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**DATE:** Monday, December 18, 2023  
**TIME:** 7:00 pm  
**PLACE:** 400 South Vine Street, Urbana, IL 61801

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The City Council Committee of The Whole of the City of Urbana, Illinois, met in regular session Monday, December 18, 2023, at 7:00pm.

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

**ELECTED OFFICIALS ABSENT:** None

**STAFF PRESENT:** Bourema Ouedraogo, Carol Mitten, Dave Wesner, Will Kolschowsky, Kimberly Smith, Kevin Garcia

**OTHERS PRESENT:** Kevin Sage, Plumbers and Pipefitters United Local #149; Robert Lewis; Marty Smith, Carle Health; Claudia Lenhoff, Champaign County Healthcare Consumers;

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

With a quorum present, Chair Wilken called the meeting to order at 7 PM

**2. Approval of the Minutes of Previous Meetings**

- a. 07-13-2023; 08-14-2023; 08-28-2023; 09-11-2023 Joint Special Meeting; 09-11-2023; 09-25-2023;

Motion to approve the minutes by CM Kolisetty and seconded by CM Wu

Voice vote:

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

**NAY:** None

**3. Additions to the Agenda**

CM Bishop asked to move the presentation on Project Labor Agreements to before the other presentations. Mayor Marlin shared that items 3 and 4 from new business were being moved to the January 16<sup>th</sup> meeting and that the presentation on the Homeless Services Continuum would be moved to a future meeting.

**4. Presentations and Public Input**

- a. **Project Labor Agreements – CM’s Bishop & Kolisetty, Kevin Sage, United Association Local 149 Plumbers and Pipefitters**

Presented by Kevin Sage of the United Association Local 149 Plumber and Pipefitters. Project Labor Agreements ensure that where possible, Union contracts are utilized for large scale projects taken on by units of government. Currently Champaign County has utilized Project Labor Agreements to prepare the new County office building. Questions and discussion ensued.

b. **Proposed Changes to HOPE Village Site – Robert Lewis**

Presented by Robert Lewis. Lewis proposed relocating the proposed development to the north of the parcel to utilize access from Federal Drive and to relocate the retention pond within the proposed development to ensure neighborhood children do not risk falling in. Questions and discussion ensued.

c. ~~**Champaign County Continuum of Service Providers to the Homeless—Katie Harmon, LCSW**~~

d. **Public Input**

*Danielle Chynoweth* spoke in support of the HOPE Village development being approved without amendment or delay to expediate the housing for those most in need. *Audra Owens* shared support for housing medically fragile individuals and encouraged the utilization of Federal Drive by the development to ensure closer access to the hospital. Expressed frustration about the City's development process. *Matthew Slaven (read by Claudia Lenhoff)* shared his lived experience as a medically fragile and unhoused person. *Terry Townsend* expressed concerns about the proposed HOPE Village development. *Katie Harmon* read letter of support from the Continuum of Homeless Service Providers. *Lisa Dixon* expressed support for HOPE Village. *Melissa Courtright* read a letter in support of HOPE Village on behalf of CU-At Home (homeless service provider). *Mayra Ryan* shared information about a historic development project to house homeless residents in Ward 2 that also generated neighborhood concerns and resulted in a well maintained and successful development. *Esther Patt* spoke in support of HOPE Village development. *Rev. Clarence Thomas* spoke in support of HOPE Village. *DeShawn Williams* shared the opportunity Urbana has to be a leader in addressing homelessness. *Michelle Kelso* spoke in support of HOPE Village. *Takela Wilkes* spoke in support of HOPE Village and shared lived experience with developments like HOPE Village. *Ben Joselyn* shared information about the conflict in Gaza and encouraged the Council to pass a ceasefire resolution. *Shay* expressed support for the HOPE Village development. *Jacqueline Curry* expressed a desire for additional community engagement in the development of HOPE Village. *Elderess Melinda Carr* expressed concerns about the process and the lack of community involvement in the HOPE Village development. *Marrion Harrington* expressed concerns about the proposed access from Carver Drive and suggested utilizing Federal Drive. *Proctor Leek Mile on behalf of Brandon Mitchell* shared lived experience with being unhoused and the importance of housing for medically fragile individuals. *Darlene* expressed concerns about the definition of medically fragile individuals and the root causes of homelessness. *Rev. Dr. Evelyn Underwood* expressed frustration with the development process for HOPE Village. *Joanne Budde* encouraged the City Council to review a zoning board of appeals case bordering the Beringer Commons subdivision. *Chair Wilken read written input from the following individuals: Carolyn Baxley, Julie Laut, Linda Turnbull, Maggie Charlene Murray, Warren Charter, Jennifer Henry, and Lincoln Evans. Also included for the record is a presentation by HOPE Village.*

5. **Staff Report**

**Carol Mitten** reminded the public that the Council will reconvene after the holidays on January 2<sup>nd</sup>, 2024. **Will Kolschowsky** provided an update on Mayor/Council strategic goal setting and announced and upcoming facilitated goal setting session for February 1<sup>st</sup>, 2024. Further information will be shared at future meetings. Questions and discussion ensued.

*Chair Wilken called for a 5 minute recess.*

## 6. New Business

### a. **Ordinance No. 2023-12-050: An Ordinance Approving a Final Development Plan for a Planned Unit Development - Plan Case No. 2480-PUD-23 - CD**

Presented by Kevin Garcia the Planner, Claudia Lenhoff from CCHCC and Marty Smith from Carle Health. Item approves the final development plan for the HOPE Village Planned Unit Development. In partnership with CCHCC and Carle Health, HOPE Village intends to provide a series of tiny homes to house chronically homeless and medically fragile individuals. Questions and discussion ensued.

Motion to approve to the regular agenda by CM Evans and seconded by CM Bishop. Further discussion ensued.

Voice vote:

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

**NAY:** Hursey

*Motion to extend the meeting to 11 pm by CM Bishop and seconded by CM Wu.*

Voice vote:

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

**NAY:** None

### b. **Ordinance No. 2023-12-051: An Ordinance Approving a Preliminary/Final Subdivision Plat - Hope Village Subdivision / Plan Case 2479-S-23 -CD**

Presented by Kevin Garcia. Item approves the combined preliminary and final plat for the HOPE Village Subdivision, allowing for construction. Questions and discussion ensued.

Motion to approve item to the regular agenda by CM Kolisetty and seconded by CM Bishop. Questions and discussion ensued.

Voice vote:

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

**NAY:** Hursey

### ~~c. **Resolution No. 2023-12-096R: Resolution Approving and Authorizing the Execution of an Economic Development Agreement (Champaign County Economic Development Corporation, Fiscal Year 2023-2024) —CD**~~ *(Moved to January 16<sup>th</sup> during additions to the agenda)*

### ~~d. **Resolution No. 2023-12-097R: Resolution Approving and Authorizing the Execution of an Economic Development Agreement (Experience Champaign Urbana, Fiscal Year 2023-2024) —CD**~~ *(Moved to January 16<sup>th</sup> during additions to the agenda)*

## 7. Council Input and Communications

**CM Hursey** expressed disappointment with the HOPE Village development Council vote and shared feeling disenfranchised. **CM Wu** responded to previous public comment and shared she attended the Plan Commission meeting and clarified that it was not a closed session but a recess.

## 8. Adjournment

With no further business before the body, Chair Wilken adjourned the meeting at 10:50 PM.

Darcy Sandefur

City Clerk

This meeting was video recorded and is viewable [on-demand HERE](#). **Minutes approved: 03-04-2024**

## Sandefur, Darcy

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**From:** Carolyn Baxley <[REDACTED]>  
**Sent:** Sunday, December 17, 2023 11:04 AM  
**To:** !City Council; !City Clerk  
**Subject:** Hope Village  
  
**Importance:** High

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

Use caution when clicking on links or opening attachments.

I am writing in strong support of Hope Village and would like my comments read into the record. I have urged the mayors of both cities to consider a small house development like this, and I am very pleased that a coalition has finally been put together to make this happen. I had a dear friend--Rodney Peacock--who suffered from a myriad of health problems, and if he had been able to find comfort and shelter in a small home like those being proposed, he might still be with us today. Others who need this support walk our downtown streets every day.

A place to call home, food to eat, and health care when you need it should be RIGHTS, not privileges, and those of us privileged to be able to afford those things should step up and make them possible for all our citizens. I can't think of any way I'd rather see our City spend money than this, and I hope the Council will support it unanimously.

Carolyn Baxley

## Sandefur, Darcy

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**From:** Julie R. Laut [REDACTED]  
**Sent:** Sunday, December 17, 2023 10:05 AM  
**To:** !City Council  
**Subject:** Support Hope Village

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

Use caution when clicking on links or opening attachments.

Dear Council Members,

I urge you to give final approval to complete the Hope Village development. This unique, collaborative community program is a step toward ending chronic homelessness in our community.

I respectfully request this be read into the record.

Sincerely,  
Julie Laut  
Urbana

December 6, 2023

To: Urbana Plan Commission and Urbana City Council

From: Linda Ruth Turnbull

My name is Linda Turnbull and I am writing to express my support for Hope Village.

I serve on the Board of the Housing Authority of Champaign County as the Resident Advisor.

I also live in one of the neighborhoods adjacent to the Hope Village site.

I strongly support Hope Village because I know that people need this housing. We need more Permanent Supportive Housing for individuals who are medically fragile and who have experienced chronic homelessness.

Hope Village will have 30 homes. It is not a massive development, like what we could end up with on that property. In 2019, there was a proposed development that would have added hundreds of apartments on that property.

Anyone of us can become homeless. All it takes is one disaster or one brain injury or maybe losing a loved one who provided a home.

Homeless people all come from somewhere. They used to live in some neighborhood, including my neighborhood and the other neighborhoods around the Hope Village site.

But because they do not have an address, who will represent them? What Plan Commission member will represent them? What City Council member will represent and support them?

Homeless people are human beings like the rest of us. And housing and healthcare are both basic human rights. Hope Village will provide for both of those rights for the most vulnerable among us.

Also, they should not have to live in some industrial or commercial area. Their housing should be adjacent to residential areas because it is housing, not an industrial or commercial enterprise. That is just good planning.

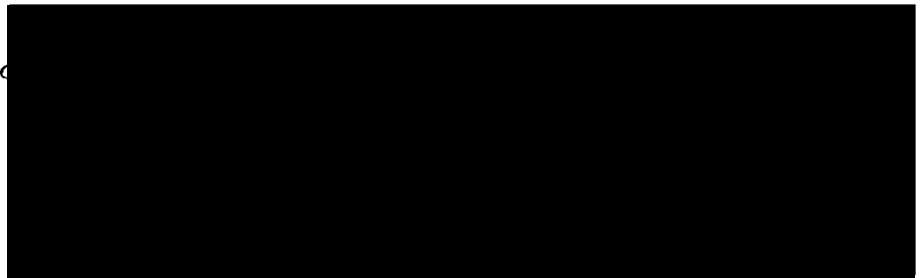
Hope Village will not hurt our neighborhood. And it was not "dumped" in our neighborhood. It is a legitimate residential development that will provide permanent homes. No neighborhood homes are being torn down, and Hope Village is not a shelter or transitional housing with a lot of turnover of residents. There are many transitional housing homes and Permanent Supportive Services homes throughout Champaign-

Urbana in various neighborhoods, and they have not harmed those neighborhoods or the resident who live in those neighborhoods.

But there is no adequate Permanent Supportive Housing for the most vulnerable who are homeless – those who are medically fragile. Hope Village will provide that and it is desperately needed, and I am in support of it.

Sincerely,

Linda Turnbull

A handwritten signature in black ink that reads "Linda Turnbull". The signature is written in a cursive style with a large initial "L".A solid black rectangular redaction box covering a line of text, likely an address.A solid black rectangular redaction box covering a line of text, likely an address.A large solid black rectangular redaction box covering a block of text, likely a full address.

## Sandefur, Darcy

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**From:** Charlene Murray <[REDACTED]>  
**Sent:** Saturday, December 16, 2023 9:18 PM  
**To:** !City Council; !City Clerk  
**Subject:** Supporting Hope Village - Please Read into Record

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

Use caution when clicking on links or opening attachments.

Good evening,

My name is Charlene Murray, Community Relations Coordinator at Strides Shelter. Strides operates as a low-barrier shelter for the unhoused, which as it states, simply means that we lower as many barriers as possible in order to serve as many people as possible. As the community is aware that one of our main priorities is to get and keep people off the streets, we are often the recipient of drop-offs from the police department, mental health facilities, outreach teams throughout the community and from hospitals.

Prospective guests coming from hospitals are typically more vulnerable and therefore would qualify for an emergency cot with Strides, pending availability. However, due to medical fragility that oftentimes prevents individuals from independently caring for themselves, it sometimes feels like we are doing a disservice. We have no trained staff or nurses or care coordinators who are equipped to handle some of what we see. We are often a last resort for many individuals, and if we opt not to accept them which would be appropriate, we would be putting them out on the streets, which literally defeats our purpose.

On a nightly basis, due to bed availability, we're turning away anywhere from 5 to 15 people, and on extreme weather nights, even more. We have never *not* had a waitlist since opening. If we were able to move our medically fragile individuals into facilities like Hope Village, we would be able to open up more beds at night, thereby having to turn away fewer people. This won't solve the problem of homelessness, but it would sure bring us a lot closer than where we are now, and would also put us in the position to serve a greater number of people as a shelter, and as a community. Essentially, those in the Hope Village neighborhood are contributing to our bottom line of getting and keeping unhoused people off the streets. This is something to be proud of as an American- not to be fearful of, not to be ashamed of, not to be dissatisfied about.

We have experienced too many deaths from folks sleeping outdoors in dangerous weather over the years, and the shelter has already seen our first cases of frostbitten hands and feet this year. Morally, we can no longer shake our heads and say, "not in my backyard". Cliché, but if not here, then where? If not now, then when? Even with the addition of Hope Village we are still indebted as a community to a devastating number of people who need facilities like ours just to stay alive.

We go into work on a daily basis, selflessly dedicating our time, resources and individual missions to the most vulnerable individuals in our community. On a daily basis we see people at their worst, and we work tirelessly to ensure their safety, respect and dignity. We have heard the issues of the community, but we have not heard viable alternative solutions. Hope Village is a solution to a problem that's bigger than the neighborhood they're looking to place it in. It's part of a solution to a multifaceted problem, and quite frankly and simply, we are in dire need of your support.



I worked with a group of individuals to initiate an Outreach Coordinators Subcommittee group, where various organizations meet to discuss roadblocks and service gaps we encounter in our work. We talk about solving issues like limited mental healthcare options, lack of proper care for medically fragile individuals and lack of affordable housing, etc. I am hopeful to celebrate a win in upcoming conversations, after discussing so many losses. I'm hopeful as a community we can come together to bridge some of these gaps, and Hope Village will assist in doing just that. Please don't be another roadblock for us. Please don't be a barrier. We *need* your support.

I would like my statement read into the record.

**Charlene Murray, MA**  
Community Relations Coordinator

**City of Champaign Township**

[REDACTED]

[REDACTED]



December 18<sup>th</sup>, 2023



City of Urbana Plan Commission  
City of Urbana Mayor Diane Marlin  
Urbana City Council  
400 South Vine Street  
Urbana, IL 61820

Warren Charter  
Street Outreach Movement  
[REDACTED]  
[REDACTED]

Re: Hope Village

Honorable Mayor Diane Marlin, and the Urbana Plan Commission,

I am writing to you on behalf of the Hope Village project with unwavering strong support. The Hope Village project is a long overdue community need that fills a void providing services to our most vulnerable homeless population, services that are not currently provided by other agencies.

I have had the opportunity to provide street level outreach to our homeless population for 10 plus years in the Champaign Urbana community. My non-profit, Street Outreach Movement is a 501c3 t focused on our most vulnerable homeless, the unhoused population living rough on the street, often dealing with significant health challenges that have made them very medically fragile.

Hope Village fills a needed gap serving the homeless that are not suited for an independent or congregate housing solution. From my experience, those homeless that need a higher level of one-on-one care to manage mental health or chronic healthcare are often not accepted into our communities existing congregate homeless shelter.

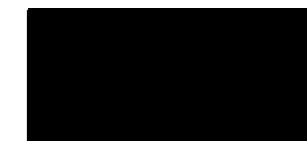
As a long time advocate of a "Housing First" approach to ending homelessness, this "Housing First" approach is not found in our existing emergency sheltering, and transitional housing.

Hope Village is in a class by itself as it has been designed and programmed to provide a true "Housing First" approach for this unsheltered sector of our homeless. The ability to provide street outreach to this population, then move them directly into their own private, secured housing unit, enabling them to begin working on their specific life challenges, offers many community benefits.

Without the Hope Village project, my concern is that we will continue to see our high risk, chronic homeless not finding life changing solutions, yet continuing to be stuck in the cycle of utilizing first responders and emergency room services to survive yet another day on the street.

Thank you for your consideration,

Sincerely,  
  
Warren Charter  
Street Outreach Movement, Inc.



**StreetOutMove.org**



December 6, 2023

City of Urbana Plan Commission  
City of Urbana Mayor Diane Marlin  
Urbana City Council  
400 South Vine Street  
Urbana, IL 61801

Dear City of Urbana Plan Commission Members, Mayor, and City Council Members,

I am writing this letter on behalf of Promise Healthcare in support of the Hope Village Project. Promise Healthcare is a Federally Qualified Health Center (FQHC), and we operate the historic Frances Nelson Health Center, along with 3 other locations in Champaign County. We also operate a Comprehensive Dental Program previously known as the SmileHealthy Dental Program.

At Promise Healthcare, our providers see the desperate need for Hope Village. We serve many patients who are experiencing chronic homelessness and who are medically fragile with a variety of serious health conditions. We see that these patients stay in shelters that cannot accommodate their significant health needs, or worse – they stay on the streets – to the continued detriment of their health. Living “rough” in shelters or on the streets is detrimental to a body’s health, and the longer a person is living “rough”, the more their health declines. We have partnered with Strides Shelter and Resource center in providing needed services and will continue to do so with many community agencies that support assistance for our homeless populations.

The percentage of homeless patients that we serve has been growing for the past five years. Last year more than 15% of our patients served reported being homeless. We anticipate we serve even more than this, but the patients do not report this because of the stigma associated with being homeless. This population is often shunned by society and large segments of the healthcare system.

Promise Healthcare supports the concept of “Housing is healthcare”. In 2019, the National Health Care for the Homeless Council released a position paper stating that Housing is Health Care. In part, the paper stated, “The primary and essential function of housing, to provide a safe and sheltered space, is absolutely fundamental to the people’s health and well being.” The health effects of homelessness are grave, with higher incidence and

severity of illness and injury among people experiencing homelessness. As healthcare providers, we are aware of the shortened life span of individuals who experience chronic homelessness. Chronic conditions such as diabetes, hypertension, and heart attacks are almost twice as prevalent among people experiencing homelessness than in the general population. Depression is six times as prevalent. Lacking stable housing makes treating every condition more difficult and further damages health. People who die on the streets on average live roughly 30 fewer years than the US life expectancy and the age-adjusted death rate of the homeless population is at least twice that of the general population.

People experiencing homelessness access primary care less frequently because they are often uninsured and have experienced marginalization and stigma by health care organizations, resulting in their more frequent emergency department use and presentation with comorbid conditions that are more acute because they have been untreated. People experiencing homelessness are hospitalized at up to 4 times the rate of the general population and have longer inpatient hospital stays. Because these patients' conditions are exacerbated by lack of care and unstable housing, costly intensive care is devoted to addressing needs of persons with conditions that could have been—and should have been—treated earlier in primary care settings, and if given the opportunity, in a safe home of their own where they can recover.

It is for these reasons and more that we support the Hope Village Project.

Hope Village will provide 30 small homes for individuals experiencing chronic homelessness, who are medically fragile. In addition to providing these homes as Permanent Supportive Housing, residents of Hope Village will receive intensive and sustained support including case management, supportive services, and on-site health services to help improve their health and their housing stability. We look forward to a partnership with Hope Village, along with Carle, to help provide healthcare services to the residents of Hope Village.

We urge you to support the Hope Village Project. Time is of the essence for the individuals who can benefit from Hope Village.

I appreciate your consideration.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Henry". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jennifer Henry,  
Chief Executive Officer

## Sandefur, Darcy

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**From:** Lincoln Evans [REDACTED] >  
**Sent:** Monday, December 18, 2023 6:50 PM  
**To:** !City Council  
**Subject:** Support Hope Village! Housing for Medically-Fragile Homeless Individuals

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

Use caution when clicking on links or opening attachments.

Dear Urbana City Council Members,

I would like my message read in to the meeting.

My name is Lincoln, I live in Urbana Ward 2, and I am writing to urge you to support Hope Village by approving the Hope Village Planned Unit Development. We need more permanent housing for our most vulnerable community members!

Hope Village is a groundbreaking initiative that aims to address the critical gap in housing for medically fragile individuals experiencing chronic homelessness. With 30 "tiny" homes and a community center, Hope Village represents a vital step towards providing permanent supportive housing for this vulnerable population. The development is designed with a trauma-informed approach, creating a welcoming and healing environment for residents. By supporting this initiative, we provide shelter and affirm the belief that "housing is healthcare."

Please consider the significant impact Hope Village can make in our community. The collaboration between CCHCC, Carle, and UIUC demonstrates a collective commitment to improving the lives of our most vulnerable residents. Our community has the power to drastically improve the lives of many. Please approve the Hope Village Planned Unit Development and contribute to the well-being of those who need it most.

Thank you for your time and consideration.

Sincerely,  
Lincoln



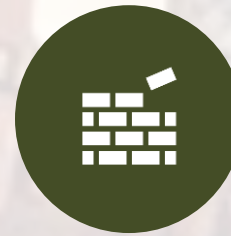
Design Presentation



# The Planning



SITE



COMMUNITY  
BUILDING



SMALL  
HOME





# Site Planning Considerations

- Bus Stops
- Pedestrian Pathways
- Emergency Vehicle Access
- Construction Traffic
- Utilities
- Adjacencies/ Neighborhood
- Sustainability
- Buffers
- Security
- Green Space and Landscaping







# Site Layout

- Overall Layout and Organization
- Wind and Solar
- Storm Detention
- Fencing
- Landscaping and Buffers
- Parking & Number of Vehicles (6-8)
- Emergency Vehicle Access
- Water Easement





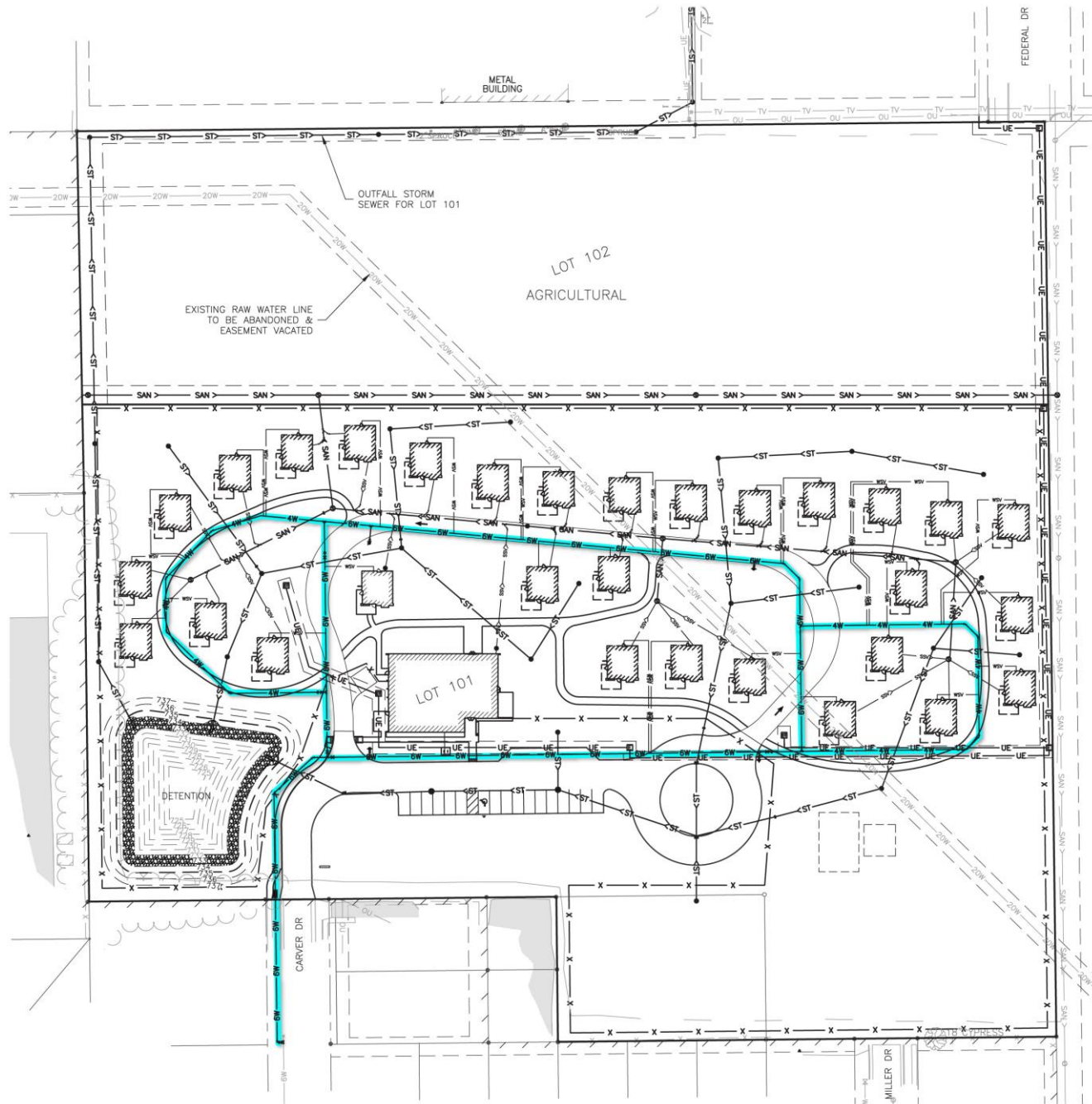
# Sanitary Sewer

- Exit to the East



# Storm Sewer

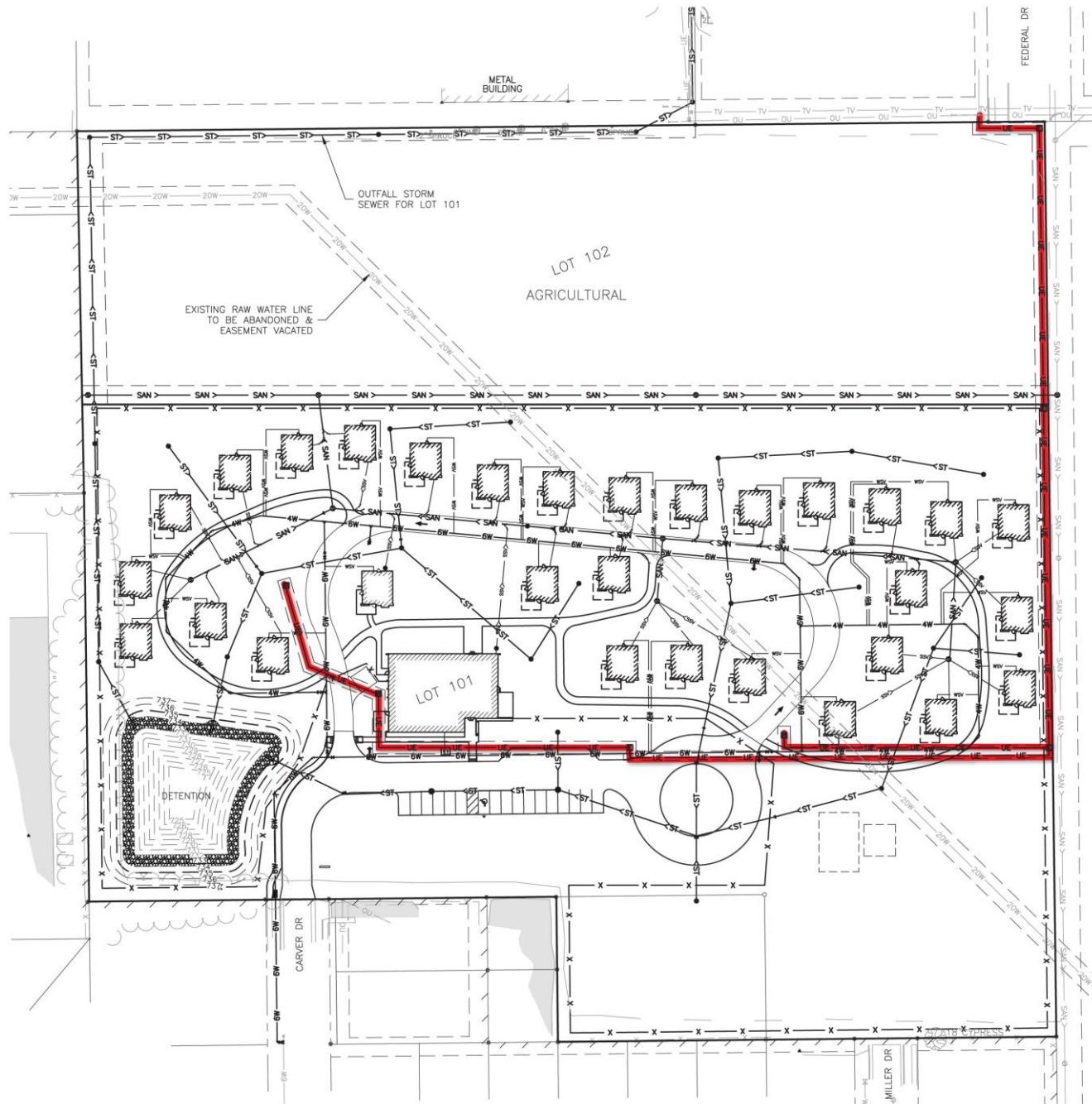
- Avoids any Adverse Effect on Adjacent Properties
- Exits to the North
- Storm Detention on Site



# Water

- Illinois American Main on Carver Dr.





# Power

- Fed from Ameren Transformer on Federal Dr.



# Utility Map

- Network of Utilities Combined







# Community Building

- Layout and Organization
- Sustainability
- Program and Amenities
- Interaction w/ Neighborhood
- Number of Staff/ # of Offices
- Materials
- Solar Access
- Geothermal







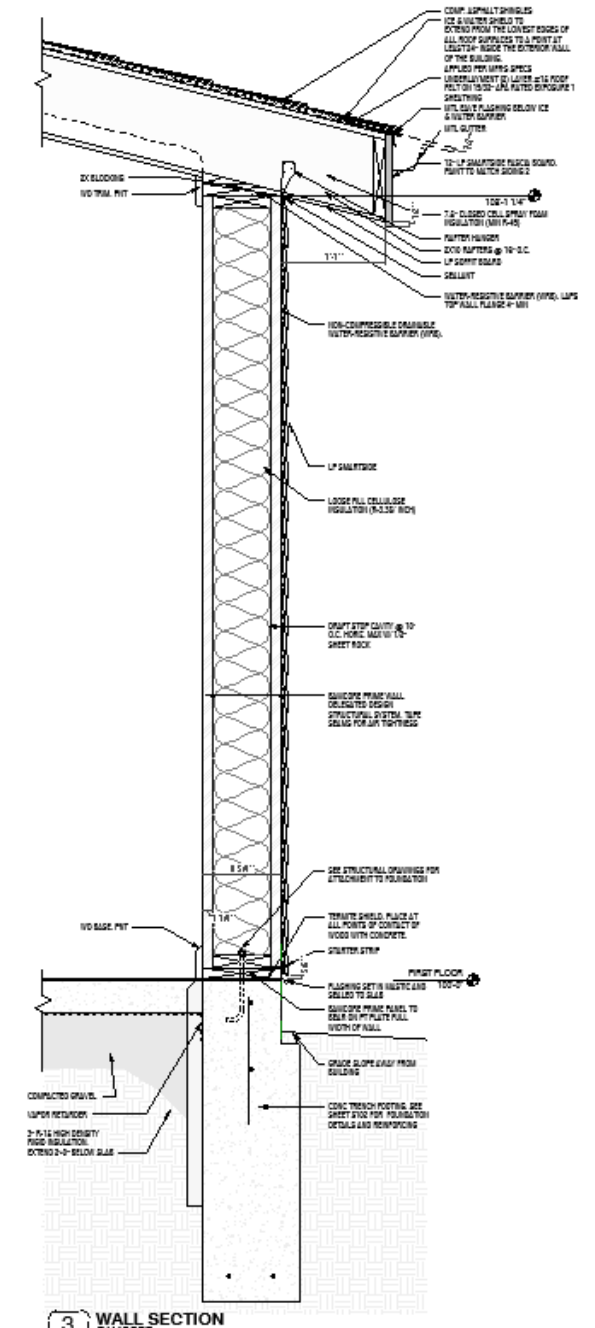
## Small Home







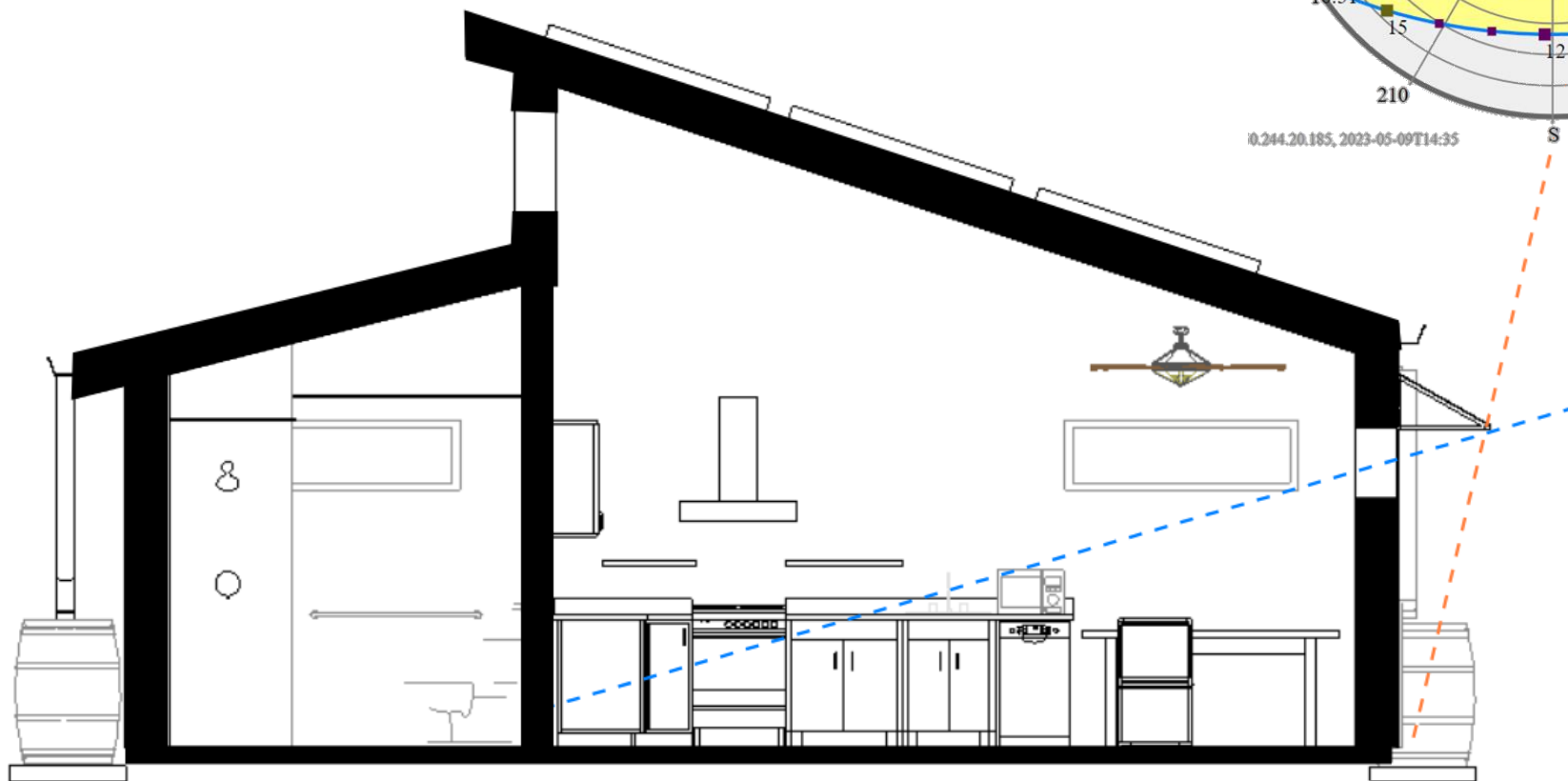
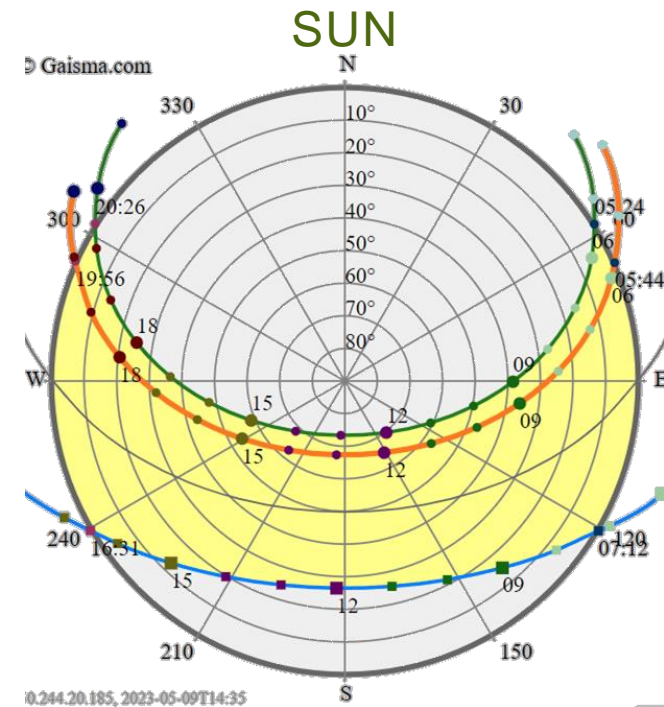
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SUN

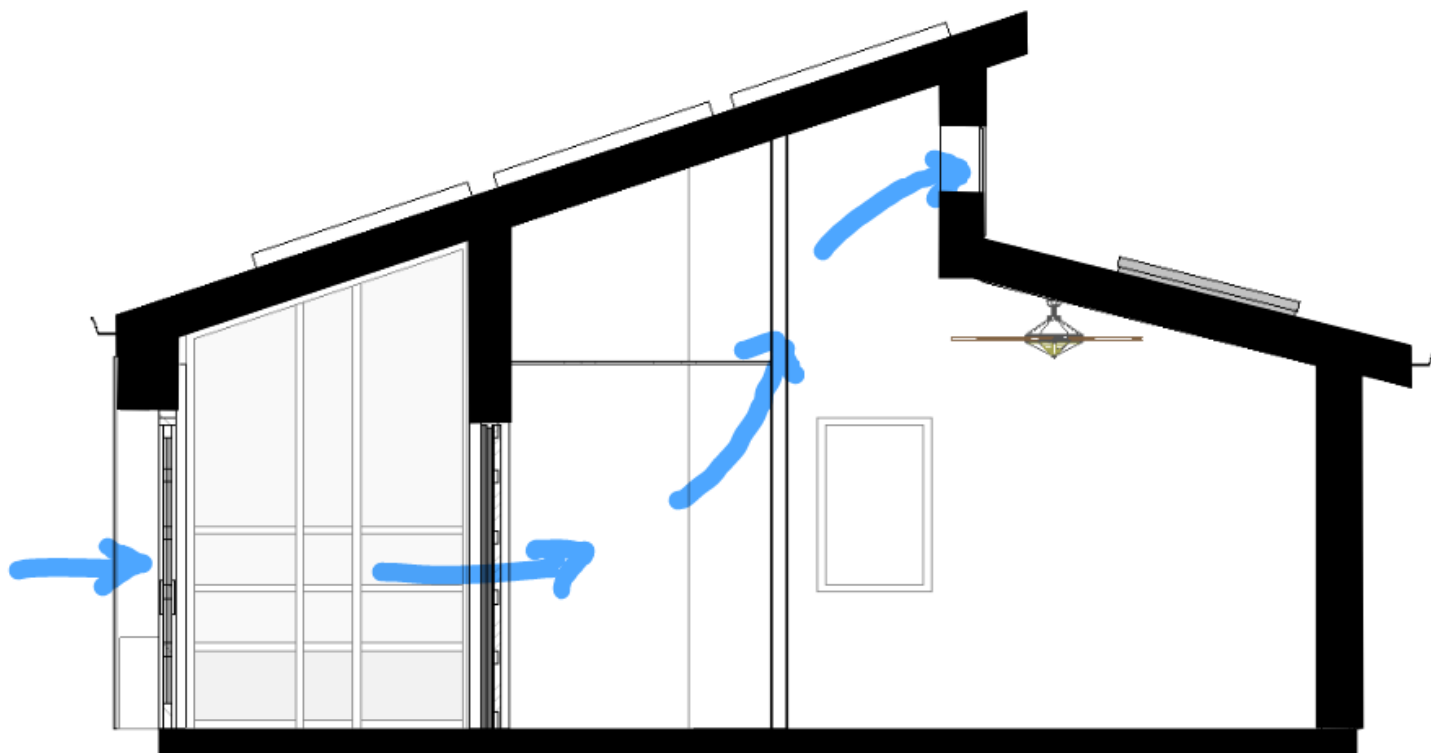
- Daylighting always
- Heating in winter, blocked in summer
- Connection to sky/stars
- If using passive solar, pair with thermal massing





## PASSIVE

- 12% of floor area = window area (60 sf total, 40sf on South)
- Majority of windows on south
- Capture winds in summer
- Expel heat high in summer



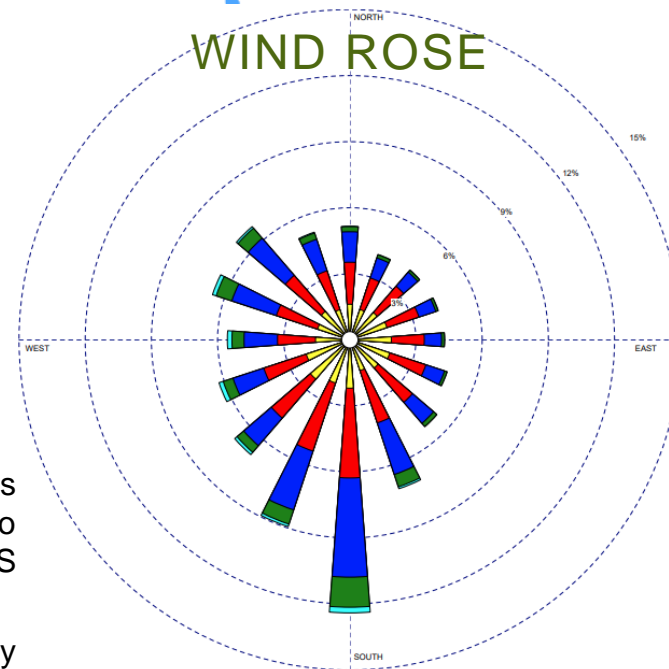
Wind Speed (Knots)



Summer winds  
primarily from SW to S

Winter winds primarily  
from NW to S

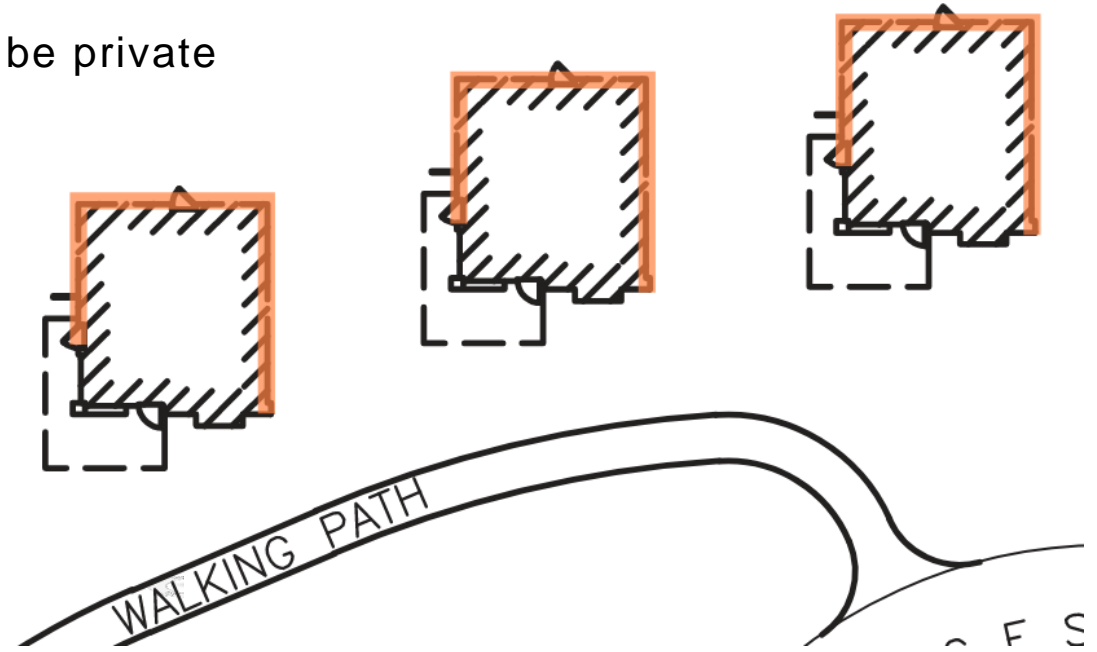
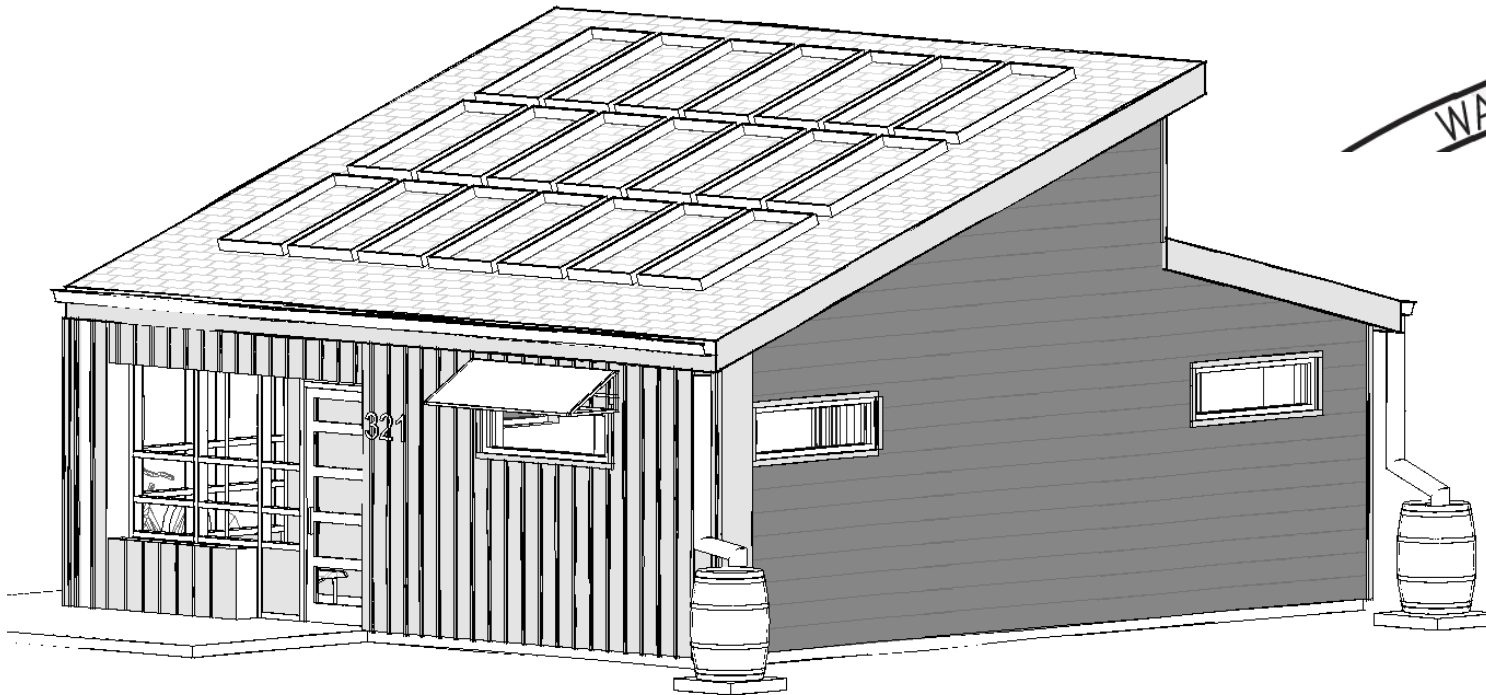
## WIND ROSE







- Small house and porch should be private
- Only small windows
- Equality
- Privacy





Thank you



## Sandefur, Darcy

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**From:** Joanne Budde <[REDACTED]>  
**Sent:** Sunday, December 17, 2023 6:24 PM  
**To:** !City Council  
**Subject:** "PUBLIC INPUT" - December 18, 2023

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

Use caution when clicking on links or opening attachments.

Dear Council Members:

Per your City Council Procedures and Orientation, I include this excerpt:

### ROLE IN ADJUDICATORY PROCEEDINGS & PUBLIC HEARINGS BEFORE CITY COUNCIL

Occasionally, the City Council acts in an administrative or an adjudicative capacity. In its administrative/adjudicatory capacity, the City Council considers recommendations made by certain City commissions (e.g., Planning Commission, Zoning Board of Appeals, and Historic Preservation Commission) which will directly affect the rights of one or more specific property owners.

I am asking you to exercise your administrative/adjudicatory capacity and review the ZBA case 2023-C-05, for a self-storage facility at 205 N. High Cross Road.

This conditional use permit was denied at the ZBA meeting on October 18th, but the developer asked for an appeal and told he was not eligible for an appeal. I believe his attorney may have threatened the city with a lawsuit, so in order to mitigate the basis of a lawsuit, the city attorney recommended a "reconsideration" of the motion so the ZBA could insert their findings of fact for the denial into the record.

Our attorney provided a copy of Robert's Rules of Order to the city attorney and pointed out that a motion to "reconsider" has to be made at the same meeting at which the original motion was made. So, it did not qualify for a reconsideration. A ZBA member made a motion to "re-open" the case and basically start all over.

That, too, is not allowed unless new evidence has come to light that needs to be considered. No such new evidence was presented.

The re-opening of the case was held December 13th, and the Board clearly did not listen to our arguments, or the arguments made by some Board members. Joanne Chester, ZBA member and former county tax assessor, agreed with the homeowners that our property values would go down if an industrial unit went in next door to us. Her comments fell on deaf ears.

The vote was taken and was as follows: 4 in favor of the motion (permit) and 2 abstentions, and 1 against. When the chair of the ZBA asked how to handle abstentions, the city attorney incorrectly advised them that abstentions count with the majority, so they ruled that the motion passed 6-1.

Votes of abstention can be counted with the majority in the City Council, but not in the ZBA, so the vote was invalid and incorrectly recorded as approved. They needed 5 votes in support of it. They only had 4.

For some reason, the planning staff is ignoring public input, and the facts about how the application does NOT meet any of the criteria for the permit.

The staff have misled us, lied to us (about if there was a way to stop this), and been adversarial to us. They have failed to provide us with a document presented at last week's meeting in support of the storage facility, even though that information was provided to the Board as public input. We are entitled to it. For some reason, they are supporting the developer (who doesn't even live in Urbana), and ignoring the citizens. I would have hoped for some level of impartiality in their dealings. Everything they have done in this case directly affects the rights of many residents in Beringer Commons - as they have voted twice and twice lost, and yet they continue to find ways to try again.

This application has been "recommended" twice by the planning staff, and voted on twice by the ZBA and failed both times.

There are many reasons we feel this will directly affect the rights of many property owners. We have a petition signed by 66% of the people living within 250 feet of this site; and another petition signed by nearly 60% of ALL homeowners and lot owners in Beringer Commons. We feel this will negatively impact our property values, and the sale-ability of our homes and vacant lots. We have evidence that this will happen. We have a letter from a realtor who was trying to sell a condominium right after the October 18<sup>th</sup> meeting, and just with the IDEA of a self-storage facility in their back yard, two people refused to make an offer. The condominium eventually sold, but for \$35,000 or 14% less than the asking price.

We fear the developer, based on the ZBA's incorrect decision the other night, will consider his permit approved, and will finalize purchase of the lot, or order storage units to place on the lot. We want some body of the local government to stop that from happening.

Since this recommendation by the planning staff and the ZBA will directly affect the rights of many property owners, we respectfully ask you to act in your administrative capacity and vote to deny this conditional use permit at 205 N. High Cross Road.

Thank you,  
Joanne Budde, Secretary  
Beringer Commons HOA

