
DATE: Monday, June 1, 2026
TIME: 7:00 p.m.
PLACE: 400 S. Vine Street, Urbana, IL 61801

The City Council of the City of Urbana, Illinois, met in regular session Monday, June 1, 2026, at 7:00 p.m.

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

***CM PRESENT REMOTELY**

ELECTED OFFICIALS ABSENT:

STAFF PRESENT: Bourema Ouedraogo, Don Ho, Elizabeth Hannan, Tal Prendergast, Steven Doggett, Larry Boone, Olivia Jovine, Evan Alvarez, Vince Gustafson, Seok Hyun Cho, Matt Roeschley, Matthew McKinney

OTHERS PRESENT:

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. and held a moment of silence to mourn the death of former Council Member Chaundra Bishop.

2. Approval of Minutes of Previous Meeting

None.

3. Additions to the Agenda

Motion to move Reports of Officers to occur before the Committee of the Whole by CM Quisenberry, seconded by CM Hursey.

Voice Vote:

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

NAY: None.

4. Presentations and Public Input

a. Public Input

Chris Barley spoke in opposition of Ordinance No. 2026-05-013 regarding the Planned Unit Development. Stated the development does not create affordable housing, lower housing costs, and the development does not fit the neighborhood character. *Liz Cardman* spoke in opposition to Ordinance No. 2026-05-013. Stated the issue of housing density in the City of Urbana cannot be compared to major cities and high-density developments enrich developers at the cost of the West Urbana residents. *Anonymous* spoke in support of Ordinance No. 2026-05-013 due to the high need for more housing in Urbana. Stated when supply is limited and demand is high, an increase in supply will lower costs. Shared the site of the proposed

a. **Public Input (Continued)**

development is in close proximity to other high-density apartments. **Adani Sanchez** spoke in support of Ordinance No. 2026-05-013. Stated single-family housing is unaffordable for many in need during this housing crisis and the lack of housing drives people away from living in Urbana. **Anna Hough** spoke in support of Ordinance No. 2026-05-013. Stated the development allows for more people to engage with the downtown economy and amenities. Shared her experience as a social worker assisting families experiencing homelessness informs her understanding of the impacts of the housing shortage. Stated new developments must be built to contribute to affordable housing by increasing the supply of housing. Added that increasing housing supply in Urbana will contribute to growing the tax base across the City. **Alex Ehrlich** spoke in support of Ordinance No. 2026-05-013 as it suits the diverse building types in the area and allows for more people to have easy access to downtown. Stated the vacancy rates from the housing study conducted in the City of Champaign show a need for increased housing supply and housing data from Urbana shows a similar need. Suggested the City could create a housing design catalog informed by resident feedback on what aesthetics are appropriate for a neighborhood. Stated that while new developments displace households, the people moving into the new units will create vacancies in more affordable housing units. **Gabriel Dunn** spoke in support of Ordinance No. 2026-05-013. Expressed the arguments opposing Ordinance No. 2026-05-013 are based in elitist, classist, and racist ideals. Raised concern for working families who are homeless that cannot secure housing due to a lack of supply. **Dave Lieber** spoke in opposition to Ordinance No. 2026-05-013. Stated the development should have subsidized housing and not market-rate housing. Stated the development will change the neighborhood character and reduce its quality. **Jerome Griffon-Naples** spoke in support of Resolution No. 2026-05-020R regarding revisions to financial policies. Emphasized the need for the City to not invest its funds, gathered from residents, into companies directly associated with the genocide in Gaza and Palestine. **Phil Fiscella** spoke in support of Ordinance No. 2026-05-013. Shared a metaphor on car affordability and supply to illustrate the connection between affordable housing and new developments. Stated people will pay more to live in apartments with greater amenities and access to businesses, ideally leaving behind vacancies in more affordable housing. **Al Kagan** spoke in support of Resolution No. 2026-05-020R. Voiced appreciation for Urbana considering the approval of Resolution No. 2026-05-020R as it promotes world peace, creates fiscal safety, and stands in opposition to genocide. **Jackie Moss** spoke in opposition to Resolution No. 2026-05-020R. Stated Israel is not conducting genocide but is conducting war. Stated Israel's actions technically do not meet the legal definition of genocide and those who declare genocide are engaging in moral panic and the persecution of people who are Jewish. **Daniel** spoke in support of Ordinance No. 2026-05-013. Stated apartments take time to settle into the character of a neighborhood but will immediately provide housing for new residents. **Kim Lieber** spoke in opposition to Ordinance No. 2026-05-013, echoing the views shared by her new neighbors in West Urbana. Stated the proposed development does not suit the historic character of the neighborhood. Requested Council to consider if this development is appropriate. **Susanne Bissonette** spoke in opposition to Ordinance No. 2026-05-013, with an emphasis on opposing the zoning change allowed for the specific proposed development plan. Stated property value must be protected, and the development does not improve housing. **Pierre** spoke in opposition to Ordinance No. 2026-05-013, as it does not adhere to the Imagine Urbana Comprehensive Plan and guidelines for PUDs. Stated the development does not create affordable housing, is environmentally destructive, and damages the characteristics, alongside the property value, of West Urbana. **Jessica Yasin** expressed condolences for the death of former Council Member Chaundra Bishop. Spoke in support of Resolution No. 2026-05-020R, emphasizing the diversity of the coalition in support of setting ethical investment policies.

a. **Public Input (Continued)**

Stuart Levy spoke in support of Resolution No. 2026-05-020R. Stated Urbana will be alongside 19 other municipalities in the United States to adopt these ethical investment policies. Shared additional criteria used in considering ethical investments. **Derek Briles** spoke in support of Resolution No. 2026-05-020R. Emphasized the community's support for Urbana in moving to approve Resolution No. 2026-05-020R. Stated there are investment funds available for the City that have similar returns and safety while meeting the ethical investment standards. Requested for Council to focus on developing affordable multi-family housing and consider requiring a percentage of units to be affordable. **Claudia Lennhoff** spoke in opposition to Ordinance No. 2026-05-013. Stated new housing does not lead to landlords decreasing rent costs in Urbana. Stated the Urbana-Champaign area was noted as an ideal location for rental property investments due to high growth in rent costs. Expressed concern for the residents currently living at the two properties 413-419 West Main Street. **Naomi Jacobson** spoke in opposition to Ordinance No. 2026-05-013. Urged Urbana to enforce the R-2 zoning of 413-419 West Main Street. Stated the development removes existing affordable housing and does not create any affordable housing. Stated Urbana must protect this neighborhood from this PUD. **Daniel Folk** spoke in opposition to Ordinance No. 2026-05-013, raising concern on behalf of the people, who he assumes to be poor, living at the two properties. Noted the denial of the PUD could lead to single-family housing being developed. **Dennis Roberts** spoke in opposition to Ordinance No. 2026-05-013. Requested the City to listen to community feedback and not allow the PUD to violate established zoning and his understanding of PUD processes. Noted studies on housing trends for larger cities do not apply to Urbana. Noted how previous attempts to develop affordable housing were halted due to lack of subsidies and incentives. **Martin Strohmmer** spoke in support of Ordinance No. 2026-05-013. Stated the law of supply and demand and its applicability to housing can be seen in the way houses in West Urbana have likely doubled in appraised value since 2018. Stated opposition to the development, based on neighborhood character, are unreasonable as the parcel is on the edge of downtown. Stated developers are apprehensive toward Urbana due to its history of residents interfering with developments. Spoke on the need for dense, multi-family housing. **Eric Sacks** spoke in opposition to Ordinance No. 2026-05-013, on behalf of the homeowners of West Urbana. Called for the preservation and protection of single-family housing in West Urbana. Shared how the West Urbana Neighborhood Association (WUNA) originally formed in reaction to apartments being developed in the area during the 1970s and 1980s. Stated the City should target the single-family residential area north of campus for development into multi-family housing, and also use the empty lots owned by the City. Emphasized long-term WUNA investors are being replaced by incremental development and development companies. **Phyllis Clark** spoke in support of Ordinance No. 2026-05-013. Recounted how Urbana demolished homes in a historic Black community in North Urbana, despite protest, to develop Hope Village. Highlighted the high demand people have for housing in walkable areas. Called for the residents of Urbana to be more welcoming to future residents and create the housing supply necessary for people to move to Urbana. **Jake McGinty** spoke in support of Resolution No. 2026-05-020R as it allows for the residents of Urbana to know their tax dollars are not contributing to genocide. **Luke Leigh** spoke in support of Resolution No. 2026-05-020R. **Annie Adams** expressed condolences for the death of former Council Member Chaundra Bishop. Spoke in support of Ordinance No. 2026-05-013 as it works toward addressing the housing crisis while generating more funding for Urbana and increasing support for local businesses. Stated Urbana must begin to increase its pace of issuing building permits for multi-family housing. Spoke on the history of single-family zoning and its use for legal segregation of people by race and class. Stated new housing developments will allow for a new generation of residents to begin their lives in Urbana. **Tony Crispin** spoke in support of Ordinance No. 2026-05-013. Expressed that more people should have access to living in and enjoying the

a. Public Input (Continued)

features of West Urbana and downtown. Stated perfect conditions for developing housing are never possible and waiting for that will only block housing development. Stated the entirety of Urbana's housing system must be reimaged to allow for more infill development. Hoped to be able to welcome more neighbors into the West Urbana area; urged against reactionary opposition to new neighbors. Stated this apartment development will not destroy the amenities of West Urbana that residents enjoy, but it will add to the diversity of West Urbana's character. **Louis Barnes** voiced caution when considering Ordinance No. 2026-05-013 as Urbana requires a significant increase in affordable housing supply. Stated high-cost developments may increase the costs of lower rent units while decreasing the costs of higher rent units, leading to the median rent seemingly decreasing on paper but worsening the affordability crisis in reality. Raised concern for the relocation needs for the current households at 413-419 West Main Street and requested the developer to assist in relocation. Spoke in opposition to housing being used as financial assets; proposed charging a Residential Impact Fee for new developments to generate funding for affordable housing developments. Stated other small municipalities have implemented this fee and it was found to have a minimal impact on the viability and profitability of new developments. **Carolyn Baxley** spoke in opposition to Ordinance No. 2026-05-013. Stated the zoning of West Main Street was a bi-partisan effort in response to the potential for more apartments to be developed at the cost of the historic houses. Called for Council to uphold the established zoning of the City as it should not be changed for this PUD.

Written Public Input regarding Ordinance No. 2026-05-013 and the Urbana Civic Center were received from the following individuals and read by Council: John Clark, G. Brewster, Rebecca Obuchowski, Lois Steinberg, C.K. Gunsalus & Michael Walker, Becky Mead, Tom Garza & Susan Appel, Kate Clancy, Jared Fritz, Michael Plewa, and Tim Steltzer.

Written Public Input regarding Ordinance No. 2026-05-013 and Resolution No. 2026-05-020R were received from the following individuals but were not read by Council: Carolyn Baxley, Michelle Nelson, Beverly Fagan, Miriam Kantorovitz, Gary Gladding & Victoria Christensen, Sam Reams, David Cisneros, Lilyia Garcia, Pierre Moulin, Matt Cho, and Sana Saboowala.

Mayor Williams called for a 5-minute recess at 9:05 p.m.

With a quorum present, Council returned from recess at 9:13 p.m.

5. Council Input and Communications

Council expressed appreciation and reverence for former Council Member Chaundra Bishop's service and community impact. **CM Hursey** voiced she has interpreted the arguments against the PUD to be mainly concerned with the location of the development. Disagreed with the idea that affordable housing should be developed outside of West Urbana, stating that everyone must contribute toward increasing the housing availability in Urbana and no neighborhood stands above another in glory. Stated the residents of Ward 3 protested against the Hope Village PUD due to the lack of walkable infrastructure around the development and its close proximity to the City of Champaign. **CM Wilken** thanked the public for their civic engagement around the issue of equitable housing development and growth. Expressed hope for achieving the shared goal of equitable housing. **CM Jones** expressed understanding of the concern that the PUD will diminish the beauty of the West Urbana neighborhood; shared appreciation for the residents speaking on this topic.

6. Reports of Standing Committees

None.

7. Reports of Officers

City Attorney Matt Roeschley shared clarifications confirming the legality of the tiebreaker vote on the 5/18/2026 Committee of the Whole meeting for Ordinance No. 2026-05-013. Shared communications were received from previously elected officials regarding their perspectives when they approved the amendment to Section 2-28 of the City Code and that input can help inform future Council actions on the City Code.

8. Committee of the Whole (*Council Member Christopher Evans, Ward 2*)

1. Consent Agenda

None.

2. Regular Agenda

- a. **Ordinance No. 2026-04-011:** An Ordinance Amending Urbana City Code Chapter 14, Section 14-7, Regarding the Schedule of Fees (July 1, 2026 through June 30, 2027) – HRF

The Ordinance amends the Schedule of Fees within the City Code to help cover personnel-related expenses for core services, licenses, and permits.

Motion to approve, as amended, by CM Evans, seconded by CM Hursey. Discussion followed.

Roll Call Vote:

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

NAY: None.

- i. Motion to amend to increase the cost for the combined submission of a Preliminary and Final Development Plan for a Planned Unit Development to \$800 instead of \$550 by CM Wu, seconded by CM Quisenberry.

Roll Call Vote:

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

NAY: None.

- ii. Motion to amend to include language excluding protests and block parties from requiring special event permitting by CM Quisenberry, seconded by CM Wilken.

Roll Call Vote:

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

NAY: None.

- b. Resolution No. 2026-05-020R:** A Resolution Adopting Revised Financial Policies (2026) – HRF

The Resolution adopts revised Financial Policies to update pension funding requirements and incorporate an Ethic Investment section to the Investment Policy.

Motion to approve, as corrected from the prior week, by CM Evans, seconded by CM Wilken. Discussion followed.

Roll Call Vote:

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

NAY: None.

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

The Ordinance approves the preliminary and final approval of a residential Planned Unit Development at 413-419 West Main Street.

Motion to defer to the next City Council meeting on June 8, 2026, by CM Quisenberry, seconded by CM Evans.

Roll Call Vote:

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

NAY: None.

9. Reports of Special Committees

None.

10. ~~Reports of Officers~~

Moved during Additions to the Agenda to occur before Committee of the Whole.

11. Mayoral Appointments

a. *The Zoning Board of Appeals*

– Zainab Calcuttawala (term ending June 30, 2031)

Presented by Mayor Williams.

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

Roll Call Vote:

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

NAY: None.

12. Adjournment

With no further business before the Urbana City Council, Mayor Williams adjourned the meeting at 9:41p.m.

Seok Hyun Cho

Deputy City Clerk

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

Minutes approved: 7/27/26

PUBLIC INPUT for June 1 Council meeting

From Carolyn Baxley [REDACTED]

Date Fri 5/29/2026 10:57 AM

To City Council <CityCouncil@Urbanall.gov>

Cc Wuna-Main [REDACTED]

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<https://www.planning.org/greatplaces/neighborhoods/2007/westurbana.htm>

Before Monday night's meeting, please read about how West Urbana is viewed nationally by the **American Planning Association**. Pay close attention to the last four paragraphs.

The proposed PUD is a slap in the face to this neighborhood since it would open it up to more large scale development and change it forever. If you allow this gigantic building on Main, there would be nothing to stop other developers from acquiring land further west on Main or all over West Urbana and submitting similar proposals for oversized construction near single family houses. Our city has something so unique that the APA has acknowledged it as one of the Great Neighborhoods in America, and it deserves your continued support and protection.

From a legal perspective this PUD is a direct violation of Urbana's Zoning Ordinance which designates Main as R2 single family residential, and there is zero public benefit to be gained by its construction. A lovely Victorian house and a low-income apartment house will be demolished to make way for the oversized apartment building. There are far better locations for this development—the lot at the corner of Race and Griggs or the huge lot across from Lincoln Square to the south. Main St. is not an extension of downtown, and this project would dramatically change our street by increasing density and traffic on Main and McCulloch. Please consider giving one of those lots to this developer and retain the R2 zoning on Main.

Carolyn Baxley
[REDACTED]

PUBLIC INPUT

From Michelle Nelson [REDACTED]
Date Sat 5/30/2026 8:05 AM
To City Council <CityCouncil@Urbanall.gov>

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

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Dear Urbana City Council,

I'm writing in **support** of the proposed PUD at 413-419 W. Main Street in Urbana. Two of the lots have been vacant (413-419) for 21 years, which does nothing good for our neighborhood. The opportunity to provide additional housing units and the arguments put forth by Danielle Chynoweth (Cunningham Township Supervisor's Office) for more housing capacity were compelling. I am a long-time resident of the WUNA neighborhood. I love our walkability and character, but this does not preclude thoughtful development projects like the one. I'm also hopeful that affordable housing (housing vouchers? subsidized housing?) can be part of a progressive Urbana's future.

Thank you for your consideration, Michelle Nelson ([REDACTED])

PUBLIC INPUT – June 1, 2026 – Please Read Aloud – Housing & the Urbana Civic Center

From Clark, John Stewart [REDACTED]

Date Sun 5/31/2026 12:07 PM

To City Council <CityCouncil@UrbanaIL.gov>; Maryalice Wu <Maryalice.Wu@UrbanaIL.gov>; Christopher Evans <Christopher.Evans@UrbanaIL.gov>; Shirese Hursey <Shirese.Hursey@UrbanaIL.gov>; Verdell Jones <Verdell.Jones@UrbanaIL.gov>; Grace Wilken <Grace.Wilken@UrbanaIL.gov>; James Quisenberry <James.Quisenberry@UrbanaIL.gov>; DeShawn Williams <DeShawn.Williams@UrbanaIL.gov>

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Dear Mayor Williams and Members of the City Council,

My name is John Clark. I'm an Urbana resident and a teaching professor at the University of Illinois School of Architecture. I'm unable to attend Monday's meeting in person, so I respectfully ask that this comment be read aloud during public input and entered into the record. I'm writing on two related items.

BUILD MORE HOUSING — OF EVERY TYPE

Please approve Ordinance No. 2026-05-013, the 32-unit residential PUD at 413-419 West Main Street.

Less than a year ago — after five years of community engagement — this Council unanimously adopted the Imagine Urbana Comprehensive Plan. That plan explicitly calls for a greater variety of housing types and more homes near downtown, and the staff report for this very PUD recommends approval by grounding it in Imagine Urbana's own goals. Approving this project is simply keeping the commitment you already made. Voting it down would mean rejecting, within a year, the plan you adopted unanimously.

The deeper point is that market-rate and affordable housing are not competing priorities — they reinforce one another. Economist Evan Mast traced 52,000 residents of new market-rate buildings across 12 U.S. cities and found that roughly 100 new market-rate units free up the equivalent of about 70 units in below-median-income neighborhoods, through a cascading chain of moves. When graduate students and young professionals move into new buildings, the older, cheaper units they vacate open up for lower-income families. Restricting new construction to subsidized units only — however well-intentioned — makes affordability worse for the very people it aims to help. Subsidies remain essential at the very bottom of the market; they are a complement to market-rate supply, not a substitute for it.

Our closest peers prove the point. Ithaca, New York — a college town almost identical to Urbana in size and structure, built around a single research university — declined to build, and today roughly three-quarters of its residents rent, more than half are cost-burdened, and rents have risen far faster

than wages. That is Urbana's trajectory if nothing changes. Meanwhile peers that chose to build are pulling ahead: Charlottesville, Virginia (University of Virginia) recently rewrote its zoning to welcome exactly this kind of housing, and our Big Ten neighbors Bloomington, Indiana and Iowa City, Iowa are doing the same. Closest to home, Champaign chose the more permissive path and has grown past 93,000, while Urbana has slipped from a mid-2010s peak near 43,000 toward roughly 38,000. Same university, same labor market, same weather — different choices about what to allow. A shrinking tax base is the real threat to the affordable-housing programs residents care about. Urbana should match Champaign's openness to building.

PRESERVE THE URBANA CIVIC CENTER

Please remove the Urbana Civic Center (108 E. Water St.) from the Central TIF Demolition line in the FY2027–2031 Capital Improvement Plan.

I understand the site is also being studied for an MTD transit-transfer station, and I believe that preserving the building and serving transit are not mutually exclusive. I know this firsthand: I co-taught a University of Illinois design studio with Professor Joseph Altshuler in which our students re-envisioned a new transfer station on this very site — one that met MTD's operational needs while keeping the Civic Center. Workable solutions exist; they only require the will to ask for them before reaching for demolition.

The Civic Center is a 1974 work of civic architecture now under review for local landmark designation, and for decades it served as Urbana's de facto public square. Demolishing it discards both that community asset and the embodied carbon of a structurally sound and architecturally distinctive building — at odds with the City's own resilience and sustainability commitments. And we do not need this particular site for housing: the City has already identified other downtown parcels for residential redevelopment, including the East Illinois Street site.

Density and preservation are not in conflict. I am asking you to pursue both: build the housing at 413 West Main and across Urbana, and save the Civic Center.

—

Sources for Council members' reference:

- Imagine Urbana Comprehensive Plan (adopted July 28, 2025): <https://www.urbanail.gov/community-development-services/page/comprehensive-plan>
- Filtering / moving chains — E. Mast, W.E. Upjohn Institute: <https://www.upjohn.org/research-highlights/new-construction-makes-homes-more-affordable-even-those-who-cant-afford-new-units>
- Ithaca, NY housing affordability: https://www.ithaca.com/news/ithaca/the-rent-is-too-damn-high-a-look-at-ithaca-s-housing-affordability-crisis/article_626fbb3e-db5e-11ee-bf58-4b2ae7475c2c.html
- Charlottesville, VA zoning reform — Local Housing Solutions: <https://www.localhousingolutions.org/housing-policy-case-studies/charlottesville-virginias-path-to-equitable-zoning-reform/>
- Urbana & Champaign population trends — World Population Review: <https://worldpopulationreview.com/us-cities/illinois/urbana> and <https://worldpopulationreview.com/us-cities/illinois/champaign>
- Civic Center landmark designation sought — The News-Gazette: https://www.news-gazette.com/news/local/history/landmark-designation-sought-for-former-urbana-civic-center-could-affect-mtds-plans/article_2f5a12ab-1373-418b-a0d5-ff81895de2c7.html

Thank you for your time and your service. Regards,

John Clark

John Clark

Teaching Assistant Professor

School of Architecture

University of Illinois at Urbana - Champaign

242 Architecture Annex



To be read aloud during the City Council meeting, June 1, 2026

From Plewa, Michael Jacob [REDACTED]
Date Mon 6/1/2026 5:44 AM
To City Council <CityCouncil@UrbanaIL.gov>
Cc [REDACTED]; Maryalice Wu
<Maryalice.Wu@UrbanaIL.gov>

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To be read aloud during the City Council meeting, June 1, 2026

Honorable Members of the Urbana City Council

For the public record, we write to oppose the PUD proposal for 413-419 W. Main Street, Urbana.

After an exhaustive city-wide discussion on the 2025 Urbana Comprehensive Plan, the City stated that single family zoning for properties should be maintained. Conversion of R2 to R5 for this entire project conflicts with current zoning. The density for the proposed apartment building is much greater than what is allowed for single family housing. This area is now designated as "Neighborhood 1" in the 2025 Comprehensive Plan, a zoning for single family homes and some duplexes. Allowing an R-5 apartment complex is in direct opposition to the guidelines indicated in the Comprehensive Plan.

Remarkably even the city staff admits that "there is a departure from the Imagine Urbana Neighborhood 1 Place Type. . ." and per Section XIII-3.D (Infill Development, Unique Development) of the Zoning Ordinance, it meets only two out of four Criteria. Reading the Nine Criteria for an approved PUD, this proposed PUD *fails to meet five out of the nine PUD Criteria* that Council members are asked to consider when deciding on the appropriateness of this project at this site (Criteria 2., 4., 5., 7., and 8.). However, it is the immense size and the general impact it will have on this peaceful neighborhood. It is obvious that the development's design fails to meet Criterion 7 of a PUD plan: "To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood." It is obviously not designed to look in any way like local residences. It would dominate the residential homes near it on N. McCullough and W. Main Streets!

The project will destroy relatively low-cost houses that could be starter homes for first-time home buyers. The goal of developers, such as DMCB Properties, is to remove these houses from the market pool replacing them with high-rent apartments. Excluding student associated housing, Urbana is dominated by renters, with roughly 65% to 70% of all households in the city being renter-occupied rather than owner-occupied. This is damaging to the diversity of housing and the stability of our housing market. The renter rate in the State of Illinois is approximately 33.7% of all households. Urbana does not need more high-rent apartments; there is currently a high vacancy rate in our city.

As a representative for the developer proposing the project, Mr. Andrew Fell, is also a member of the Plan Commission. Mr. Fell recused himself from voting on the Plan Commission as required by law. However, his presence and advice to the Commission is an implicit conflict that generates an adverse impact on the West Urbana neighborhood. Members of the Plan Commission should uphold current zoning and not go against it for personal gain. As indicated by other residents, the very fast movement of this proposal, as well as its timing at the end of the semester when many of us are preoccupied suggests an effort to avoid thoughtful and organized public input.

Planned Unit Developments (PUDs) like this one are required to provide a clear community benefit in exchange for going against the established zoning but this proposal has no benefits to the community. The proposed rents for a regular single apartment are higher than nearby high-rent apartments. The primary beneficiary of this PUD is not the West Urbana neighborhood but the financial interests of Mr. Fell and the developer, DMCB Properties.

During the past decade, the city experienced enhanced storm intensity and flooding due to global warming. The proposed development at 413-419 W. Main Street requires strict compliance with Boneyard Creekway environmental standards to mitigate flood risk. We have serious concerns regarding long-term infrastructure costs and the impact of high-density construction near the floodplain.

This unsightly and high-density project will undoubtedly be used as an excuse to undo the family-oriented zoning on the remainder of Main St. The proposed four-story building is much taller than the other surrounding buildings and will harm the character of the neighborhood.

Large apartment projects like this should be built on available lots that are plentiful in downtown Urbana, not in the proposed location within a low-density residential neighborhood. This poor planning is the result of the demand by avaricious developers against the diversity of housing in our neighborhood.

We ask the City Council to reject the PUD proposal for 413-419 W. Main Street, Urbana

Sincerely,

Michael J. Plewa
Elizabeth Wagner Plewa

[REDACTED]
Urbana, IL 61801

To be read aloud during City Council Meeting

From Lois Steinberg [REDACTED]
Date Mon 6/1/2026 6:02 AM
To City Council <CityCouncil@UrbanalL.gov>; WUNA-Main [REDACTED]; Lois Steinberg [REDACTED]

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

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Dear Esteemed Council Members,

I oppose the proposal for 413-419 W. Main Street, Urbana.

In addition to all the facts that Michael J. Plewa and others have written in opposition, the proposed building is an unsightly garish eyesore.

Sincerely,

Lois Steinberg
[REDACTED] Urbana, IL 61801

--

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

Re: [WUNA-Main] To be read aloud during the City Council meeting, June 1, 2026

From Beverly Fagan [REDACTED]
Date Mon 6/1/2026 6:29 AM
To Michael Jacob Plewa [REDACTED]
Cc City Council <CityCouncil@UrbanalL.gov>; [REDACTED]
[REDACTED]; Maryalice Wu <Maryalice.Wu@UrbanalL.gov>

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I agree with Michael Jacob Plewa and others who have opposed this PUD proposal for 413 to 419 West Main St. Urbana. There is zoning for this area to keep buildings like this from being built in our R 2 zoned neighborhoods. Please maintain the zoning for this area and oppose the PUD proposal.

Beverly Fagan
512 West Nevada St.

On Jun 1, 2026, at 5:44 AM, Plewa, Michael Jacob [REDACTED] wrote:

To be read aloud during the City Council meeting, June 1, 2026

Honorable Members of the Urbana City Council

For the public record, we write to oppose the PUD proposal for 413-419 W. Main Street, Urbana.

After an exhaustive city-wide discussion on the 2025 Urbana Comprehensive Plan, the City stated that single family zoning for properties should be maintained. Conversion of R2 to R5 for this entire project conflicts with current zoning. The density for the proposed apartment building is much greater than what is allowed for single family housing. This area is now designated as "Neighborhood 1" in the 2025 Comprehensive Plan, a zoning for single family homes and some duplexes. Allowing an R-5 apartment complex is in direct opposition to the guidelines indicated in the Comprehensive Plan.

Remarkably even the city staff admits that "there is a departure from the Imagine Urbana Neighborhood 1 Place Type. . ." and per Section XIII-3.D (Infill Development, Unique Development) of the Zoning Ordinance, it meets only two out of four Criteria. Reading the Nine Criteria for an approved PUD, this proposed PUD *fails to meet five out of the nine PUD Criteria* that Council members are asked to consider when

deciding on the appropriateness of this project at this site (Criteria 2., 4., 5., 7., and 8.). However, it is the immense size and the general impact it will have on this peaceful neighborhood. It is obvious that the development's design fails to meet Criterium 7 of a PUD plan: "To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood." It is obviously not designed to look in any way like local residences. It would dominate the residential homes near it on N. McCullough and W. Main Streets!

The project will destroy relatively low-cost houses that could be starter homes for first-time home buyers. The goal of developers, such as DMCB Properties, is to remove these houses from the market pool replacing them with high-rent apartments. Excluding student associated housing, Urbana is dominated by renters, with roughly 65% to 70% of all households in the city being renter-occupied rather than owner-occupied. This is damaging to the diversity of housing and the stability of our housing market. The renter rate in the State of Illinois is approximately 33.7% of all households. Urbana does not need more high-rent apartments; there is currently a high vacancy rate in our city.

As a representative for the developer proposing the project, Mr. Andrew Fell, is also a member of the Plan Commission. Mr. Fell recused himself from voting on the Plan Commission as required by law. However, his presence and advice to the Commission is an implicit conflict that generates an adverse impact on the West Urbana neighborhood. Members of the Plan Commission should uphold current zoning and not go against it for personal gain. As indicated by other residents, the very fast movement of this proposal, as well as its timing at the end of the semester when many of us are preoccupied suggests an effort to avoid thoughtful and organized public input.

Planned Unit Developments (PUDs) like this one are required to provide a clear community benefit in exchange for going against the established zoning but this proposal has no benefits to the community. The proposed rents for a regular single apartment are higher than nearby high-rent apartments. The primary beneficiary of this PUD is not the West Urbana neighborhood but the financial interests of Mr. Fell and the developer, DMCB Properties.

During the past decade, the city experienced enhanced storm intensity and flooding due to global warming. The proposed development at 413-419 W. Main Street requires strict compliance with Boneyard Creekway environmental standards to mitigate flood risk. We have serious concerns regarding long-term infrastructure costs and the impact of high-density construction near the floodplain.

This unsightly and high-density project will undoubtedly be used as an excuse to undo the family-oriented zoning on the remainder of Main St. The proposed four-story building is much taller the other surrounding buildings and will harm the character of the neighborhood.

Large apartment projects like this should be built on available lots that are plentiful in downtown Urbana, not in the proposed location within a low-density residential neighborhood. This poor planning is the result of the demand by avaricious developers against the diversity of housing in our neighborhood.

We ask the City Council to reject the PUD proposal for 413-419 W. Main Street, Urbana

Sincerely,

Michael J. Plewa
Elizabeth Wagner Plewa
[REDACTED]
Urbana, IL 61801

--

The opinions expressed on this moderated list do not necessarily reflect those of the WUNA Steering Committee. To post to this group, send email to [REDACTED]
[REDACTED]

To read the WUNA-Main Policies and Procedures, visit <https://westurbana.org/wuna-main-listserv/> or navigate elsewhere on our website to learn about WUNA, how to join, and for resources about the neighborhood and city.

Questions about WUNA's Google Groups can be sent to joinwuna@googlegroups.com

You received this message because you are subscribed to the Google Groups "WUNA-Main" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [REDACTED]
[REDACTED]

To view this discussion visit [REDACTED]
[REDACTED]

C. K. Gunsalus & Michael W. Walker



June 1, 2026

Urbana City Council

please read aloud at Council meeting

Dear Mayor and Members of the Urbana City Council:

We urge you to reject the proposed Planned Unit Development on Main Street that would effectively rezone this property from R-2 to R-5 and permit a level of density that is fundamentally inconsistent with the surrounding neighborhood.

Please reflect on which voices are being given the greatest weight in this process. Those who live in the neighborhood year-round and have invested in it over many years will experience the impacts of this decision every day. Their perspectives deserve substantial consideration. While input from individuals who do not live in the neighborhood or even Urbana is certainly relevant, the City's planning process should not discount the experience and knowledge of the residents who have made long-term commitments to this community and who will live with the consequences long after the development is completed.

Advocates of the proposal have emphasized contemporary planning concepts that favor infill development and increased density. While those principles can serve important public purposes, they must be applied thoughtfully and in context. In a university community such as Urbana, where demand for student-oriented housing is strong, infill incentives often create pressure for developers to construct high-rent, high-density projects rather than housing that contributes to a diverse mix of residential options. Simply increasing density should not be confused with advancing affordability, neighborhood stability, or sound long-term planning.

The proposed PUD appears inconsistent with the City's Comprehensive Plan, which recognizes the importance of preserving established residential neighborhoods. The surrounding area consists primarily of lower-density residential development that has evolved over many decades. Residents have invested substantial financial resources, time, and effort into maintaining homes and building a stable neighborhood community. Approving a project of this scale would undermine those planning objectives and signal that adopted land-use policies can be set aside whenever a developer seeks greater intensity.

The project eliminates approximately fourteen existing affordable housing units. Whatever their age or condition, those units currently provide housing opportunities at a price point that is increasingly difficult to find in West Urbana. Replacing them with a much larger building aimed at a different market does not preserve affordability; it removes it. Urbana should be cautious about approving projects that reduce the stock of naturally occurring affordable housing while offering no comparable replacement. The proposed structure is substantially out of scale with the surrounding neighborhood. The visual impact of its size, massing, and height would be overwhelming at street level.

This proposal represents poor planning, not because growth is undesirable, but because growth should be consistent with adopted plans, respectful of existing neighborhoods, protective of affordable housing, and appropriately scaled to its surroundings.

We urge you to deny the proposed PUD and preserve the integrity of the Comprehensive Plan, the requirements for PUDs, and the established residential character of our great neighborhood.



FW: June 1 UCC meeting - Public input; Against the proposed change to the Financial Policies involving Israel and Gaza

From Kate Levy <Kate.Levy@UrbanaIL.gov>
Date Mon 6/1/2026 1:33 PM
To James Quisenberry <James.Quisenberry@UrbanaIL.gov>
Cc City Clerk <CityClerk@UrbanaIL.gov>

From: Urbana, IL <noreply@civicplus.com>
Sent: Monday, June 1, 2026 1:32 PM
To: Kate Levy <Kate.Levy@UrbanaIL.gov>
Subject: June 1 UCC meeting - Public input; Against the proposed change to the Financial Policies involving Israel and Gaza

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

Name: Miriam Kantorovitz
Email: [REDACTED]

Message:

Dear Council Member Quisenberry and Mayor Williams,

I am writing about the proposed change to the Financial Policies that adds to the list of prohibited investments the "American Friends Service Committee (AFSC) list of Companies Profiting from the Gaza Genocide."

I urge you not to approve the proposed change. Alternatively, I ask that you please remove it from the agenda.

As was pointed out in the News Gazette article by Jim Dey, this resolution was done quietly – hidden from the public eye. The CU Jewish Federation (as well as our community Rabbis) were not aware of it until they were contacted by the News Gazette after the fact. That is why there was no stated opposition to the proposed changes to the investment policy.

Our larger Jewish community has not yet recovered from the display of hate at the Urbana City Council two years ago (in the context of the Israel-Hamas war), with hours of hate speeches against Israel and Zionists, filled with antisemitic tropes and disinformation. Many of us still do not feel safe or have the emotional strength to come in person to the Urbana City Council to have our voice heard.

These antisemitic provocations were organized by the local chapters of national (and international) organizations such as SJP, FJP, Jews for Ceasefire, PSL, and Muslim Action Committee (MAC). These

groups have been targeting Jewish organizations and Jews in CU that they identify as Israel supporters. These attacks included harassment, vandalism, personal attack on Rabbi Tiechtel of Illini Chabad, discrimination, persecution, and boycotting of students, faculty, and local businesses (these are documented incidents that the Committee Against Antisemitism (CAA) of the CU Jewish Federation can share with you in person). Many in the Jewish community don't feel safe in town and hide their identity even when just walking into a coffee shop – because hostility against them got normalized (for example, Caffè Paradiso displayed a sign on their counter about a year ago saying that they do not serve Zionists).

The financial resolution on the agenda is just another instrument to incite against Israelis and Israel supporters.

Using the phrase "Gaza Genocide" is an accusation that has no place in the City's financial policy. This accusation is part of anti-Israel war propaganda. Its to spread hate against Israel.

Unlike the original Ethical Investments section of the Financial Policy, which states a principle - prohibiting investment in companies that make war, this proposed addition does not state a principle. Instead, it specifically targets Israel and uses a list composed by a BDS activist NGO (the American Friends Service Committee).

Specifically targeting Israel and making false accusations against the Jewish state in the City's Ethical Investments policy is a parade of hate, hypocrisy, and antisemitism (antisemitism as defined by the IHRA; a definition which was adopted by the European Union and used by the US Department of Justice).

Instead of protecting the vulnerable Jewish residents, the Urbana City Council brings resolutions that promote hate against them.

There are a few dozen Israeli families in CU and a few thousands Jews that are part of the CU Jewish federation, Sinai Temple, Hillel, and Chabad, most of them with relatives and friends in Israel. They are all affected by this resolution.

I would like to remind Mayor Williams that during the SUNA Mayoral candidates Q&A meeting, in response to the question: " Do you believe international issues align with the responsibilities of local government?", you answered that the city should concentrate on local violence ("in our backyard"). You also stated that you see 'managing city business' as your 'core responsibilities'.

Your responsibility as a mayor is to protect the residents of Urbana. Your responsibility is not to get involved in international issues – especially not in a way that hurts residents in your city.

Please reject the proposed changes to the Ethical Investments section.
(And if possible, please remove this resolution from the agenda.)

Sincerely,

Miriam KantorovitzUrbana

Ward 7

Under the Illinois Freedom of Information Act (FOIA), any written communication to or from City of Urbana employees, officials or board and commission members regarding City of Urbana business is a public record and may be subject to public disclosure.

Comments for Council on 6/1/26 - Development on W Main

From Rebecca Obuchowski [REDACTED]

Date Mon 6/1/2026 3:19 PM

To Christopher Evans <Christopher.Evans@UrbanalL.gov>; City Council <CityCouncil@UrbanalL.gov>

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

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

Use caution when clicking on links or opening attachments.

Dear Councilmember Evans,

My name is Rebecca Obuchowski, a resident of Ward 2. I am writing to encourage you to support the approval of the development plan for 413-419 W Main St. in Urbana. I am a lifelong Urbana resident. In my years here, I have seen many older homes be demolished in favor of large and ugly apartment buildings. As a lover of older homes and the quaint nature of our neighborhoods, this has always caused me some regret. But as I have gotten older, built a better understanding of the dynamics of our city's housing options, and committed my career to human service, what causes me much greater frustration is the ways in which Urbana seems to refuse any sort of growth or change in order to maintain a status quo that is only accessible to a precious few of our residents.

Do I think this building is the most beautiful and well matched design for the area? No. Do I think it meets the incredible need for affordable housing in our area? No. What it does is provide new opportunities for housing for many people, reducing the strain on our other limited housing options. It also helps to revitalize our downtown with residences within a very short walk to shopping, groceries, libraries, etc. These are things that should be available to everyone, not just those able to pay the hundred of thousands for a single family home in this area.

This development is one step. It is one building, nothing more. It seems very simple to me - not something that will make or break the fabric of our little town, as people are acting. Let's allow something new to happen so more new possibilities can be built for our future. I urge you and the other council members to vote yes.

Thank you for your time. If possible, please read this into the record at this evening's meeting.

Respectfully,
Rebecca Obuchowski

PUBLIC INPUT June 1, 2026

From victoria christensen [REDACTED]
Date Mon 6/1/2026 3:46 PM
To City Council <CityCouncil@Urbanall.gov>
Cc gary gladding [REDACTED]; victoria christensen [REDACTED]

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

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

Use caution when clicking on links or opening attachments.

Dear City Council Members,

We support our neighbors and **oppose the PUD proposal for 413-419 W. Main Street, Urbana** for the reasons they state and for concerns that we have no evidence that rezoning to R5 will actually result in increasing **affordable housing**. There are alternate City owned lots in or near downtown Urbana that should be considered first.

When we moved into our neighborhood (one block east of Lincoln) over 30 years ago, most of our neighbors were homeowners . This has evolved into student and professional renters for the most part...but still in the same housing stock, with many having been renovated. **We still have a neighborhood**. We fear the rezoning necessitated by the PUD proposal will significantly reduce the neighborhood environment as noted in the comprehensive plan.

Thank you for your consideration.

Gary Gladding
Victoria Christensen
[REDACTED]

Comment for City Council Meeting (7pm 6/1/2026)

From Sam Reams [REDACTED]
Date Mon 6/1/2026 4:42 PM
To City Council <CityCouncil@UrbanalL.gov>

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

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

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Good evening, council members,

I am writing in to express my support for the PUD measure to allow for the creation of new apartments on West Main Street. This development is clearly an innovative and forward-thinking approach to developing housing in Urbana, a city that is in desperate need for housing of all types. I implore the council to consider the motivations and credence of the opposition some have expressed toward this project in the recent past, specifically the following concerns:

It has been stated that the tenants currently housed in two of the relevant lots would be "kicked to the curb with nowhere to go." Please ponder this for a moment. Does existing renter law in Urbana not prevent such a thing from taking place? This is an obvious non-issue. The existing leases would have to be honored and notices of non-renewal would need to be issued. In response to this, some have asked: "well isn't this taking away the rental properties that currently exist?" If this is a serious concern, then please consider the benefit of adding thirty-two more.

Objections regarding design have repeatedly been raised by other commenters and council members, particularly during forum that specifically relates to rezoning. If the concerns put forth about design were truly made in good faith, those with said concerns would have been couched with the developer, as they have offered to hear out numerous times. I myself am not head over heels with the appearance of the facade in particular, but this does not sway my mind from the necessity of building more of what Urbana so desperately needs in a timely manner: housing.

Please do not become caught in the weeds about this property not being designated affordable housing. The law of supply and demand in housing is real and has been demonstrated in numerous cities across the nation and outside it, in which creating more housing of any kind reliably leads to lower average rents over time. Settled math and proven patterns of behavior are in no way "magical thinking."

I write this as someone who once lived in Urbana and had to move to Champaign, who sees it clear that it will not be a viable option to move back any time soon because of the incredible housing disparity between our two cities. It seems that Champaign will continue to build housing where Urbana does not, and thus will ultimately be where my roots are planted and my family takes shape. I

hope one day to see an Urbana that doesn't resign itself to a doomed trend of shrinkage as its population leaves.

Please consider, in good faith, the need for housing in Urbana. I do not believe those who insist their opposition to this project is limited to these properties because of their so-called character, or that building apartments is any sort of dangerous, slippery slope. Urbana needs more housing.

This PUD is an outstanding project, an outstanding idea, and it does belong here.

Sincerely,

Sam Reams

To be read aloud during the City Council meeting, June 1, 2026

From Becky Mead [REDACTED]
Date Mon 6/1/2026 4:45 PM
To City Council <CityCouncil@Urbanall.gov>

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

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Dear Esteemed Council Members,

We oppose the proposal for 413-419 W. Main Street, Urbana.

We agree with the facts that Michael J. Plewa, Tina Gunsalus, Esther Patt and others have written in opposition to this project. The proposed building is oversized and inappropriate for the neighborhood. It requires many variances. The consideration of the project has been rushed and unconventional. It does not accord with the comprehensive development plan you just approved. The way Urbana will remain beautiful city is through thoughtful vision not by surrendering to pressure for short term gain from developers. Please stop this.

Sincerely,

Becky Mead and Tim Stelzer
[REDACTED]
Urbana, IL 61801

PUBLIC INPUT - June 1, 2026 - City Council & Urbana's housing needs

From Jared Fritz [REDACTED]
Date Mon 6/1/2026 4:50 PM
To City Council <CityCouncil@Urbanall.gov>

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

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

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I am requesting that this comment be read aloud at tonight's meeting, time permitting.

My name is Jared Fritz. I am a longtime Champaign-Urbana resident, a lead member of CURbanism Club, and I serve on the Champaign Zoning Board of Appeals. I am writing in support of Ordinance No. 2026-05-013, the planned unit development at 413–419 W. Main Street, and asking the council to vote yes tonight.

Too many of our neighbors cannot afford to live in this community we call home.

Champaign's rental vacancy rate is under 2%. There are 4,000 families on the county housing authority waiting list. Champaign needs more than 7,000 new units by 2035 just to keep pace with growth. Urbana is still completing its own housing study, but early indications show that this side of Wright Street is just as squeezed for housing as the other. These are not advocacy estimates. They are the findings of studies commissioned by local governments and regional planning bodies across Champaign-Urbana.

Tonight you will hear arguments against this project — that it's too big, the wrong style, the wrong location, that it should go somewhere else. I'd ask the council to consider what those arguments have produced before. In 1991, nearly identical objections led to a downzoning on this same block. Two of these parcels have sat vacant for up to 21 years. We are still having the same conversation.

The council is not choosing between this building and something better. It is choosing between 32 homes and more of the status quo, and the status quo is not working.

Please vote yes.

A full point-by-point response to the arguments being made against this project is available in my open letter to the Urbana City Council here:
abundantcu.com/writings/urbana-open-letter

Best,
Jared Fritz

Public Comment - June 1 meeting

From Josue Cisneros [REDACTED]
Date Mon 6/1/2026 5:36 PM
To City Council <CityCouncil@UrbanaIL.gov>

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

*** Email From An External Source ***

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Dear City Council.

My name is David Cisneros, and I've been a resident of Urbana for eight years, and have lived in Champaign County for twelve years. Since I cannot attend the meeting today, I am writing to support Resolution No. 2026-05-020R: A Resolution Adopting Revised Financial Policies (2026). As individual consumers and investors, we can choose how to ethically use our money. However, right now we have no direct say in whether and how the city of Urbana invests money that it collects from us, its residents. I support these revised financial policies because they mandate that the city invest its funds ethically and responsibly. I do not want my city to invest its money in weapons, famine, destruction, and death. Based on referenda that passed in Cunningham Township, Urbana voters overwhelmingly support this policy. They oppose the genocide in Gaza and our government profiting from it. Urbana has historically been a leader in the state in its support of human rights. Now, with this resolution, you have the opportunity to make the City of Urbana a leader in the state in ethical investment policies. Please vote in favor of this resolution. Thank you.

PUBLIC INPUT - June 1, 2026 City Council

From Lilyia Garcia [REDACTED]
Date Mon 6/1/2026 5:54 PM
To City Council <CityCouncil@Urbanall.gov>

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

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

Use caution when clicking on links or opening attachments.

Good evening,

I am a resident of Ward 2 in Urbana and I strongly support Ordinance No. 2026-05-013. I encourage the city council to approve this ordinance.

I request that this comment be read aloud at tonight's meeting, time permitting.

Urbana and Champaign County are experiencing a housing shortage. With the rising cost of living and shortage of housing, this is a housing crisis. In my work in social services, I regularly see clients who are homeless or at-risk of homelessness. I have seen how a displacement can lead to years of housing instability due to a lack of available housing.

While the proposed housing project is catered towards graduate students and working professionals, it adds housing supply at a time of record enrollment at the University of Illinois Urbana-Champaign. This helps relieve the housing shortage, benefitting all residents.

A "yes" vote is a vote for housing. It tells the greater community that Urbana is a welcoming place to live, work, and thrive.

Thank you for your consideration.

Best,
Lilyia Garcia

Lilyia Garcia (she/her)

Cell: [REDACTED]

[REDACTED]

PUBLIC INPUT for June 1, 2026 meeting

From Pierre Moulin [REDACTED]
Date Mon 6/1/2026 6:07 PM
To City Council <CityCouncil@UrbanaIL.gov>

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

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

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Dear Members of the Urbana City Council:

I am writing to express my strong opposition to the proposed PUD at 413, 415, 417, and 419 W. Main St. As discussed in more detail below, this project does not meet any of the nine criteria for a PUD, is utterly inconsistent with the goals stated in the Urbana Comprehensive Plan, and presents numerous additional flaws.

1) **Livability.** The four parcels identified for this site are zoned R2. The applicants have asked to have them rezoned R5 (medium high density) with a Floor Area Ratio (FAR) that is 11% larger than the maximum FAR allowed under R5. The resulting high-density building (4 stories, over 32,000 sq.ft. of floor space, 46 bedrooms, concrete parking for 27 passenger cars) would be completely incompatible in style, size, and character with the elegant older single-family homes on the other side of S. McCullough and on the 500, 600, and 700 blocks of Main St. As we all know, West Main Street is not just *some* street: it is the historical gateway to downtown Urbana coming from UIUC campus, and our Urbana community at large has every interest in preserving its character and beauty. Additionally, the proposed balconies facing the single-family homes on S. McCullough would create noise disturbances and nuisances that are also incompatible with the character of this neighborhood.

2) **Sustainability.** The area is currently verdoyant, peaceful, and pleasant for its residents. Destroying the green space as well as an unspecified number of large mature trees to make space for a massive building and large concrete parking lot is not a good idea. Building in a flood plain is generally a poor idea.

3) **Economics.** According to US census data, the housing vacancy rate in Urbana is around 12%. Therefore there is no pressing need for new construction. If a new project of that size is desired, there is a large site for sale two blocks North (between Griggs and University) that is not in a floodplain and would be cheaper to build.

4) **PUD Criteria.** The document prepared by City Staff for this meeting makes it clear that the nine criteria for a PUD are not met.

5) **Urbana Comprehensive Plan.** The proposed project fails to conform to the Plan as

- the site is not underutilized (there are already two apartments buildings on this site and the green space is well kept and fits nicely with the neighborhood).
- the project does not meet the needs and preferences of the citizens. In fact, it does exactly the opposite.
- the scale and size of the project are incompatible with the neighborhood.

In summary, the project does not fit in this neighborhood at all. I urge the Council to reject it. Would the Council accepts it, on what grounds would it deny a similar application based on flimsy claims for the next (500) block of Main St?

Respectfully,
Pierre Moulin

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

From grouchybirdman [REDACTED]
Date Mon 6/1/2026 6:16 PM
To City Council <CityCouncil@UrbanaIL.gov>

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

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

Use caution when clicking on links or opening attachments.

Dear City Council,

To the City Council,

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

I do not ask for your support because this development is perfect or solves every housing need in our city. I ask for your support because it is a necessary first step to alleviating the chronic housing shortage in Urbana and the surrounding area. Those with resources will always outcompete those without, even when subsidies are involved. Vouchers lose their power in a shortage because everyone competes for the same limited inventory. Rent remains high when landlords face little competition, rendering subsidies less effective.

I have loved working and living in Urbana for years. One thing I deeply regret is when the City Council dismisses the concerns of its staff and residents in favor of well-to-do constituents in specific neighborhoods, often relying on flimsy information that basic fact-checking would expose.

Consider these facts: An apartment building on Central Avenue was converted into permanent housing for formerly homeless individuals with disabilities, utilizing project-based vouchers to keep rents affordable. Residents began moving in late last year. It would appear that affordable housing is being created in this neighborhood and the city. Furthermore, half of the proposed PUD site consists of vacant lots; these are not public green spaces, but private property. The surrounding area already includes diverse housing types, from the Element apartments to duplexes and converted single-family homes for rent.

At the Committee of the Whole meeting, I heard fear, defamation, revisionist history, and what appeared to be naked exclusion disguised as concern for the poor. I urge the Council to develop a plan to build more housing for the rich, the poor, the middle class, and everyone in between (the meh). Please rely on the data provided by staff and your hired experts to create real policies, rather than acting as a "government HOA" for the privileged in Urbana.

My request is twofold:

1. Approve this PUD to begin opening units across the income spectrum, and continue approving similar projects.
2. Issue an RFP for the property on Race Street, working with community development and social service agencies to create a realistic plan to assist the poor, rather than perpetually funding variations of the same programs while the problem grows.

Personally, I would be interested in living in such a development, allowing someone else to access my current sub-\$500 apartment. Every new unit frees up existing affordable housing for others. As someone who works with the homeless (both individuals and families), I know that any new availability creates opportunities for people to move and opens space for those in desperate need.

Choose love over fear and cynicism. I ask you to choose, be, and listen to "A Love Supreme" (all four parts, if you have the time).

Sincerely,

G. Brewster

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



Outlook

Public Input for June 1 meeting of the City Council

From Winters-Williams, Phyllis B [REDACTED]
Date Mon 6/1/2026 6:43 PM
To City Council <CityCouncil@Urbanall.gov>

 1 attachment (124 KB)
PUD letter 6-1-2026.docx;

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

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

Use caution when clicking on links or opening attachments.

Please read aloud and place in the public record.

Phyllis Williams

[REDACTED]

Urbana

RE: Plan Case No. 2519-PUD-25

Public Input for the June 1 City Council meeting

Dear City Council,

We write on behalf of the Preservation and Conservation Association of Champaign County (PACA) to oppose the approval of the Plan Case No. 2519-PUD-25.

Earlier decisions by the council to rezone Main Street from R5 to R2 helped to preserve one of Urbana's most diverse and historic neighborhoods, and provided a transition from the density of campus to our downtown. These decisions were carefully thought out and were the product of the city and residents working together to serve the best interests of the community generally. Because of this mutually beneficial collaboration, residents stood by the city when the downzoning was challenged in court, ultimately prevailing in *Wakeland v. City of Urbana*, 2002, at the State Supreme Court.

The zoning changes you are asked to approve in Plan Case No. 2519-PUD-25 however, are yet another example of the continuing effort by developers to circumvent existing zoning requirements in order to increase density, thereby — presumably — increasing

the total supply of housing. Housing, however, is not a fungible commodity. Demolishing older more affordable buildings in order to construct high-end apartments decreases the housing supply for some, even as it increases it for others.

In spite of a near-campus building boom for example, rents have continued to rise.

There is a pervasive myth that increased density and new apartment development will increase the total supply of “affordable” housing, and that the laws of supply and demand will thereby lower the cost of housing units overall, yet what we end up with in almost every case is the displacement of low-income residents from existing housing, an increased strain on infrastructure, a disruption in the physical and social fabric of the neighborhood, and an increase in surrounding property taxes; all for the sake of creating profits for landowners and developers.

High density, in this case and in many others, simply becomes a euphemism for high return on investment.

If comprehensive changes to our current land use standards are needed, they should be made with the big picture in mind, and in consultation with all of the affected stakeholders. Piecemeal zoning changes of this magnitude effectively negate the purpose of zoning altogether and must be rejected.

With this in mind, we strongly suggest that you reject this application.

Thank you,
Tom Garza, Executive Director
Susan Appel, Advocacy Chair
PACA Warehouse

Champaign IL 61820

Public input

From Matt Cho [REDACTED]
Date Mon 6/1/2026 7:07 PM
To City Clerk <CityClerk@UrbanaIL.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Use caution when clicking on links or opening attachments.

Begin forwarded message:

From: Olivia Jovine [REDACTED]
Date: June 1, 2026 at 5:23:24 PM CDT
To: Matt Cho [REDACTED]
Subject: Re: Letter of Support

Hi Matt, thank you for this. Would you kindly forward this to the City Clerk CityClerk@UrbanaIL.gov with the subject line PUBLIC INPUT 06/01/26.

Thank you!

On Mon, Jun 1, 2026 at 4:31 PM Matt Cho <[REDACTED]> wrote:

Dear Members of the City Council,

I am writing to express my support for the proposed housing development. This is the kind of infill, density-forward project that aligns with the housing goals our community repeatedly says it supports: increasing supply in established areas, reducing pressure for outward suburban expansion, and making better use of existing infrastructure and underutilized sites.

However, I am concerned that the way this project has been received reflects a broader “culture of no” that makes it increasingly difficult for meaningful development to occur in our city. It sends a clear signal to future developers that investment in Urbana is risky and unpredictable. Over time, those signals have consequences. Capital and development do not disappear; they move elsewhere. As investment shifts away from

Urbana, we see more suburban expansion, greater strain on infrastructure, and a weaker tax base that supports schools, services, and long-term economic health.

I strongly encourage the Council to support this project and to reflect more broadly on how our current process either enables or discourages the kind of future as well as housing development we repeatedly say we want for Urbana.

Thank you for your time and consideration.

Sincerely,

Matt Cho

Public Input 6.1.2026

From Sana Saboowala [REDACTED]
Date Mon 6/1/2026 8:08 PM
To City Council <CityCouncil@Urbanall.gov>

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

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Dear Urbana City Council,

Please submit this comment to public record. No need to read this aloud.

I just wanted my support and thanks on the record for the choice of Urbana City Council to consider ethical investments including avoiding companies listed on the AFSC list of companies profiting from genocide in Gaza. I hope you vote yes, I think this is a historic moment in Illinois.

Best,

Sana Saboowala