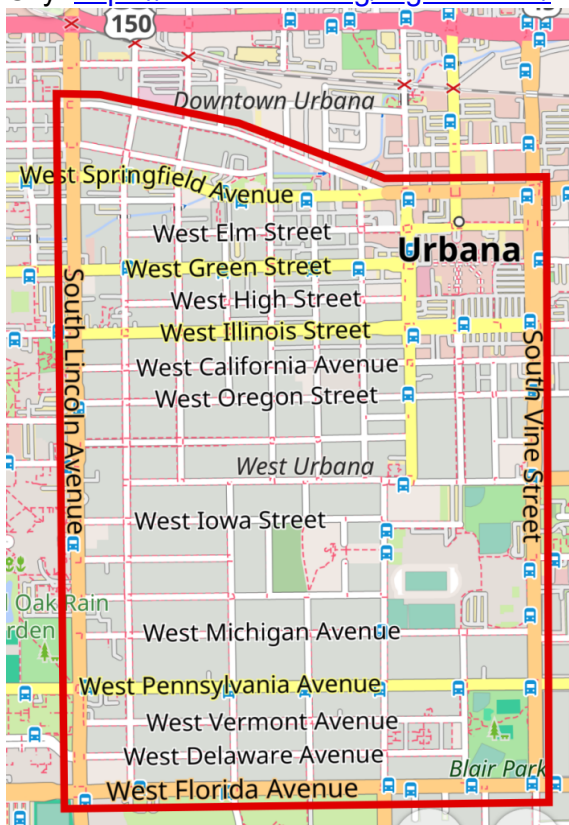
Two older - but still actively used - maps indicate that the commonly-held West Urbana Neighborhood - not necessarily Neighborhood *Association* - stops two blocks *further south* at Green Street, a total of four blocks away. This map shows the West Urbana Residential Parking Permit zone as Florida to Green and Lincoln to Race Street, NOT up to West Main Street: <https://www.urbanail.gov/media/6646>.



This map of the West Urbana Legally Non-Conforming Uses: <https://www.urbanail.gov/media/4796>, shows the same boundary.



Below you will note the West Urbana Neighborhood Association's concept of its area of purview. This is clearly NOT the same as the West Urbana Neighborhood as considered by the City: <https://westurbana.org/organization/>.



2. My second point is that the two existing apartment buildings are *legally non-conforming*. When they meet the end of their useful lives - usually well past when they are comfortable to live in, and which some may say has already passed - they *cannot* be replaced with similar multi-family residential uses: they will need to be replaced with single-family homes or duplexes. So, instead of getting 32 units of market-rate housing, at most the City will get five homes: one duplex and three single-family homes. If City Council wants the land to be a park, then the City should buy it from the private property owner and donate it to the Urbana Park District, and not expect private property owners to foot the bill.

In closing, I hope that you will support this request, which was recommended for approval by the Urbana Plan Commission, and will provide homes for six times as many families as the land could currently provide. Thank you for your service to the community.

Sincerely,

Marcus Ricci, AICP

[REDACTED]

Champaign, IL, 61821

email: [REDACTED]

"A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise." -- Aldo Leopold



Outlook

Public Input - Monday, June 8, 2026

From Evelyn Underwood [REDACTED]

Date Mon 6/8/2026 4:56 PM

To City Council <CityCouncil@UrbanaIL.gov>; City Council <CityCouncil@UrbanaIL.gov>

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Please READ this into the Record: City Council please vote down, "Ordinance no. 2026-06-014: an Ordinance approving and authorizing the Execution of a lease (1717 Philo Road, Suite 16)"

Dr. Bishop King James Underwood and Reverend Evelyn Underwood, J.D.; Ph.D., [REDACTED]
[REDACTED], Urbana, IL 61801

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

From grouchybirdman [REDACTED]
Date Mon 6/8/2026 6:19 PM
To City Council <CityCouncil@UrbanaIL.gov>

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To the Urbana City Council,

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

Voting in favor of this Planned Unit Development (PUD) would be a step forward in addressing Urbana's housing shortage. It is not a large step, but it is meaningful progress. Every new home that is built creates opportunities for people to move into housing that better fits their needs, which in turn frees up other housing units throughout the community. The movement of people into homes should be celebrated and encouraged.

Professionally, I have worked with people experiencing homelessness and survivors of domestic violence for more than a decade. During that time, I have watched the search for housing become increasingly difficult. Day after day, I see individuals and families competing for a limited number of available units. Those with greater financial resources almost always prevail. Meanwhile, landlords have little incentive to compete on rent, fees, or amenities when demand far exceeds supply.

This reality is especially difficult for people with low incomes, fixed incomes, or housing vouchers. Even when assistance is available, many households struggle to secure housing because there simply are not enough homes. Housing has become an artificially scarce resource, and scarcity benefits those who already have the greatest economic power.

Increasing the housing supply will not solve every housing challenge, but it is a necessary part of the solution. When communities make it excessively difficult to build housing, shortages worsen and prices rise. Denying this PUD would move Urbana further in that direction. Approving it would send a message that Urbana welcomes thoughtful development and recognizes the need for more housing opportunities.

I appreciate the sincere desire of many residents and officials to help those with the least economic power find stable housing. That goal is admirable. However, short sighted policies that prevent new housing from being built often end up harming the very people they are intended to help.

This proposal would develop vacant land that is currently not serving a housing need. Suggestions that private property should remain permanently undeveloped or be converted into public space without a broader plan do not address the city's housing shortage. Urbana needs more homes, and this development would contribute to that goal.

I ask the Council to do three things:

1. Approve this PUD and allow additional homes to be built in Urbana.
2. Develop a comprehensive housing and homelessness strategy that includes affordable housing, housing for low- and fixed-income residents, starter homes, and effective responses to homelessness.
3. Choose policies that promote welcome, opportunity, and inclusion rather than exclusion and scarcity.

Finally, I encourage the Council to reject the idea that rental housing or certain housing types should be confined to only a few parts of the city. Every neighborhood should share in the responsibility and opportunity of providing housing for people across a range of incomes and life circumstances.

Thank you for your consideration.

In peace,

Sincerely,

G. Brewster

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