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**DATE:** Monday, July 28, 2025  
**TIME:** 7:00 p.m.  
**PLACE:** 400 S. Vine Street, Urbana, IL 61801

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The City Council of the City of Urbana, Illinois, met in regular session Monday, July 28, 2025, 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 Jaya Kolisetty, CM Chaundra Bishop\*, CM Grace Wilken, CM James Quisenberry

**\*CM PRESENT REMOTELY**

**ELECTED OFFICIALS ABSENT:**

**STAFF PRESENT:** Bourema Ouedraogo, Elizabeth Hannan, Andrea Ruedi, Demond Dade, Larry Boone, Bridget Broihahn, Olivia Jovine, Matt Roeschley, Kevin Garcia, Tarek Azim, Carmen Franks, John Zeman, Seok Hyun Cho

**OTHERS PRESENT:** Charles Black, Business Manager / Financial Secretary at Iron Workers Local #380; Justin McMullen, Coordinator at East Central Illinois Building & Construction Trades Council Pre-Apprenticeship Program; Traeton Woods, First-year Sheet Metal Apprentice at Sheet Metal Workers Local #218; James Benson, Integrated Care Coordinator at Champaign County Juvenile Redeploy Initiative; J.D. McClanahan, AICP – Planner II at Champaign County Regional Planning Commission; Kate Swinford, Professional Traffic Operations Engineer at Lochmueller Group

### 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 the Minutes of the Previous Meeting

- a. 06-23-2025 and 06-25-2025 City Council Meeting Minutes
- b. 06-25-2025 Special Committee of the Whole Meeting Minutes

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

Voice Vote:

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

**NAY:** None.

### 3. Additions to the Agenda

None.

#### **4. Presentations and Public Input**

##### **a. East Central Illinois Building Trades Apprenticeship Training Program**

Presented by Charles Black, Business Manager / Financial Secretary at Iron Workers Local #380; Justin McMullen, Coordinator at East Central Illinois Building & Construction Trades Council Pre-Apprenticeship Program; and Traeton Woods, First-year Sheet Metal Apprentice at Sheet Metal Workers Local #218. Charles Black shared the East Central Illinois Building Trades Pre-Apprenticeship Program provides opportunities to people that would have never had them available to them before. Justin McMullen stated he teaches the educational portion of the 13-week, 16 hours a week Pre-Apprenticeship Program that provides opportunities to members of the community that may not have had the opportunity to enter the trades before. Traeton Woods stated the program was informative and thoroughly taught aspects of every trade to diverse groups of people with immersive trips and hands-on experience. Shared the program prepared the cohort for interviews, tests, and even pays the apprentices throughout the process.

Charles Black stated the program offers on-site visits to local apprenticeship schools and the program also brings in professionals from the region to the local shops to share their knowledge with students. Justin McMullen shared the program has placed six apprentices into various trades. Charles Black stated the program receives funding through various grants and expressed hope to see the City of Urbana support the program as well. Questions and discussion followed.

##### **b. Champaign County Redeploy Initiative**

Presented by James Benson, Integrated Care Coordinator at Champaign County Juvenile Redeploy Initiative. James Benson stated the Champaign County Redeploy Initiative (CCRI) began in January 2023 in collaboration with Driven to Reach Excellence and Academic Achievement for Males (DREAAM) and Cunningham Children's Home with DREAAM acting as the lead agency. Stated the Cunningham Children's Home has now taken the lead agency position at the beginning of the fiscal year in July, 2025. Stated the current goal is to provide services to 16 youths and the organization is currently supporting 10 youths. Shared the CCRI is comprised of an Integrated Care Coordinator, a part-time Clinical Case Manager, a Case Manager, and a Family Engagement Specialist.

Stated the eligibility criteria requires an applicant to be a resident of Champaign County, is between the ages of 13 to 17, is charged with a crime eligible with the Illinois Department of Juvenile Justice (IDJJ) and must complete a GOALS assessment to understand what someone's needs may be. Stated CCRI currently partners with the Champaign County Department of Probation & Court Services, the Office of State's Attorney Julia Rietz, and the Public Defender's Office.

Expressed the current challenges faced by CCRI are fostering engagement from caregivers with the children, coordinating transportation, building local partnerships, and issues stemming from the Lead Agency Model. Stated CCRI is currently excelling in engagement with youth; creating connections with Court Services and the Champaign County Juvenile Detention Center; partnering with the local judiciary system; hosting substance abuse groups; and having flexibility in how funds can be spent toward meeting the needs of youth and families so they can concentrate on meeting their probation. Shared CCRI has also partnered with local tutoring services and the school districts to ensure the youth are able to continue their education. Stated CCRI also has a partnership to provide mental health services through Dr. Dynesha D. Grissom. Stated CCRI plans to implement life coaching services, a service for personal training, and a program for nutrition education.

Stated CCRI is funded through a non-competitive grant from the Illinois Department of Health Services and the redeploy programs have existed in the State of Illinois for around 20 years, with no expectation to end in the near future. Stated redeploy programs have allowed the State to close three to five juvenile detention centers and redirect those funds to community-based sentences instead. Stated CCRI serves to provide youth and families access to services they may not have normally had while funding emergency expenses for youth who are at their last chance with probation. Stated the program prioritizes community safety and communicates to the judicial system if the youth is not doing well. Stated CCRI has been directly affected by the recent gun violence within the community and is currently motivating the team to conduct greater outreach to the community to raise awareness of the services CCRI can provide. Questions and discussion followed.

### c. Public Input

*Adani* spoke in support of the Imagine Urbana Comprehensive Plan as it focuses on allowing the community to grow through increasing options in housing and transportation. Stated increasing the population will allow for the burden of property taxes to be distributed better as renters also bear the burden of property tax through their rent payments. Expressed building nearby public transit routes will allow for homes to forgo parking spaces and be appealing to public transit riders. Stated the current vacancy rates are not indicative of potential for growth as it does not describe where or why the homes are vacant. Stated a housing study is required to understand the housing needs of Urbana. Noted population will continue to grow due to the increasing enrollment at the University of Illinois at Urbana Champaign (UIUC) and because the State of Illinois is a progressive refuge for those seeking to leave conservative areas. Stated better planning is required to accommodate the growth of the community. *Annie Adams* voiced support for the Imagine Urbana Comprehensive Plan and Lincoln Avenue Corridor Study. Congratulated the Urbana Fire Department (UFD) for their recent rescue at the Florida Avenue Residence Hall. Estimated the population of Urbana to be 50% students due to UIUC and noted the staffing at UIUC is steadily increasing alongside the student population. Stated student populations will continue to move to the City of Champaign to find affordable housing unless Urbana approves progressive growth strategies. Urged for Lincoln Avenue to adopt the “safe systems” road design that UIUC has used to totally eliminate traffic fatalities in the UIUC area. Stated housing development is infrequent in Urbana due to a lack of a clear strategy in place and zoning restrictions that do not allow for similar housing to be built to existing dense housing. *Paul Hixson* stated members of the West Urbana Neighborhood Association (WUNA) believe Mayor Williams is not receptive of WUNA’s concerns despite that being not the case. Stated there is likely a way for the concerns of CM’s Kolisetty and Wilken for their respective Wards to compromise with the concerns from WUNA. Proposed adding language to the previously proposed amendments from CM Wu to apply only to Wards or areas that desired those changes. *Ben LeRoy* stood in solidarity with WUNA homeowners and property owners against the Imagine Urbana Comprehensive Plan. Expressed modest, multi-family housing should not be incrementally developed in West Urbana and similar neighborhoods as it would detract from the neighborhood aesthetics. Stated development should be conducted in neighborhoods less prestigious than West Urbana and less discretion should be put on the vacancy rate statistics cited by members of WUNA. Stated vacancy rates should be close to zero as possible so tenants will be forced to hunt for housing and live with roommates. Stated housing affordability is important, but it should not be located near areas with high property values; affordable housing development should be subsidized, but not with taxes; and to disregard that new multi-family housing developments cause rent to decrease in existing multi-family housing developments due to the creation of competition. *Mike Plewa* expressed pride to be a member of WUNA as the West Urbana neighborhood is the most diverse and welcoming neighborhood in Urbana. Stated the West Urbana neighborhood is the only Urbana

neighborhood to be nationally recognized despite the work of City staff and the Planning Commission. Stated the City will either accept WUNA's requests or be taken over by predatory landlords and developers. Expressed concern with the appointment of Andrea Ruedi as Senior Advisor for Integrated Strategy Development as her previous position was the Chief Executive Officer of Fox Development Corporation. Questioned why Andrea Ruedi should have more influence on City policies instead of WUNA. Urged Council to listen to its constituents. **Steven MacGuire** requested affordable housing to be developed anywhere possible in residential neighborhoods regardless of constituent feedback. Stated those who require affordable housing are already in favor of it and often are unable to attend City Council meetings to show support. Stated being concerned of the income level of potential neighbors that would live in affordable housing goes against values of Christianity and is disgusting. Stated Council must act despite the conflicting viewpoints of its constituents. **Eric Sacks** stated the historic neighborhoods of Urbana are threatened by developers and the Imagine Urbana Comprehensive Plan will enable development in historic neighborhoods. Stated the historic neighborhoods are bastions of owner-occupied housing in Urbana and incremental development will lead to the total eradication of owner-occupied housing. Stated historic neighborhoods are valuable to developers because of their desirable location relative to UIUC and the low property costs. Stated historic neighborhoods are the only opportunities for young people to find housing to purchase. Stated West Urbana has the most diverse housing across the entirety of Urbana. **Coco Gabhart** voiced support for the Imagine Urbana Comprehensive Plan as it forwards policies to enable charity across the City. **Edgar Mejia** stated students often come to the Urbana-Champaign community and stay a part of the community instead of moving away. **Jamie Tiger** voiced support for the Imagine Urbana Comprehensive Plan as a lifelong resident of Urbana. Expressed difficulty in navigating through Urbana as a disabled person. Shared support for policies that increase accessibility, preserve the natural environment, and support third-spaces accessible to everyone in the community. **Anonymous** expressed support for the Imagine Urbana Comprehensive Plan and the Lincoln Avenue Corridor Study. Stated students are assets to the Urbana community that should be invested in. Agreed the Imagine Urbana website is difficult to navigate, but City staff have provided maps, graphs, and data to support their recommendations. Emphasized the Imagine Urbana Comprehensive Plan does not condone luxury high rises being built in Neighborhood 1 (N1) Place Types. Agreed new construction is not affordable to low-income families, but it will allow for renters to have more housing options to suit their needs potentially freeing up affordable housing stock. Stated prohibiting development will not alleviate the issue of unaffordable housing. Noted the Imagine Urbana Comprehensive Plan will begin a housing study and will not pass immediately enact new zoning changes. **Myer Stevens** voiced support for the Imagine Urbana Comprehensive Plan and the Lincoln Avenue Corridor Study. Emphasized the need for better structure for community investment in Urbana to be able to accommodate growth in the future. Noted approving the comprehensive plan does not immediately implement new development, but it does provide the option to support more middle level housing for Urbana. **David Huber** questioned who is ultimately most harmed when a community shuns developers as developers are able to move their investments elsewhere. Stated there are tenants that seek luxury rental housing and there are people receiving high salaries from working in Urbana that should have the option to live near and in the community where they work. Stated vacant houses for sale in Urbana often require total redevelopment due to their lack of maintenance and code compliance. Stated restored houses will also be unaffordable to most families due to the cost of restoration. Expressed Council must consider the needs of the City beyond WUNA to enact change to improve Urbana. **Roan Abzig** stated the City of Urbana has many appealing aspects of it that more people should be able to experience. Spoke in support of the walkability advocacy in the Imagine Urbana Comprehensive Plan as it reduces barriers for transportation across the City. Stated the proposals in Imagine Urbana will allow for the City to continue growing. **Tim** stated downtown Urbana has recently seen significant growth and there is a momentum in the City for growth. Questioned if the momentum and new businesses can be

sustained with the current population and asked if the continual growth of the property tax could hinder growth for the City. Stated Urbana is at a crossroad where there has been high levels of engagement from young adults and there lies potential for greater democratization of the development process. Proposed the allowance of accessory dwelling units in single-family housing zones to promote growth of Urbana. Stated a higher population through denser housing can lead to a decrease in property tax rates. Stated young people should have the opportunity to purchase homes in Urbana and continue investing into the City. **Alex Huller** spoke in support of the Imagine Urbana Comprehensive Plan. Stated the data on vacancy rates across the City of Urbana from the United States Census Bureau are based on estimates from the American Community Survey. Stated there is a lack of recently collected data to effectively address housing issues within Urbana. Voiced support for addressing housing issues with solutions appropriate for their neighborhoods. Stated creating new, expensive housing will make more affordable housing available. Spoke on the City of Portland in the State of Oregon's initiative to develop more middle-income affordability housing stock and how not developing housing will only drive prices up further. **Emma Barrera** voiced support for the Imagine Urbana Comprehensive Plan and the Lincoln Avenue Corridor Study. Stated the current state of housing in Urbana requires students to find many roommates in order to afford rent. Stated the issue of housing affordability will not be addressed through inaction and building apartments further away from UIUC will drive more residents to the City of Champaign. Spoke in support of small businesses being able to be developed in N1 areas and for zoning restrictions to be lifted for small businesses in residential areas. **Joseph Kaya** spoke in support of the Lincoln Avenue Corridor Study due to its importance as a minor artery of the City for residents and students alike. Shared personal experiences with the dangerous conditions of Lincoln Avenue as a pedestrian. Emphasized the importance of adding bike lanes to Lincoln Avenue to improve safety for people who use alternate transportation to cars. Voiced support for the three-lane configuration of Lincoln Avenue to make drivers more conscious of their choices behind the wheel and improve pedestrian safety. **Solaire Campbell** stated disabled students often choose to live in the City of Champaign due to the greater accessibility and not having to navigate the dangerous conditions of Lincoln Avenue to access campus. Stated a culture of fear exists around crossing Lincoln Avenue due to the unsafe conditions that make it likely to be struck by a driver as a pedestrian. Expressed the importance of proper sidewalks for people living with disabilities. Voiced support for the Imagine Urbana Comprehensive Plan and the Lincoln Avenue Corridor Study.

*Written Public Input in opposition to the Lincoln Avenue Corridor Study was received from the following individual and read by Mayor Williams: Louis Bergeron. Written Public Input in opposition of City Administrator nominee Darius White was received from an anonymous individual and read by Mayor Williams. Written Public Input in opposition to the Imagine Urbana Comprehensive Plan was received from the following individual and read by Mayor Williams: Esther Patt. Written Public Input regarding the Lincoln Avenue Corridor Study and the Imagine Urbana Comprehensive Plan was received from the following individual and read by CM Kolisetty: Sisa Pon Renie. Written Public Input concerning the Corridor Neighborhood designation of West Urbana along Lincoln Avenue was received from the following individual and read by CM Kolisetty: Mary Pat McGuire. Written Public Input concerning the Imagine Urbana Comprehensive Plan were received from the following individuals, but were not read: Elizabeth Cardman, Jan Kalmar, Karen & Alain Fresco, Liz Cardman & Paul Debevec & Esther Patt & C.K. Gunsalus & Michael Walker & Eric Sacks, John Marden, and Glen Layne-Worthey. Written Public Input in support of the Imagine Urbana Comprehensive Plan and the Lincoln Avenue Corridor Study were received from the following individuals but were not read: Valerie Holton and Lucas Hennessey. Written Public Input in support of the Imagine Urbana Comprehensive Plan were received from the following individuals but were not read: Alec Gillespie, Richard Griscom, and Bill*

*Brown.*

## 5. Council Input and Communications

**CM Wilken** voiced appreciation for the presentations shared tonight and voiced support for trade apprenticeships wherever possible in City contracting procedures. Expressed appreciation and support for the Champaign County Redeploy Initiative, emphasizing its importance to the community. Thanked the public for sharing their input throughout the Imagine Urbana Comprehensive Plan process.

**CM Kolisetty** voiced appreciation for the public engagement on the Imagine Urbana Comprehensive Plan. Shared concern regarding the way in which students in the community have been spoken about without respect despite the fact that many members of the community arrive through UIUC. Stated people affiliated with UIUC often leave Urbana because there are no housing options for them in Urbana and people are not encouraged to stay due to the disrespectful way in which they are seen. Stated WUNA has provided valuable suggestions that City staff has been receptive toward, however the Imagine Urbana Comprehensive Plan must also accommodate people living outside of WUNA. Stated property tax rates will continue to rise as residents are moving out to neighboring municipalities and the taxes are high due to the amount of support the Urbana School District requires. Emphasized the need for sustainable growth and to be a welcoming City for people who are various stages of their lives.

**CM Wu** stated she chose to live in her neighborhood in Ward 1 because of the diversity and energy the student population brings. Voiced opposition to any measures that discriminate any specific type of renter. Stated there are many single-family households across Urbana and Ward 1 does not have a majority of single-family households. Shared support for variety in housing, renters, and homeowners.

**CM Hursey** stated Ward 3 is mostly single-family housing and the Black residents of Ward 3 have historically not had significant input on housing development as Black people were not allowed to own homes south of University Avenue due to racially restrictive covenants. Shared a single person owns 27 homes in her neighborhood and that leaves their housing stock vulnerable to developers who wish to aggregate lots. Expressed concern for lot aggregation as the large developments will displace households that are unable to purchase their homes. Voiced support for single-family housing.

## 6. Reports of Standing Committees

None.

## 7. Committee of the Whole (*Council Member Jaya Kolisetty, Ward 4*)

### 1. Consent Agenda

None.

### 2. Regular Agenda

- a. **Resolution No. 2025-07-062R:** A Resolution Approving an Increase in the Number of Class R&T-1 Liquor Licenses for Guadalupe Family Inc, d/b/a Sakura Japanese Cuisine, 132 West Main Street, Urbana, Ill. – Exec

The Resolution increases the number of Class R&T-1 (Restaurant & Tavern – All Alcohol) liquor licenses in the City of Urbana for Guadalupe Family Inc, d/b/a Sakura Japanese Cuisine, 132 West Main Street, Urbana, Illinois.

Motion to approve by CM Kolisetty, seconded by CM Wu. Discussion followed.

Roll Call Vote:

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

**NAY:** None.

- b. Resolution No. 2025-07-063R:** A Resolution Approving an Increase in the Number of Liquor Licenses in the Class R&T-1 Designation for Four Way Foods LLC, d/b/a Lazy Daisy Diner and Café, 300 South Broadway Avenue, Suite 140, Urbana, Ill. – Exec

The Resolution increases the number of Class R&T-1 liquor licenses in the City of Urbana for Four Way Foods LLC, d/b/a Lazy Daisy Diner and Cafe, 300 South Broadway Avenue, Suite 140, Urbana, Illinois.

Motion to approve by CM Kolisetty, seconded by CM Wilken.

Roll Call Vote:

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

**NAY:** None.

- c. Resolution No. 2025-07-064R:** A Resolution Approving an Increase in the Number of Liquor Licenses in the Class R&T-1 Designation for CRS Silvercreek Urbana LLC, d/b/a Silvercreek, 402 North Race Street, Urbana, Ill. – Exec

The Resolution increases the number of Class R&T-1 liquor licenses in the City of Urbana for CRS Silvercreek Urbana LLC, d/b/a Silvercreek, 402 North Race Street, Urbana, Illinois.

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

Roll Call Vote:

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

**NAY:** None.

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

Presented by Kevin Garcia, Principal Planner; Andrea Ruedi, Senior Advisor for Integrated Strategy Development; and Olivia Jovine, Community Development Director. The Ordinance approves the Imagine Urbana Comprehensive Plan.

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

Motion updated by vote to approve, as amended, by CM Kolisetty, seconded by CM Wilken. Questions and discussion followed.

Roll Call Vote:

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

**NAY:** None.

- ~~i. Motion to amend to include the following changes by CM Wu, seconded by CM Evans:~~

- ~~1. The definition of Neighborhood 1 (N1) will include the intent to preserve existing single family or duplex zoning wherever it currently exists.~~

- ~~2. The description of N1 under “Place Type” will be changed as follows: Mostly Residential, primarily single houses. Some duplexes, smaller apartments, townhomes, and accessory dwelling units (e.g., garage apartments, backyard cottages) may be interspersed. Home-based businesses can be anywhere. Small businesses, like cafes and professional offices may be appropriate along the edges of neighborhoods.”~~
- ~~3. The Corridor Neighborhood designation will be removed from the Lincoln-Busey corridor.~~

ii. **Strawpoll by CM Wu:** The definition of Neighborhood-1 (N1) will include the intent to preserve existing single family or duplex zoning wherever it currently exists in West Urbana, the Dr. Ellis Subdivision, and Historic East Urbana.

**AYE:** 4

**NAY:** 0

iii. Motion to amend, as updated, to include the following changes by CM Wu, seconded by CM Evans:

1. The definition of Neighborhood-1 (N1) will include the intent to preserve existing single family or duplex zoning wherever it currently exists in the West Urbana Neighborhood, Dr. Ellis Subdivision, and Historic East Urbana.
2. The description of N1 under “Place Type” will be changed as follows: Mostly Residential, primarily single houses. Some duplexes, smaller apartments, townhomes, and accessory dwelling units (e.g., garage apartments, backyard cottages) may be interspersed. Home-based businesses can be anywhere. Small businesses, like cafes and professional offices may be appropriate along the edges of neighborhoods.”
3. The Corridor Neighborhood designation will be removed from the Lincoln-Busey corridor.

Roll Call Vote:

**AYE:** Wu, Evans, Hursey, Quisenberry

**NAY:** Kolisetty, Bishop, Wilken

**e. Resolution No. 2025-07-058R:** A Resolution to Endorse the Champaign Urbana Urban Area Transportation Study (CUUATS) Lincoln Avenue Corridor Study – PW

Presented by Carmen Franks, Assistant City Engineer and John Zeman, City Engineer. The Resolution endorses the CUUATS Lincoln Avenue Corridor Study, which can be found online here: <https://ccrpc.gitlab.io/lincoln-ave/>. Carmen Franks shared a statement from Julia Pluff, the study’s grant consultant from the Farnsworth Group, noting a resolution endorsing a project is often required for State and Federal grants and can disqualify a project from grant funding without an endorsement. Stated grant funding from the Illinois Department of Transportation (IDOT) will be the only likely external funding source available to the City for the study due to the current federal administration. Stated disregarding suggestions from IDOT regarding the study will likely disqualify the City from receiving grant funding.

Addressed concerns regarding creating additional travel time for those driving through the study area, stating the changes will likely add around zero to two minutes of additional driving. Stated right turns are not allowed onto Oregon Street and Iowa Street from Lincoln Avenue because it would negatively impact the proposed pedestrian crossings, making pedestrians more likely to use mixed traffic areas to cross. Shared additional information regarding how the proposed pedestrian crossings were developed through analyzing crash data and density.

Stated the improvements proposed in the study have been shown to reduce crashes throughout studies of its implementation. Spoke on the ways in which the proposals work together to further reduce crash rates than if implemented on their own.

Outlined the next steps after receiving the endorsement from Council, emphasizing an Ordinance will be required later to enact the recommendations from the study and make the changes to the streets. Questions and discussion followed.

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

Roll Call Vote:

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

**NAY:** Wu, Evans

## 8. Reports of Special Committees

None.

## 9. Reports of Officers

None.

## 10. Mayoral Appointments

### a. Mayoral Staff Appointment

#### *City Administrator*

– Darius White (term ending June 30, 2027)

Presented by Mayor Williams and Elizabeth Hannan, Interim City Administrator / Human Resources & Finance Director / CFO with Darius White present for questions. Mayor Williams provided an introduction for Darius White and spoke on his experience and background.

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

Roll Call Vote:

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

**NAY:** None.

**PRESENT:** Wu

## 11. Adjournment

With no further business before the Urbana City Council, Mayor Williams adjourned the meeting at 10:22p.m.

Seok Hyun Cho

Deputy City Clerk

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

**Minutes approved: 8/25/25**

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**Public Input: July 28, 2025**

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From Esther Patt <[REDACTED]>  
Date Sat 7/26/2025 8:07 AM  
To City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

PLEASE READ MY COMMENTS OUT LOUD DURING PUBLIC INPUT:

The central thrust of Imagine Urbana is to promote gentrification of older neighborhoods.

The Plan avoids use of the word “gentrification” because of its negative connotation -- which is richly deserved because gentrification eliminates lower cost housing to make way for higher cost housing.

It saddens me that some progressives on the city council consider the desire to preserve single family housing to be snobby, elitist, exclusionary or racist.

I wish your progressive perspective would inform you that most homeowners have all of their wealth and most of their debt invested in their homes. They are justified in wanting zoning to protect them from having a business open right next door to their house.

The developers who are buying up single family homes are only buying the lower cost, affordable houses. While you can't stop developers from buying the lower cost single family homes for conversion to rentals, you should refrain from adopting policies that make it even more profitable for developers to do just that.

Nationwide, the homeownership rate for white non-Hispanic Americans is 73.3% compared to 42.1% for African Americans. If you are truly concerned about racial disparity in housing, instead of perpetuating the myth that single family zoning is racist, you should include in the Comprehensive Plan strategies for making home ownership more affordable.

Months ago, hundreds of Urbana residents asked you to postpone approval of Imagine Urbana until after you have obtained the necessary data to make an informed decision. I am dismayed that you have chosen to ignore that sensible suggestion.

Esther Patt

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**PUBLIC INPUT: City Council: July 28, 2025: Ordinance No. 2024-11-034**

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From E R Cardman <[REDACTED]>  
Date Sun 7/27/2025 8:20 AM  
To City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear Council Members & Mayor Williams:

If the Imagine Urbana plan is intended to have the interests of all citizens and all neighborhoods at heart, please ensure that it does. West Urbana isn't just a swath of stable homes. It faces erosion from the north and from the west.

Please ensure that all neighborhoods are impacted equally.

Please don't open the floodgates to West Urbana to developers who will build to profit.

Please don't destroy the fabric of a long-standing neighborhood.

Please ensure that single-family homes are worth protecting.

Please do not encourage further destruction of properties along Lincoln/Busey and Springfield. It will only encourage the downward spiral to the adjoining streets.

I have 'besieged' you facts about this Plan: profit drives development, not the pursuit of equity; affordable housing will not increase; the market is saturated with rentals; West Urbana has already lost numerous single-family houses and duplexes; HOAs will be immune from the Plan's intents; median housing prices in Urbana are far below Champaign, the County, the State; etc etc etc.

Please:

1. Specify that the definition of N1 should include the intent to preserve existing single family or duplex zoning wherever it currently exists.
2. The definition of N1 should be changed -- or a new category created that provides for a zoning district with single-unit and two-unit housing but no small businesses or multi-unit housing.
3. Remove CN: Corridor Neighborhood designation along the Lincoln-Busey Corridor and Springfield.

We realize that a tremendous amount of effort has been involved in creating this Plan. With the simple modifications and recommendations suggested above, we can have a Plan that satisfies all residents.

National trends need nuanced applications locally to be successful.

Thank you for your consideration.

Respectfully yours,  
Elizabeth Cardman, Urbana

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"PUBLIC INPUT" July 28, 2025 -- Comprehensive plan

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From Jan Kalmar [REDACTED]  
Date Sun 7/27/2025 12:43 PM  
To City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear Council members,

I am saddened by the passage of the Comprehensive plan with no edits to ensure a healthy neighborhood for families and students. This plan gives a green light to development that could easily damage the nature of our community which we who live here have chosen and pay high taxes to support.

It's clear that with a housing vacancy rate of 13%, over double that of Champaign and of the county we have a need not for More Housing, but more affordable housing and rents. You have given a green light to developers who consistently create poor quality housing and charge excessive rents.

Please, please put in place the edits that:

- \*\* Specify the definition of N1 should include the intent to preserve existing single family or duplex zoning wherever it currently exists.
- \*\* Aggregate lots need to be limited.
- \*\* CN status should not be given to Lincoln Avenue but only to Green Street.

Take a look at north of Campus and Champaign west of campus, both lacking vision and regulations. West Urbana could easily experience the flight of single family home owners should this plan pass without restrictions.

Thank you for hearing my pleas,  
Jan Kalmar

[REDACTED]

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**"PUBLIC INPUT" July 28, 2025: Regarding the CUUATS Lincoln Avenue Corridor Study**

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From Ann Bergeron [REDACTED]  
Date Sun 7/27/2025 8:55 PM  
To City Council <CityCouncil@Urbanall.gov>  
Cc Louis Bergeron [REDACTED]; Ann Bergeron [REDACTED]

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

Use caution when clicking on links or opening attachments.

**Please read this letter aloud during the meeting. Thank you.**

Honorable Members of the Urbana City Council:

Please do not pass the Lincoln Avenue Corridor Study in its present form.

If you do pass this plan as submitted for your consideration on 21 July 2025, please put a restriction on its implementation to require that all physical changes at any of the intersections included in this plan first be made using temporary traffic control measures such as removable curbs, bollards and other nonpermanent devices.

No matter how confident the traffic engineers who designed the plan may be, there will surely be unanticipated responses by pedestrians, cyclists and motorists to the proposed changes. Going ahead and making those changes permanent from the outset will likely result in wasted time and money when alterations are required.

I reviewed the Lincoln Avenue Corridor Study as it was made available online in May of this year and wrote to J.D. McClanahan regarding several aspects that concerned me. I received a prompt, thorough and courteous reply, which I very much appreciated. However, reviewing the version of this study that is in the packet for the City Council Agenda for 21 July 2025, my concerns remain.

1) The traffic study that was done confined itself to Lincoln and Busey Avenues with no consideration of Orchard Street or Coler Avenue. Thus the bulk of the area that is likely to feel impacts of the proposed changes has not been studied and you have no baseline for assessing the impact from whatever changes are made.

Please commission a thorough study of traffic patterns in the adjacent neighborhood before proceeding with this plan. This study should be done while students at the University of Illinois are in town, for obvious reasons.

2) No mention is made in the plan of the current condition of the streets in the residential neighborhood to the east of Lincoln Avenue. Rerouting traffic from Lincoln through this neighborhood will undoubtedly accelerate the deterioration of these streets, some of which are already in poor condition. Is the City of Urbana prepared to deal with this issue?

Also, increased traffic at the smaller intersections will likely lead to complications for people moving through those intersections, which may require effectively enlarging the intersections by restricting street parking close to those intersections. Has the City considered the ramifications of such changes?

As you debate and discuss the Lincoln Avenue Corridor Study, I hope you will heed the one admonition that we would all do well to keep in mind anytime we get behind the wheel of a car, sit astride a bicycle or stroll across an intersection: "Proceed with caution."

Thank you.

Louis K. Bergeron

[REDACTED]  
Urbana, IL 61801

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**To be read aloud during the City Council meeting on July 28**

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From Sisa [REDACTED]  
Date Sun 7/27/2025 10:49 PM  
To City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Hello Urbana City Council,  
Thank you for your hard work. I ask that my email letter be read aloud during the City Council meeting tomorrow evening, July 28. Thank you.

I write to you as a concerned citizen about a number of things.

1. My family and I live in the 800 Block of Indiana Ave. With the new Lincoln Corridor plan for our block in particular, I am concerned for the safety of my family. We often are anxious backing down our long, steep driveway because cars will come flying down our block from Lincoln Ave. It will not change because the 700 block has turned into a two-way street and the 800 block as a one-way street. I fear for the safety of my children and those on our block because we have no protection. The previous version where the 800 block of Indiana was closed off is safer for people and pedestrians. People use Indiana Ave. as a thoroughfare to get to Race Street because it is one of the few that connect directly. Also, since the hostel at 1204 Lincoln has been approved, we will have even more traffic. How are all these pieces connected?
2. I agree with the re-zoning laws to contain apartment buildings, townhomes, and businesses, not just single family homes and duplexes.
  1. Could we also consider co-housing as an option, if other fraternity and sorority homes go for sale? These are more sustainable, community-minded, and supportive of those who want to live with community, but also want their own space.
  2. I do have concerns, however. There should be protocols in place to make sure that people purchasing these spaces (apartment buildings, businesses, etc) are actually people who will live and work in the community, not just millionaires who want to make money. The purposes of these structures and homes are to make living affordable in Urbana, which it is increasingly not. If millionaires or corporations purchase these spaces, they won't be affordable. The cost for housing will continue to increase.
3. Our property taxes have increased dramatically in the last five years, since we've moved here, upwards of 40%. As a civil service official and an educator, we soon will no longer be able to afford our home. Our taxes continually increase, but our pay does not. I have not had a raise since 2020, not even a cost of living increase. I understand the idea of property taxes would mean that we would make money off selling our home. We don't anticipate selling our home in the future, so we won't benefit from that. I am all for taxes, as they pay for our amazing library and parks services, and make it possible for our schools to exist. However, can there be a different way to tax people? Could corporations and/or or landlords be taxed at a different rate? Or people who own multiple properties, can they be taxed at a higher rate? Is there property tax

relief for civil servants, such as us? What are other cities doing to provide property tax relief? I enjoy living in Urbana, but it's getting harder and harder to stay here.

Thank you for your time and consideration.

--

Warmly,

Sisa Pon Renie

Gender identity: cis-female, Pronouns: She/her

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has."

— **Margaret Mead**

"There can be no love without justice."

-- **bell hooks**

"Walk as if you are kissing the Earth with your feet."

— **Thich Nhat Hanh, Peace Is Every Step: The Path of Mindfulness in Everyday Life**

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**PUBLIC INPUT July 28, 2025**

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**From** Fresco, Karen L [REDACTED]  
**Date** Sun 7/27/2025 11:27 PM  
**To** City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

We fully support these points in City Council's deliberations Monday:

- 1) Specify that the definition of N1 should include the intent to **preserve existing single family or duplex zoning in the historic neighborhoods of West Urbana, East Urban and the Dr Ellis Subdivision.**
- 2) The definition of N1 should be changed as follows: These neighborhoods consist primarily of single houses, with some duplexes ~~and townhouses, and may include low-intensity, small businesses and institutional uses.~~
- 3) The description of N1 under "Place Type" should be changed as follows: ~~Mostly residential, primarily single houses, duplexes, smaller apartments and townhomes,~~ and some accessory dwelling units (e.g. garage apartments, backyard cottages) are interspersed. Home-based businesses can be anywhere. ~~Small businesses, like cafes and professional offices, are appropriate on corners or along the edges of neighborhoods.~~
- 4) Remove CN – Corridor Neighborhood designation along the Lincoln-Busey corridor and Springfield.
- 5) Limit aggregation of lots in N1 to no more than two.

Karen and Alain Fresco

[REDACTED]  
Urbana 61801  
from my iPhone

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**Public Input City council 7-28-25 Please read out load**

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**From** Debevec, Paul T [REDACTED]  
**Date** Mon 7/28/2025 9:05 AM  
**To** City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear Mayor Williams and Urbana City Council Members:

Your records of public comment demonstrate clearly that West Urbana neighbors have serious concerns about Imagine Urbana. These concerns persist despite recent very minor revisions to the Plan that are not responsive to repeated input from Urbana residents.

We are not alone in our concerns. People in neighborhoods in North Urbana, East Urbana and Beringer Commons are concerned, and many have provided their input.

If West Urbana residents have been more vocal, it's because changes affecting our neighborhood come up on your agenda far more often than changes for anyone else in the city.

It seems our input has had virtually no effect.

We submitted a petition with over 200 signatures, including 29 homeowners in Beringer Commons who agreed with WUNA member requests.

Individually, and collectively, we asked you to conduct a housing study before approving a 20-year plan and there was either no answer, or the answer was no, you will do a study later. A number of people have suggested that you at least gather the data that you already have in-house and the information that you can obtain from the Housing Authority and the Regional Planning Commission. We've still seen no data.

Weeks before the May 28 Open House, we asked you for maps of individual neighborhoods to show more specifically what you have in mind. No new maps.

We have asked you for any data to support continued assertions that more construction of duplexes and multi-unit housing will create affordable housing and help reduce housing inequity. There are no data supporting that assertion we can find, nor have you provided any.

The only data available show that Urbana's rental housing vacancy rate has risen to 13%, TWICE that of neighboring cities, the state and the nation. Even in the face of that, Urbana landlords are not reducing rent to fill vacancies. High rent/high vacancy appears to be the business model for the owners of the largest amounts of rental property in Urbana.

People from our neighborhood have attended numerous meetings, spoken, or submitted comments to:

- Imagine Urbana online comments since 2021. We still have not seen the requested document or internet link to read all of the public comment that has been submitted.
- Neighborhood meetings in September 2024, at which time there were still no maps for the public to view or comment on.
- Numerous Plan Commission study sessions in 2024 and 2025.
- Four public hearings and the May 28 Open House.
- Two mayoral forums, including one at which then-candidate Williams supported maintaining the fabric of individual neighborhoods

We continue to ask you, as our elected representatives, for the following changes in Imagine Urbana as they affect our homes and neighborhoods:

1. Specify that the definition of N1 should include the intent to preserve existing single-unit or duplex zoning wherever it currently exists.
2. Remove language allowing "small businesses" on corner lots in residential neighborhoods.
3. Remove Corridor Neighborhood (CN) designation for the Lincoln-Busey corridor.

Liz Cardman and Paul Debevec

Esther Patt

C.K. Gunsalus and Michael Walker

Erik Sacks

**PUBLIC INPUT: July 28, 2025 City Council meeting**

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**From** John Marden [REDACTED]  
**Date** Mon 7/28/2025 9:16 AM  
**To** City Council <CityCouncil@Urbanall.gov>

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

Council,

I support amending the Comprehensive Plan to emphasize that N1 neighborhoods preserve single family/duplex zoning where it currently exists.

Thank you,  
John Marden  
[REDACTED]

**Public Input July 28, 2025**

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**From** Valerie Holton [REDACTED]  
**Date** Mon 7/28/2025 10:06 AM  
**To** City Council <CityCouncil@Urbanall.gov>; Maryalice Wu <Maryalice.Wu@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear City Council Members,

I am in support of the Imagine Urbana plan and encourage the council to vote for it. Furthermore, I wholeheartedly support the recommendations to to reconfigure Indiana Ave in order to calm traffic on Lincoln Ave.

Thank you for your service to our community,

Valerie Holton  
[REDACTED]

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**PUBLIC INPUT 7/28/2025**

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**From** Glen Layne-Worthey [REDACTED]  
**Date** Mon 7/28/2025 1:34 PM  
**To** City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear Mayor Williams and Urbana City Council Members:

This is to formally endorse and support the attached statement. I am a homeowner and resident in the West Urbana Neighborhood.

Glen Lavne-Worthey  
[REDACTED]

Dear Mayor Williams and Urbana City Council Members:

Your records of public comment demonstrate clearly that West Urbana neighbors have serious concerns about Imagine Urbana. These concerns persist despite recent very minor revisions to the Plan that are not responsive to repeated input from Urbana residents.

We are not alone in our concerns. People in neighborhoods in North Urbana, East Urbana and Beringer Commons are concerned, and many have provided their input.

If West Urbana residents have been more vocal, it's because changes affecting our neighborhood come up on your agenda far more often than changes for anyone else in the city.

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Individually, and collectively, we asked you to conduct a housing study before approving a 20-year plan and there was either no answer, or the answer was no, you will do a study later. A number of people have suggested that you at least gather the data that you already have in-house and the information that you can obtain from the Housing Authority and the Regional Planning Commission. We've still seen no data.

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We continue to ask you, as our elected representatives, for the following changes in Imagine Urbana as they affect our homes and neighborhoods:

1. Specify that the definition of N1 should include the intent to preserve existing single-unit or duplex zoning wherever it currently exists.
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3. Remove Corridor Neighborhood (CN) designation for the Lincoln-Busey corridor.

Liz Cardman and Paul Debevec

Esther Patt

C.K. Gunsalus and Michael Walker

Erik Sacks

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**Appointment of Darius White to City Administrator - Vote No at this time**

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**From** [REDACTED]  
**Date** Mon 7/28/2025 3:14 PM  
**To** City Council <CityCouncil@Urbanall.gov>

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

**Please read this message out loud as public input.**

Dear City Council Members and Mayor Williams,

I am appalled at the lack of rigor in the appointment of Darius White for City Administrator. This individual had not been discussed until a News Gazette article indicating he was to be appointed was published, merely four days ahead of the vote; no local, regional, or national search was conducted; and there has been no mention of his credentials or work experience.

How many people has he managed? How big a budget has he managed? What is his management style? The role of City Administrator is a BIG job for anyone, let alone someone without extensive management and financial decision-making experience.

In a News Gazette Article on July 24, Mayor Williams stated, "I was confident that even if we were to do a national search, that he would've been a top candidate. ... He was extremely qualified for the position, then you factor in his love for the city of Urbana, it just made perfect sense."

This cannot possibly be true. Of the hundreds of millions of people in this nation, or even the hundreds of thousands in the central Illinois region, there was not even one other candidate to consider alongside Darius White?

This action appears to be nepotism of the highest order and reflects very poorly on the transparency and judgment of the new Williams administration.

I strongly urge the Council to vote no on the appointment of Darius White for City Administrator at this time and conduct a search and interview process that assures the right person is selected, given the huge responsibilities of the role and the best use of tax dollars for the salary of this position.

Sincerely,  
Ward 2 Urbana Resident

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Secured with Tuta Mail:  
<https://tuta.com/free-email>

**PUBLIC INPUT – Urbana City Council Meeting – July 28, 2025**

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**From** Roland Realty [REDACTED]  
**Date** Mon 7/28/2025 4:13 PM  
**To** City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear Mayor Williams and Members of the Urbana City Council,

My name is Alec Gillespie. I am writing as a resident, landlord, small business owner, and real estate developer in Urbana to express strong support for the zoning ordinance amendments on tonight's agenda.

Reducing barriers to redevelopment and increasing housing density are essential for Urbana's future health and affordability. The current zoning framework inhibits the supply of housing needed to lower costs, and restrictive regulations prevent the kind of gentle infill and mixed-use development that supports a thriving local economy.

Affordable housing is not achievable without increased supply, and our community's ability to provide it depends on modern, enabling policy. These zoning reforms will incentivize smart investment, bring more housing options to market, and help secure Urbana's long-term sustainability and vibrancy.

Thank you for your leadership and consideration. I strongly urge you to adopt these amendments and advance Urbana's path toward equitable and economically resilient growth.

Sincerely,

Alec Gillespie  
Urbana Resident  
Owner, Watson's Shack & Rail  
Owner, Roland Realty, Inc.  
Soon-to-be Owner, Fernie's High Horse

---

**PUBLIC INPUT July 28, 2025 - Urbana City Council Meeting**

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**From** Richard T Griscom [REDACTED]  
**Date** Mon 7/28/2025 4:41 PM  
**To** City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear Urbana City Council,

I am writing to express my enthusiastic support for the adoption of Ordinance No. 2025-04-013, which seeks to formally approve the Imagine Urbana comprehensive plan. Having thoroughly reviewed the plan's documents, I am confident that its forward-thinking vision and strategic initiatives will guide Urbana toward a more prosperous, equitable, and sustainable future.

The Imagine Urbana plan is a testament to a comprehensive and inclusive planning process. The "Big Ideas" and "Big Moves" outlined within the plan resonate deeply with the needs and aspirations of our community. I am particularly impressed by the plan's focus on the need for diverse housing. This is a crucial step toward ensuring that Urbana remains an inclusive community and an affordable and accessible place for all residents.

The Imagine Urbana plan provides a clear and actionable roadmap for achieving these goals. Its implementation will lead to a more vibrant, equitable, and resilient Urbana. I urge you to vote in favor of Ordinance No. 2025-04-013 and to fully embrace the transformative potential of this plan.

Thank you for your time and consideration. I am confident that under your leadership, Urbana will continue to thrive.

Sincerely,  
Richard Griscom

[REDACTED]  
Urbana, IL 61801  
[REDACTED]

---

**Neighborhood Corridor, please read into record**

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**From** Mary Pat McGuire [REDACTED]  
**Date** Mon 7/28/2025 5:15 PM  
**To** City Council <CityCouncil@Urbanall.gov>  
**Cc** Maryalice Wu <Maryalice.Wu@Urbanall.gov>; Christopher Evans <Christopher.Evans@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear City Council Members Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, and Quisenberry, and Mayor Williams,

The email below from residents in West Urbana reflects continued concern about the Imagine Urbana comprehensive plan.

One of those concerns is the designation of "Corridor Neighborhood" (CN) along the western edge of West Urbana. This is a newly named place type for Urbana intended for increased density. Residents below in their letter ask for elimination of CN which I can understand. It's not yet clear what CN will entail. We only have an expanded list of CN place type uses which leaves the door open for uneven development as well as singular large projects, both of which may be disconnected from and negatively impactful to the surrounding context. CN developments would likely increase the demand for roadway usage along Lincoln Corridor; I'm not sure if those increased demands were included in the carrying capacity analysis for Lincoln Avenue.

For these reasons, I think it's wise to hold off on designating that long stretch of West Urbana along Lincoln Avenue as a Corridor Neighborhood. Just as Philo Road is recognized as needing a neighborhood plan ASAP, I think this corridor also needs a neighborhood plan ASAP. In that study, I would seek input from parcel owners in the newly designated CN boundary as well as neighboring N2 and N1 parcel owners throughout the corridor. A neighborhood plan would create greater shared understanding of what changes are desired and feasible while not eroding current investments in the adjacent area. To note, it was encouraging to see that "limiting parcel aggregation" was added into the general plan which will help in this process.

I share these comments from both professional and personal viewpoints. As a landscape architect, I have experience with planning and design of urban community and campus districts. Further, as someone who lives on the north side of 800 W Nevada, the Imagine plan shows three (3) place types (CN, N2, and N1) converging on my one block. Thank you for reconsidering the decision about a new place type here, before the corridor undergoes a neighborhood plan.

With regards,  
Mary Pat McGuire, PLA  
[REDACTED]

----- Forwarded message -----

From Letter submitted to Urbana City Council, morning of July 28, 2025

Dear Mayor Williams and Urbana City Council Members:

Your records of public comment demonstrate clearly that West Urbana neighbors have serious concerns about Imagine Urbana. These concerns persist despite recent very minor revisions to the Plan that are not responsive to repeated input from Urbana residents.

We are not alone in our concerns. People in neighborhoods in North Urbana, East Urbana and Beringer Commons are concerned, and many have provided their input.

If West Urbana residents have been more vocal, it's because changes affecting our neighborhood come up on your agenda far more often than changes for anyone else in the city.

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We submitted a petition with over 200 signatures, including 29 homeowners in Beringer Commons who agreed with WUNA member requests.

Individually, and collectively, we asked you to conduct a housing study before approving a 20-year plan and there was either no answer, or the answer was no, you will do a study later. A number of people have suggested that you at least gather the data that you already have in-house and the information that you can obtain from the Housing Authority and the Regional Planning Commission. We've still seen no data.

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The only data available show that Urbana's rental housing vacancy rate has risen to 13%, TWICE that of neighboring cities, the state and the nation. Even in the face of that, Urbana landlords are not reducing rent to fill vacancies. High rent/high vacancy appears to be the business model for the owners of the largest amounts of rental property in Urbana.

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3. Remove Corridor Neighborhood (CN) designation for the Lincoln-Busey corridor.

Liz Cardman and Paul Debevec

Esther Patt

C.K. Gunsalus and Michael Walker

Erik Sacks

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**PUBLIC INPUT July 28th 2025**

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**From** Lucas Hennessey [REDACTED]  
**Date** Mon 7/28/2025 7:13 PM  
**To** City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

My name is Lucas Hennessey, and I am a student at the university. I'm writing to support the adoption of the Urbana Comprehensive Plan and Lincoln Avenue Corridor Study.

I've lived in Urbana and Champaign for nearly two years in my time at U of I, and during then I've participated in public comment sessions for the Lincoln Avenue Corridor Study. I've experienced Lincoln Avenue firsthand many times, and I can say that in its current state, I don't feel safe crossing it on foot. Data supports this, as there have been many preventable crashes that have injured or killed people on Lincoln Avenue, and we have the tools to fix this. Many of those are included in the CUUATS plan, and increase safety for all road users: RRFBs, better crosswalk placement, bike lanes, and especially the "road diet" that will introduce a left turn lane. Opponents may feel inconvenienced by the changes that reduce lanes and entrances to Lincoln Avenue, but doing this is critical to reducing conflict points on a road where many people already speed. The left turn lane will also reduce crashes, injuries, and deaths, as this change removes obstructions from the flow of traffic.

I would also like to encourage the council to adopt the new Urbana Comprehensive Plan, especially its provision for upzoning neighborhoods.

If we want to create a city with vibrant street life and resilient infrastructure, we will have to end zoning that strictly separates residential and business uses. Doing this reduces dependence on automobiles, increases foot traffic for businesses, keeps passers by on the street safe, and reduces maintenance liabilities for the city compared to traditional development. And we already see successful examples, such as Hopscotch Bakery in Champaign, which has done business for years in a quiet neighborhood and has since become a valued part of the community.

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**PUBLIC INPUT 7/28/2025**

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From William Brown [REDACTED]  
Date Tue 7/29/2025 9:06 AM  
To City Council <CityCouncil@Urbanall.gov>

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

Use caution when clicking on links or opening attachments.

Dear Urbana City Council,

I am writing to support the adoption of the new Urbana Comprehensive Plan. I have been following the progress and occasionally commenting along the way since the early days of "Examine Urbana", the thorough and thought-provoking background study that led to the new Comp Plan. Although I have never been a big fan of the format, it does have some advantages and I applaud all the study and hard work your staff has put into the plans. I also appreciate the changes you made in response to concerns from some of my neighbors. The only one I disagreed with is the elimination of the potential for townhomes in N1 - I thought that should have been included in the "may contain" clause.

I have lived in the WUNA neighborhood for more than 25 years, within a block or two of multiple apartments, duplexes and student rooming houses. I also live about a block from the CU Pottery Club building which has contained numerous low-impact small businesses over the years. I believe this rich diversity has greatly improved my experience and appreciation of living in Urbana. I would be disappointed to see some of the newer changes being requested that would not allow this current arrangement to continue into the future.

The Comp Plan is a strategic document that sets out our vision and values and describes what kind of city we want to be for the next 20 years and beyond. While a future housing study will be useful in determining what is needed in terms of development incentives, inclusionary zoning requirements or specific zoning bonuses for including affordable housing, I do not see how it would change what strategic direction we want for our City. Therefore I do not believe you should wait to pass a Comp Plan until after a study.

Thank you,  
Bill Brown  
Ward 1