
DATE: Monday, November 3, 2025
TIME: 7:00 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, November 3, 2025, at 7:03p.m.

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

***CM PRESENT REMOTELY**

ELECTED OFFICIALS ABSENT: CM Christopher Evans, CM Chaundra Bishop

STAFF PRESENT: Bourema Ouedraogo, Michael Cervantes, Kate Levy, Vince Gustafson, Darius White, Cortez Gardner, Matt Roeschley, Olivia Jovine

OTHERS PRESENT: Bill Beebe, Director of Construction Services at Fairlawn Development

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 7:03 PM.

2. Approval of Minutes of Previous Meeting

- a. **10-06-2025 Committee of the Whole Meeting Minutes**
- b. **10-13-2025 City Council Meeting Minutes**

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

Voice Vote:

AYE: Wu, Hursey, Kolisetty, Wilken, Quisenberry

NAY: None.

3. Additions to the Agenda

None.

4. Presentations and Public Input

a. Public Input

Ben Joselyn stated an acknowledgement of the previous conduct of Michael Cervantes, Interim Deputy Chief of Police and a promise that it would be different would have been appreciated during his appointment process last week. Voiced appreciation for the statement

from Larry Boone, Chief of Police saying he seeks healing from the arrest of Aleyah Lewis in 2020. Stated Michael Cervantes has been promoted twice since 2020 and has stated in a News-Gazette article that he did not do anything wrong during the arrest. Hoped for the City to clearly state how the City wants to improve policing and public safety in the future.

5. Staff Report

a. Police Service for Special Events – PD

Presented by Michael Cervantes, Interim Deputy Chief of Police and Cortez Gardner, Lieutenant. Michael Cervantes introduced the presentation titled, “No Kings Protest: Operational Summary & After-Action Review” regarding the collaboration across regional law enforcement offices to manage the large protest. Stated the Urbana Police Department (UPD)’s goal for this event was to ensure everyone could safely express their first amendment rights. Shared the event concluded with no injuries, arrests, and no property damage through the coordinated efforts of the UPD, Champaign County Sheriff’s Office (CCSO), University of Illinois Police Department (UIPD), Champaign Police Department (CPD), Rantoul Police Department (RPD), and the Urbana Public Works. Share they worked together to ensure the safety of the group that went outside of the regular route. Stated the response to the protest highlights the UPD’s strengths and weaknesses given its current resources. Thanked Champaign County Indivisible for their outreach to the UPD and cooperation through their Safety Marshal to ensure the safety of the participants.

Shared the UPD, Champaign County Sheriff’s Office, UIPD, METRO SWAT REACT, CPD, RPD, Urbana Fire Department, Urbana Public Works, EMA, and METCAD coordinated through a command post located at the Scott Bennett Building and had pre-event briefings held on ZOOM and in-person. Noted someone sustained a leg injury, independent of police contact, and event staff were able to facilitate ambulance transport for the injured person.

Stated the UPD had three Sergeants and three officers on shift that day, with four additional officers brought in for the event. Shared the Mobile Field Force was on standby, but not present. Noted the CCSO, UIPD, and METRO with their REACT team were on standby as well. Stated the UPD’s intent with the standby forces were to protect individuals from harm, businesses from damage, and government buildings from takeovers. Shared the Urbana Public Works provided concrete barriers and rolling barricades to protect the protestors from the threat of a counter protester ramming their vehicle through the crowd as seen in other national instances. Stated METCAD provided a dedicated channel for communications and a dispatcher to monitor communications.

Stated the event went peacefully but had diverted from the planned route. Stated the UPD and Urbana Public Works were able to shift their resources to block vehicle traffic from connecting with the new route. Noted a subgroup went onto Vine Street to a busy intersection and the UPD as well as the organizers attempted to speak with the subgroup and officers were assigned to the subgroup to prevent direct confrontations with motorists while also keeping their distance from the subgroup. Stated the subgroup naturally de-escalated without any arrests or harm.

Stated a drone belonging to the CCSO was deployed when the route deviated to provide greater situational awareness on the basis to prevent imminent harm due to the route entering the hospital corridor that ambulances use to access the Carle Hospital Emergency Room. Stated no facial recognition technology was used, the Chief of Police was notified, and Mayor Williams was notified. Shared images of the march route taken that day.

Stated the actions complied with the UPD First Amendment Assemblies Policy, Priority of Life Principle, Freedom from Drone Surveillance Act; and there were no uses of excessive force, no arrests, and no property damage. Stated the UPD had good interagency communication, displayed adaptability, acted with professionalism, and had their de-escalation strategy succeed for the event. Noted the UPD could improve on their real-time coordination with the event organizers and coordinators.

Stated the event ended with no injuries, damage, or arrests caused by the march. Thanked Champaign County Indivisible for their cooperation as it allowed for interagency coordination and planning to take place. Thanked CCSO's Lt. Apperson, UIPD METRO's Lt. Benoit, Lt. Lack, Lt. Bain, Lt. Gardner, Sgt. Ruff, Sgt. Hewkin, Sgt. Hurley, Sgt. Ingram, and Urbana Public Work's Andy Murphy. Highlighted the coordination internally and externally with both agencies and residents that allowed for the event to be held successfully. Questions and discussion followed.

6. New Business

- a. **Ordinance No. 2025-11-028:** An Ordinance Amending the Urbana Zoning Ordinance (Amend Table VI-3 to Establish Lower Maximum Building Heights in the CMU, Campus Mixed Use, Zoning District in Specific Areas / Plan Case No. 2509-T-25) – CD

Presented by Olivia Jovine, Director of Community Development Services. The Ordinance approves an amendment to the Zoning Ordinance to the Campus Mixed Use (CMU), Zoning District to maintain the 120-foot maximum building height for properties north of Green Street and west of Lincoln Avenue; lower maximum building height to 65 feet/five stories for properties west of Lincoln Avenue and south of Green Street; and lower maximum building height to 40 feet/three stories in any other location. Olivia Jovine introduced the text amendment to establish lower maximum building heights in CMU zones to align with the Imagine Urbana Comprehensive Plan for the University Neighborhood located south of Green Street. Stated the City recently received inquiries from Fairlawn Real Estate for redevelopment of properties within the southern University Neighborhood location. Shared the Plan Commission unanimously recommended approval of this item. Questions and discussion followed.

Motion to approve, with the inclusion of the following changes, to the regular agenda by CM Wu, seconded by CM Hursey.

- i. The removal of the proposed “In all other areas, the maximum height is 40 feet, with a maximum of three stories” in Table VI-3 – Development Regulations.
- ii. The addition of “... and south of University Avenue;” for the 120-foot maximum height for the existing CMU district to Table VI-3 – Development Regulations.

Voice Vote:

AYE: Wu, Hursey, Kolisetty, Wilken, Quisenberry

NAY: None.

- b. **Ordinance No. 2025-11-029:** An Ordinance to Approve the Preliminary Planned Unit Development at 704 East Windsor Road (Plan Case No. 2510-PUD-25) – CD

Presented by Olivia Jovine, Director of Community Development Services. The Ordinance provides a preliminary approval of a residential Planned Unit Development (PUD) at 704 East Windsor Road that includes zoning waivers to reduce minimum lot sizes and street widths. Olivia Jovine emphasized this item is for a preliminary approval for a residential PUD and a

second Ordinance will be brought later for the final approval of the PUD. Shared images of the site at 704 East Windsor Road, formerly the site of the Windsor Swim Club until its closure in 2009. Spoke on the history of the site and the plans for development in the early 2010s that were not able to be funded. Stated local developer, Wes Taylor has recently acquired the site and hopes to develop two single-family homes, ten duplexes, and two eight-unit townhomes on the lot. Stated the intent is to list the single-family and duplexes for sale while leasing out the units in the townhomes to create a variety of housing at a total of 38 units. Stated the applicant applied for a waiver for reduced street width requirements and another waiver for reduced lot size requirements. Stated without the waivers, the developer would be able to build around 20 units instead with other variances. Shared the Plan Commission unanimously recommended approval of the preliminary PUD with the recommendation that the petitioner gets verification regarding emergency access along Windsor Road, that detailed site plans are presented with the final PUD, the final plans include a pedestrian connection to the existing sidewalk in the northwest corner of the site that connects to the PUD's sidewalks, and the petitioner consider alternative options to the dry-basin storm water retention pond. Questions and discussion followed.

Recess for five-minutes was called by Chair Kolisetty at 8:16 p.m. due to concerns about a burning smell.

With a quorum present, Chair Kolisetty reconvened the meeting at 8:21 p.m. once the concerns were resolved.

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

Voice Vote:

AYE: Wu, Hursey, Kolisetty, Wilken, Quisenberry

NAY: None.

- c. **Ordinance No. 2025-11-030:** An Ordinance Amending the Urbana Zoning Map (Rezone 905 West Oregon Street from R-6 to CMU, and 907 and 909 West Oregon Street from R-5 to CMU / Plan Case No. 2511-M-25) – CD

Presented by Olivia Jovine, Director of Community Development Services with Bill Beebe, Director of Construction Services at Fairlawn Development present for questions. The Ordinance approves a zoning map amendment at the 900-block of West Oregon Street to rezone 905 West Oregon Street from R-6; and 907 and 909 West Oregon Street from R-5 to CMU. Olivia Jovine stated Fairlawn Capital requested 905, 907, and 909 West Oregon Street to be rezoned to CMU. Shared images of the site and spoke on the parcels. Stated Fairlawn and University of Illinois at Urbana-Champaign (UIUC) have been in discussion regarding redeveloping the parcels to a three-story building. Stated the building would provide space for UIUC's School of Social Work while also using multiple floors for apartments. Stated the existing zoning restricts mixed-use buildings and high-density residential housing, prompting the request to rezone as CMU. Shared the Plan Commission unanimously recommended approval of the amendment. Questions and discussion followed.

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

Voice Vote:

AYE: Wu, Hursey, Kolisetty, Wilken, Quisenberry

NAY: None.

- d. **Resolution No. 2025-11-088R:** A Resolution Approving an Intergovernmental Agreement for a Housing Needs Study by the Champaign County Regional Plan Commission – CD

Presented by Olivia Jovine, Director of Community Development Services. The Resolution approves an agreement between the City of Urbana and the Champaign County Regional Planning Commission (RPC) for professional services for the development of the Urbana Housing Needs Study. Olivia Jovine requested Council send questions to her in advance to be able to answer them more thoroughly due to the vacancies in the department. Shared \$50,000 is secured in the FY26 budget to cover the costs of the study. Stated the study will cover current housing stock, demographics, quantify housing units required by income level, and analyzes gaps in the housing stock. Noted the study directly follows through with Imagine Urbana’s Little Move 1.1 which was identified as a high priority. Questions and discussion followed.

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

Voice Vote:

AYE: Wu, Hursey, Kolisetty, Wilken, Quisenberry

NAY: None.

- e. **Resolution No. 2025-11-089R:** A Resolution Approving an Increase in the Number of Liquor Licenses in the Class A Designation for 25 O’Clock Brewing Company, LLC, 208 West Griggs Street, Suite 101, Urbana, Ill. – Exec

Presented by Mayor Williams. The Resolution approves an increase to the number of Class A (Retailer’s On-Premises) liquor licenses in the City of Urbana for 25 O’Clock Brewing Company LLC for their establishment at 208 West Griggs Street, Suite 101. Mayor Williams shared 25 O’Clock Brewing Company will be changing operations from a microbrewery to an establishment that additionally serves all alcohol. Questions and discussion followed.

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

Voice Vote:

AYE: Wu, Hursey, Kolisetty, Wilken, Quisenberry

NAY: None.

7. Council Input and Communications

CM Quisenberry apologized for arriving late to the meeting and stated he was serving on the Urbana School District’s committee meeting on renaming the Sixth-Grade center. Stated the meeting is recurring every Monday from 6:00 p.m. to 7:00 p.m. and he may continue to arrive late to future meetings. Encouraged the public to attend the meetings held at the library of the expanded building. **CM Wu** shared the first meeting of the Alternative Response Task Force is this Thursday at the Independent Media Center. **CM Hursey** expressed frustration with the City’s inability to hold people accountable for the inhabitability of their properties. Stated the City has to thoroughly scrutinize PUDs, uphold building code enforcement, and uphold development regulation enforcement as these homes are directly tied to the lives of people. Stated the City requires an Ordinance that allows for the City to take on irresponsible property owners. **CM Kolisetty** agreed with CM Hursey and the need to hold landlords accountable regardless of their location. Thanked City staff their work on bringing forward items to improve and analyze the housing stock of Urbana despite being understaffed.

8. Adjournment

With no further business before the committee of the whole Chair Kolisetty adjourned the meeting at 9:14 p.m.

Seok Hyun Cho

Deputy City Clerk

This meeting was video recorded and is viewable [on-demand HERE](#). **Minutes approved: 12/8/25**