

## PLAN CASES 2276-PUD-16 and 2277-PUD-16

Correspondence Received from the following as of 06/09/2016 at 5 pm

FROM	DATE/TIME STAMP
Email Received from Mary Pat McGuire and Richard Nelson/Pierre Moulin and Marie-Pierre Lassiva-Moulin/Maryalice Wu	06-07-2016 @11:38 pm
PEOPLE WHO REQUESTED TO ADD THEIR NAMES TO THE EMAIL	
Deborah Allen and Howard Schein	06-08-2016 @ 1:28 pm
Andrew Alleyne	06-09-2016 @ 12:01 pm
Amy and Matthew Ando	06-08-2016 @ 4:04 pm
Sara Bartumeus and Victor Font	06-08-2016 @ 8:24 pm
Daniel and Deborah Bodony	06-08-2016 @ 11:01 am
Willard and Anne Broom	06-08-2016 @ 11:10 am
Richard and Jayne Burkhardt	06-09-2016 @ 9:24 am
Tamara Chaplin	06-08-2016 @ 7:35 am
Peter and Lynn Coulston	06-09-2016 @ 9:50 am
Copenhaver Cumpston	06-08-2016 @ 10:26 am
Gwendolyn Derk and Kima Kheiolomoom	06-08-2016 @ 2:54 pm
Aaron Ebata and Carolyn Butterfield	06-08-2016 @ 12:10 pm
Angie Estes	06-08-2016 @ 10:03 am
Bev and Peter Fagan	06-08-2016 @ 7:26 am
Tom Faux and Robin Kearton	06-09-2016 @ 1:16 pm
Karen and Alain Fresco	06-08-2016 @ 12:10 am
Mark and Susan Frobish AND Rose Grobstein	06-08-2016 @ 12:48 pm
Gary Gladding and Victoria Christensen	06-08-2016 @ 4:44 pm
Edwin (Ned) and Elizabeth (Liza) Goldwasser	06-08-2016 @ 7:39 pm
Arlynn Gottlieb and Ron Rothschild	06-08-2016 @ 4:12 pm
Tina Gunsalus and Michael Walker	06-08-2016 @ 7:22 am
Theresa Herman and George Uricoechea	06-08-2016 @ 10:40 am
Kristy Higgs and Bill Mermelstein	06-08-2016 @ 1:52 pm
Laura and John Hill	06-08-2016 @ 11:30 am
Graham Huesmann	06-08-2016 @ 9:11 pm
Kate Hunter and Jens Sandberger	06-08-2016 @ 11:33 am
Deborah S. Katz-Downie and Stephen R. Downie	06-08-2016 @ 9:51 am
Sylvie Khan	06-08-2016 @ 10:23 am
Diane P. Koenker	06-08-2016 @ 10:24 am
P. A., Kyle J. and F. B. Kroha	06-09-2016 @ 9:23 am
Louise and T. J. Kuhny	06-08-2016 @ 7:43 am
Harry Liebersohn and Dorothee Schneider	06-08-2016 @ 4:44 pm
Ed and Beth Maclin	06-08-2016 @ 9:56 am
Stuart Martin and Sally Duncan	06-08-2016 @ 9:21 am
Sarah McEvoy and Huseyin Sehitoglu	06-08-2016 @ 3:19 pm
K. S. McKinn	06-08-2016 @ 9:59 am
Becky Mead and Tim Stelzer	06-08-2016 @ 9:17 am
Dan and Crystal Newman	06-08-2016 @ 10:53 am
Jean Paley	06-08-2016 @ 9:16 pm

Stephen and Catherine Parente  
Peggy Patten and Todd Kinney  
Michael Plewa and Elizabeth Wagner Plewa  
John Polk and Rebecca Stumpf  
Lori Raetzman and Charles Davies  
Bruce Reznick and Robin Sahner  
Bruce and Hiroko Schatz  
David Scherba and Rebecca Swartz  
Leslie Sherman  
Lois Steinberg  
Rebecca Stumpf  
Steve and Stephanie Sutton  
Leon and Alice Waldoff  
Ruth Wyman and Juan Alvarez

06-08-2016 @ 8:25 am  
06-08-2016 @ 11:14 am  
06-08-2016 @ 6:38 am  
06-08-2016 @ 12:45 pm  
06-08-2016 @ 10:46 am  
06-08-2016 @ 10:25 am  
06-08-2016 @ 6:40 pm  
06-08-2016 @ 10:40 am  
06-08-2016 @ 9:29 am  
06-08-2016 @ 7:39 am  
06-08-2016 @ 1:45 pm  
06-08-2016 @ 10:19 am  
06-08-2016 @ 11:02 pm  
06-09-2016 @ 9:47 am

✉ Email Received from Casey Diana and Ralph L. Langenheim  
✉ Email Received from Karl Weingartner

06-08-2016 @ 10:10 am  
06-07-2016 @ 10:01 am



## Andel, Teri

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**From:** mpmattson@gmail.com on behalf of Mary Pat McGuire <mpmcguire00@gmail.com>  
**Sent:** Tuesday, June 07, 2016 11:38 PM  
**To:** Tyler, Elizabeth  
**Cc:** wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

---

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the Agenda of the June 9, 2016 Plan Commission Meeting

On behalf of the immediate neighbors (located at 804, 805 and 806 W. Nevada Street) of the proposed Lincoln-Plaza PUD, I formally submit the following comments:

### **EXECUTIVE SUMMARY:**

We have read the City Staff memo dated June 3, 2016. We were dismayed to discover that:

1. The proposed design revisions by the applicant did nothing to address the scale of the building, nor its exorbitant violations of the Comprehensive Plan, Zoning laws, and the Lincoln-Busey Corridor Design Guidelines (Ordinance No. 2009-01-004).
2. In fact, the mass and scale of this proposed development project are at the B3 zoning level, which is a preposterous proposal for this residential neighborhood.
3. The City Staff memo still doesn't explain how this is a beneficial PUD, and quite to the contrary is a damaging project to the neighborhood, based on its size and oppressiveness to the site and surroundings.

Based on these issues, this project should not be approved at this stage.

We reemphasize that we are in favor of smart and sustainable development. The proposed building is not suitable on the East side of Lincoln Avenue.

### **CURRENT STATS of the PROPOSED PUD:**



1. **WAY OUT OF SCALE:** The proposed PUD egregiously violates the City of Urbana Comprehensive Plan, the Zoning Ordinance laws, and the Lincoln-Busey Corridor Design Guidelines (Ordinance No. 2009-01-004).

“Medium-High Density” and “High-Density” terms within the Comprehensive Plan are not up for personal or professional interpretation. Such density designations are accompanied by zoning, and defined by the Zoning Ordinance. The sites being discussed are zoned R4 and R5. The Lincoln-Busey Corridor also has a very specific set of guidelines that must also be followed; they are the law (Ordinance No. 2009-01-004) and support the Zoning designations.

Among the waivers requested against the Zoning Ordinance, the proposed PUD is asking for:

- a height waiver of 58' (a 165% increase in height over the height maximum of 35')
- a waiver of FAR to 2.45 for the site (a 265% increase, over the FAR maximum of .90)
- a related OSR decrease to .13 (a 55% decrease of the Open Space Ratio minimum of .30)

**These requested waivers place the building in the spatial category of a B3 Business Zoning District.** Not even R6 (the largest residential zoning classification) would allow such an enormous building height and size. R6 allows a maximum height of 35' and an FAR of 1.4. Thus the building is way out of scale, has nothing to do with the context, and is not compatible with anything around it.

2. **NOTHING BENEFICIAL IN EXCHANGE FOR THIS BUILDING:** The proposed PUD gives nothing in return for the requested waivers, and unfortunately, would create multiple negative impacts on the surrounding community. These have been documented through written and verbal testimony, the highlights of which are:

- A public plaza for the use of adjacent commercial patrons is a totally inappropriate use of the site, indicative that the applicant doesn't understand that this is a residential neighborhood.
- The reduced underground parking fails, from a legal and life-safety perspective, to address the important car and traffic issues generated.
- There are no special sustainability features of this building or site plan, and both would actually be **environmentally damaging** since:
- There is a reduction of vegetated open space, whereas a PUD requires an enhancement,
- The building size and position would kill the mature street trees along Nevada it purports to save (I consulted with a certified arborist.),
- The building mass ignores the environmental, visual qualities of architectural rhythm and height to width ratio, as explained in the Lincoln-Busey Design Guidelines,
- The parking garage and service drive located on Nevada is dangerous and precarious on this narrow street, and
- There are numerous other environmental considerations such as reduced sunlight penetration to existing vegetated areas and adjacent homes.

3. **VIOLATIONS OF THE PUD CRITERIA:** Specifically, the proposal of the building as a PUD violates each of the nine PUD Ordinance goals listed on Page 6 of the City Staff memo. The memo does not even attempt to show compliance with goals 1, 2, 6, 7, and 9 (the non-compliance is indeed obvious). Regarding PUD Ordinance goals 3, 4, 5 and 8, the City Staff memo claims that the proposed PUD is "generally consistent" with those objectives. However no support is given for that claim, and our findings are the exact opposite:

- Goal 3 (To promote flexibility in subdivision and development design where necessary). A mega-building with such a massive facade does nothing to promote flexibility; in fact, the building size is the developer's own achilles heel, since the exorbitant size hinders their ability to provide the flexible benefits that are required to be approved as a PUD.



- Goal 4 (To provide public amenities not typically promoted by the Zoning Ordinance). The proposed "public plaza" is not an appropriate public amenity in this location.
- Goal 5 (To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan). There is no significant response, as the proposed PUD is in direct, flagrant violation of the goals and objectives compatibility with the Plan, Zoning, and for the Lincoln-Busey Corridor, as stated in Ordinance No. 2009-01-004.
- Goal 8 (To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance). The proposed PUD does none of that. To the contrary, it destroys greenery and open space.

Our review of the application and review process thus far is this:

**The City Staff has provided no evidence to support this project as a PUD.**

**The applicant has done nothing to revise the building to address the Zoning breaches and PUD criteria.**

1. The May 13th memorandum, leading to the May 19 Plan Commission meeting **consists of loose and erroneous language claiming that the proposed PUD is consistent with the goals of the Comprehensive Plan**. Clearly a B3 size building is *not consistent* with the Comprehensive Plan and Zoning Laws, and a plaza and underground parking are not qualifying exchanges.
2. During the May 19th Plan Commission meeting, **numerous questions were posed by Plan Commissioners to the City Staff and the applicant, asking both to address how the project meets the requirements of a PUD; both were unable to give satisfactory responses.**
3. In the June 3rd City Staff memorandum, leading to the June 9 Plan Commission meeting, **City Staff finally provide multiple statements about the need for substantive revisions to the project as proposed**, citing height, mass and scale, rhythm and facade pattern, and so forth, in order to try to meet the Comprehensive Plan goals and Lincoln-Busey Design Guidelines. The applicant's only response was a 'reorganization' of the 5th-floor units which does not address the wide range of fundamental zoning and guidelines violations nor the requirements of a PUD.

## CONCLUSIONS

We therefore have the following Findings and related Requested Actions:

- 1 A review of the PUD application against the City of Urbana planning and zoning regulations reveals that the project is nowhere near ready for approval at this stage.
- 2 It would therefore be impossible to render 'conditions for approval' at this stage (i.e. modifications that the applicant can do here or there) that could meet what the City can approve at this stage.
- 3 If the Plan Commission wants to review a scaled-back project, it should request a *new* proposal, since this current proposed building would have to be cut in half to even come close to a building that would still have to ask for variances and flexibility.
- 4 **For the reasons stated above, we support a June 9th Plan Commission rejection of the project as proposed**, and that the Commission ask the applicant to resubmit, at a later date, a project that fits this site and complies with Ordinance No. 2009-01-004.
- 5 The decision of the Plan Commission on this project will speak volumes about its willingness to uphold its own plans, policies, laws, and guidelines for smart, sustainable, and lawful planning for the future of our City.

This letter is signed by the immediate home-owners of the project site.

Mary Pat McGuire and Richard Nelson, 804 W Nevada

Pierre Moulin & Marie-Pierre Lassiva-Moulin, 806 W Nevada

Maryalice Wu, 805 W Nevada, whose property is listed on City of Urbana's List of 100 Most Significant Buildings in Urbana



**Andel, Teri**

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**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 2:39 PM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

**From:** Deborah R. Allen [mailto:deborahralen@juno.com]  
**Sent:** Wednesday, June 08, 2016 1:28 PM  
**To:** Tyler, Elizabeth  
**Cc:** wuna-list@googlegroups.com; Prussing, Laurel Lunt  
**Subject:** June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Libby:

We are unable to attend the Plan Commission meeting on June 9th but please add our names in support of the letter below opposing Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you.

**Deborah Allen and Howard Schein**

401 W Nevada St  
Urbana IL

On Tue, Jun 7, 2016 at 11:37 PM, Mary Pat McGuire <mpmcguire00@gmail.com> wrote:

> Dear Ms. Tyler,

>

> Please enter this letter into the public record. Other residents and owners  
> may wish to add their names as well.

>

> Thank you,

> Mary Pat McGuire

>

>

> June 7, 2016

>

>

> TO: Elizabeth Tyler, Director, City of Urbana Community Development  
> Services, and the City of Urbana, Plan Commission

>

>

> FROM: Mary Pat McGuire, RLA

>

>

> RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the  
> Agenda of the June 9, 2016 Plan Commission Meeting

>

## Andel, Teri

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**From:** Tyler, Elizabeth  
**Sent:** Thursday, June 09, 2016 12:01 PM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

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**From:** Alleyne, Andrew G [mailto:alleyne@illinois.edu]  
**Sent:** Thursday, June 09, 2016 11:34 AM  
**To:** mpmattson@gmail.com; Tyler, Elizabeth  
**Cc:** Prussing, Laurel Lunt  
**Subject:** RE: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Please add our name to the list opposing the plans

Alleynes  
311 West Oregon Street  
Urbana, 61801

**From:** mpmattson@gmail.com [mailto:mpmattson@gmail.com] **On Behalf Of** Mary Pat McGuire  
**Sent:** Tuesday, June 07, 2016 11:38 PM  
**To:** Libby Tyler  
**Cc:** wuna; Laurel Prussing; tmandel@urbanainlinois.us; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

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June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

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On behalf of the immediate neighbors (located at 804, 805 and 806 W. Nevada Street) of the proposed Lincoln-Plaza PUD, I formally submit the following comments:



## Andel, Teri

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**From:** Matthew Ando <matthewando@me.com>  
**Sent:** Wednesday, June 08, 2016 4:04 PM  
**To:** Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Cc:** Amy Ando  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Regards,

Amy & Matthew Ando

712 W Michigan Ave.  
Urbana IL 61801

**From:** [mpmattson@gmail.com](mailto:mpmattson@gmail.com) [mailto:[mpmattson@gmail.com](mailto:mpmattson@gmail.com)] **On Behalf Of** Mary Pat McGuire  
**Sent:** Tuesday, June 07, 2016 11:38 PM  
**To:** Libby Tyler  
**Cc:** wuna; Laurel Prussing; [tmandel@urbanaininois.us](mailto:tmandel@urbanaininois.us); Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,

Mary Pat McGuire

---

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

## Andel, Teri

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**From:** Sara Bartumeus <fontbartus@gmail.com>  
**Sent:** Wednesday, June 08, 2016 8:24 PM  
**To:** liziegoldwasser@gmail.com  
**Cc:** lchill1@illinois.edu; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to the letter in opposition to Plan Case 2276-PUD and Plan Case-PUD-1. Thank you.

Sara Bartumeus and Victor Font

708 W. Indiana  
Urbana

On Jun 8, 2016, at 7:28 PM, Lizie Goldwasser <liziegoldwasser@gmail.com> wrote:

Please add our names to the letter in opposition to Plan Case 2276-PUD and Plan Case-PUD-1. Thank you.

Edwin (Ned) and Elizabeth (Liza) Goldwasser  
612 W. Delaware  
Urbana

On Jun 8, 2016, at 11:30 AM, Hill, Laura C <lchill1@illinois.edu> wrote:

Dear Ms. Tyler,

Please add our names to the letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you

Laura and John Hill  
407 W. Pennsylvania

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**From:** mpmattson@gmail.com [mpmattson@gmail.com] on behalf of Mary Pat McGuire [mpmcguire00@gmail.com]  
**Sent:** Tuesday, June 07, 2016 11:37 PM  
**To:** Libby Tyler  
**Cc:** wuna; Laurel Prussing; tmandel@urbanainillinois.us; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.



## Andel, Teri

---

**From:** Daniel J. Bodony <bodony@gmail.com>  
**Sent:** Wednesday, June 08, 2016 11:01 AM  
**To:** Mary Pat McGuire; Tyler, Elizabeth  
**Cc:** Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Daniel J. Bodony; Deborah Bodony  
**Subject:** June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please also add our names to the letter from Mary Pat McGuire opposing Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Cheers,

**Daniel & Deborah Bodony**

715 W. Vermont Ave.  
Urbana

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the Agenda of the June 9, 2016 Plan Commission Meeting

On behalf of the immediate neighbors (located at 804, 805 and 806 W. Nevada Street) of the proposed Lincoln-Plaza PUD, I formally submit the following comments:

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We have read the City Staff memo dated June 3, 2016. We were dismayed to discover that:

1. The proposed design revisions by the applicant did nothing to address the scale of the building, nor its exorbitant violations of the Comprehensive Plan, Zoning laws, and the Lincoln-Busey Corridor Design Guidelines (Ordinance No. 2009-01-004).
2. In fact, the mass and scale of this proposed development project are at the B3 zoning level, which is a preposterous proposal for this residential neighborhood.
3. The City Staff memo still doesn't explain how this is a beneficial PUD, and quite to the contrary is a damaging project to the neighborhood, based on its size and oppressiveness to the site and surroundings.

Based on these issues, this project should not be approved at this stage.

We reemphasize that we are in favor of smart and sustainable development. The proposed building is not suitable on the East side of Lincoln Avenue.

### **CURRENT STATS of the PROPOSED PUD:**

**Andel, Teri**

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**From:** Broom, Willard L <wbroom@illinois.edu>  
**Sent:** Wednesday, June 08, 2016 11:10 AM  
**To:** mpmattson@gmail.com  
**Cc:** Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler, et al.

Please add our names to the letter from Mary Pat McGuire opposing Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

This case really stands alone and should not be conflated with preservation process issues -- as was an angle presented in the News-Gazette article.

**Willard and Anne Broom**  
801 S. Race St.

Sent from my iPhone

On Jun 7, 2016, at 11:37 PM, Mary Pat McGuire <[mpmcguire00@gmail.com](mailto:mpmcguire00@gmail.com)> wrote:

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

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June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the Agenda of the June 9, 2016 Plan Commission Meeting

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**EXECUTIVE SUMMARY:**

We have read the City Staff memo dated June 3, 2016. We were dismayed to discover that:



**Andel, Teri**

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**From:** Tyler, Elizabeth  
**Sent:** Thursday, June 09, 2016 9:24 AM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

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**From:** wuna-list@googlegroups.com [mailto:wuna-list@googlegroups.com] **On Behalf Of** jburkhar@sbcglobal.net  
**Sent:** Wednesday, June 08, 2016 8:35 PM  
**To:** Tyler, Elizabeth; List WUNA  
**Subject:** Fwd: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Please add our names to the letter in opposition to Plan Case 2276-PUD and Plan Case-PUD-1. Thank you.

**Richard and Jayne Burkhardt**

306 West Vermont Avenue  
Urbana

On Jun 8, 2016, at 11:30 AM, Hill, Laura C <[lchill1@illinois.edu](mailto:lchill1@illinois.edu)> wrote:

Dear Ms. Tyler,

Please add our names to the letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you

Laura and John Hill  
407 W. Pennsylvania

---

**From:** [mpmattson@gmail.com](mailto:mpmattson@gmail.com) [mailto:[mpmattson@gmail.com](mailto:mpmattson@gmail.com)] on behalf of Mary Pat McGuire [mailto:[mpmccuire00@gmail.com](mailto:mpmccuire00@gmail.com)]  
**Sent:** Tuesday, June 07, 2016 11:37 PM  
**To:** Libby Tyler  
**Cc:** wuna; Laurel Prussing; [tmandel@urbanainillinois.us](mailto:tmandel@urbanainillinois.us); Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

## Andel, Teri

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**From:** Tamara Chaplin <tamara.chaplin@gmail.com>  
**Sent:** Wednesday, June 08, 2016 7:35 AM  
**To:** mpmattson@gmail.com  
**Cc:** Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add my name to the letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1:

**Tamara Chaplin**  
209 W. California Ave  
Urbana IL 61801

thank you,  
Tamara Chaplin

Dr. Tamara Chaplin

Associate Professor of Modern European History  
Department of History

Associated Faculty  
Department of Gender and Women's Studies  
Department of French and Italian  
Unit for Criticism and Interpretive Theory  
Holocaust, Genocide and Memory Studies

University of Illinois at Urbana-Champaign  
309 Gregory Hall MC 466  
810 S. Wright Street  
Urbana IL 61801 USA  
<http://www.history.illinois.edu/>  
Cell: 217 979 3990

For my webpage, see: <http://www.history.illinois.edu/people/tchaplin>

Check out my first book, *Turning On the Mind: French Philosophers on Television*: <http://www.press.uchicago.edu/ucp/books/book/chicago/T/bo5302775.html>



## Andel, Teri

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**From:** caroline coulston <carolinecoulston@sbcglobal.net>  
**Sent:** Thursday, June 09, 2016 9:50 AM  
**To:** wuna-list list; rewyman@hotmail.com; Prussing, Laurel Lunt; Tyler, Elizabeth; Andel, Teri; Fitch, Tyler S; Pearson, Lorrie; matthewando@me.com  
**Cc:** Amy Ando  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Please add Peter and Lynn Coulston to those opposed to Plan Case #2276---PUD-16 and Plan Case 2277-PUD-1.  
Thank you.

Sent from Yahoo Mail for iPhone

On Thursday, June 9, 2016, 9:47 AM, Ruth Wyman <rewyman@hotmail.com> wrote:

Dear Ms. Tyler,  
Please add our names to the list in opposition to plan case #2276--PUD-16 and Plan Case 2277-PUD-1.  
Thank you.  
Ruth Wyman and Juan Alvarez  
303 W. Oregon, Urbana

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**From:** [mpmattson@gmail.com](mailto:mpmattson@gmail.com) [mailto:[mpmattson@gmail.com](mailto:mpmattson@gmail.com)] **On Behalf Of** Mary Pat McGuire  
**Sent:** Tuesday, June 07, 2016 11:38 PM  
**To:** Libby Tyler  
**Cc:** wuna; Laurel Prussing; [tmandel@urbanainllinois.us](mailto:tmandel@urbanainllinois.us); Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,

Mary Pat McGuire

**Andel, Teri**

---

**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 10:26 AM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

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**From:** Cope Cumpston [<mailto:cope.c@comcast.net>]  
**Sent:** Wednesday, June 08, 2016 8:32 AM  
**To:** Tyler, Elizabeth  
**Cc:** Prussing, Laurel Lunt  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Libby,

Driving down Lincoln yesterday I noted the high rise on the west side that's just finishing up north of Springfield. It creates a solid wall, where the rest of Lincoln going south is clearly neighborhood, trees, buildings blending in at residential height and scale.

I tried to imagine the change with a development like what's proposed at Lincoln and Nevada. It would bring a complete change of character to the entire neighborhood. We would lose the beautiful corridor that extends from Green to the Arboretum, and Urbana would lose immeasurably in character. We cannot let this happen.

Please add my name to the letter submitted by Mary Pat McGuire and other immediate neighbors. It will impact us all.

Cope

---

Copenhaver Cumpston  
217-714-2389  
[cope.c@comcast.net](mailto:cope.c@comcast.net)



## Andel, Teri

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**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 2:54 PM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

fyi

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**From:** Derk, Gwendolyn Rose [<mailto:gderk2@illinois.edu>]  
**Sent:** Wednesday, June 08, 2016 2:50 PM  
**To:** Tyler, Elizabeth  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Please add our names to the opposition list as well. You have our permission to add our names to all opposition letters to this development. We will be out of town for the next 3 weeks. It's obscenely out of scale and character with the neighborhood

**Gwendolyn Derk & Kima Kheirolomoom**

410 West Elm Street  
Urbana, IL, 61801

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**From:** [wuna-list@googlegroups.com](mailto:wuna-list@googlegroups.com) [[wuna-list@googlegroups.com](mailto:wuna-list@googlegroups.com)] on behalf of Kristy Higgs [[mk2higgs@gmail.com](mailto:mk2higgs@gmail.com)]  
**Sent:** Wednesday, June 08, 2016 1:51 PM  
**To:** Plewa, Michael Jacob  
**Cc:** [mpmattson@gmail.com](mailto:mpmattson@gmail.com); Libby Tyler; wuna; Laurel Prussing; [tmandel@urbanainillinois.us](mailto:tmandel@urbanainillinois.us); Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Ms. Tyler

Please add our names, with the many others, to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Thank you,  
Kristy Higgs  
Bill Mermelstein  
W Delaware Ave

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The opinions expressed on this unmoderated list do not necessarily reflect those

## Andel, Teri

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**From:** Aaron Ebata <aebata@gmail.com>  
**Sent:** Wednesday, June 08, 2016 12:10 PM  
**To:** mpmattson@gmail.com  
**Cc:** Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitc@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Ms. Tyler:

Please add our names in support of this letter as we cannot attend the meeting on the 9th.

**Aaron Ebata and Carolyn Butterfield**

307 W Nevada St  
Urbana IL

On Tue, Jun 7, 2016 at 11:37 PM, Mary Pat McGuire <[mpmcguire00@gmail.com](mailto:mpmcguire00@gmail.com)> wrote:

> Dear Ms. Tyler,

>

> Please enter this letter into the public record. Other residents and owners  
> may wish to add their names as well.

>

> Thank you,  
> Mary Pat McGuire

>

>

> June 7, 2016

>

>

> TO: Elizabeth Tyler, Director, City of Urbana Community Development  
> Services, and the City of Urbana, Plan Commission

>

>

> FROM: Mary Pat McGuire, RLA

>

>

> RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the  
> Agenda of the June 9, 2016 Plan Commission Meeting

>

>

> On behalf of the immediate neighbors (located at 804, 805 and 806 W. Nevada  
> Street) of the proposed Lincoln-Plaza PUD, I formally submit the following  
> comments:

>

>

> EXECUTIVE SUMMARY:

>

> We have read the City Staff memo dated June 3, 2016. We were dismayed to



## Andel, Teri

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**From:** Angie Estes <chezestes@yahoo.com>  
**Sent:** Wednesday, June 08, 2016 10:03 AM  
**To:** Tyler, Elizabeth  
**Cc:** wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu; Mary Pat McGuire  
**Subject:** Fw: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add my name to the letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you.

**Angie Estes**

209 W. California Ave.  
Urbana, IL 61801

Angie Estes  
<http://www.AngieEstes.com>

**Andel, Teri**

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**From:** Bev Fagan <bevfagan@msn.com>  
**Sent:** Wednesday, June 08, 2016 7:26 AM  
**To:** mpmattson@gmail.com  
**Cc:** Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler

Please add our names to this letter for public record. Thank you.

**Beverly and Peter Fagan**  
512 W. Nevada  
Urbana, IL 61801



## Andel, Teri

---

**From:** Tyler, Elizabeth  
**Sent:** Thursday, June 09, 2016 1:16 PM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

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**From:** wuna-list@googlegroups.com [mailto:wuna-list@googlegroups.com] **On Behalf Of** Tom Faux  
**Sent:** Thursday, June 09, 2016 10:02 AM  
**To:** Tyler, Elizabeth  
**Cc:** wuna list  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add Tom Faux and Robin Kearton to those opposed to Plan Case #2276---PUD-16 and Plan Case 2277-PUD-1.  
Thank you.

**Tom Faux and Robin Kearton**  
203 S. Birch St.  
Urbana, IL

On Jun 9, 2016, at 9:47 AM, Ruth Wyman <[rewyman@hotmail.com](mailto:rewyman@hotmail.com)> wrote:

Dear Ms. Tyler,  
Please add our names to the list in opposition to plan case #2276--PUD-16 and Plan Case 2277-PUD-1.  
Thank you.  
Ruth Wyman and Juan Alvarez  
303 W. Oregon, Urbana

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**From:** [mpmattson@gmail.com](mailto:mpmattson@gmail.com) [mailto:[mpmattson@gmail.com](mailto:mpmattson@gmail.com)] **On Behalf Of** Mary Pat McGuire  
**Sent:** Tuesday, June 07, 2016 11:38 PM  
**To:** Libby Tyler  
**Cc:** wuna; Laurel Prussing; [tmandel@urbanaininois.us](mailto:tmandel@urbanaininois.us); Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

## Andel, Teri

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**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 10:41 AM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

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**From:** Fresco, Karen L [mailto:kfresco@illinois.edu]  
**Sent:** Wednesday, June 08, 2016 12:10 AM  
**To:** Tyler, Elizabeth  
**Cc:** wuna-list@googlegroups.com  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to this letter.

Karen and Alain Fresco  
511 West Pennsylvania Avenue  
Urbana IL 61801

**Andel, Teri**

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**From:** Susan Frobish <sfrobish@comcast.net>  
**Sent:** Wednesday, June 08, 2016 12:48 PM  
**To:** mpmattson@gmail.com  
**Cc:** Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Libby,

We live just a few blocks south on Lincoln Avenue - we feel this project as proposed will have a negative effect on our property -and hope it will be redesigned to fit with-in the zoning criteria. Pleas add our names to this letter.

Sincerely,

**Mark & Susan Frobish**

809 W Delaware  
Urbana Il 61801

**Rose Grobstein**

805 W Delaware  
Urbana Il 61801

On Jun 7, 2016, at 11:37 PM, Mary Pat McGuire wrote:

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

---

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the Agenda of the June 9, 2016 Plan Commission Meeting

On behalf of the immediate neighbors (located at 804, 805 and 806 W. Nevada Street) of the proposed Lincoln-Plaza PUD, I formally submit the following comments:

**EXECUTIVE SUMMARY:**

We have read the City Staff memo dated June 3, 2016. We were dismayed to discover that:



## Andel, Teri

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**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 4:44 PM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

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**From:** wuna-list@googlegroups.com [mailto:wuna-list@googlegroups.com] **On Behalf Of** v christensen  
**Sent:** Wednesday, June 08, 2016 3:52 PM  
**To:** Tyler, Elizabeth  
**Cc:** wuna-list  
**Subject:** Fw: Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Ms Tyler,  
Please add our names in support of the letter below opposing Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.  
Thank you.

Gary Gladding & Victoria Christensen  
906 S. Busey Ave.

**Sent:** Tuesday, June 07, 2016 at 11:37 PM  
**From:** "Mary Pat McGuire" <mpmcguire00@gmail.com>  
**To:** "Libby Tyler" <ehtyler@city.urbana.il.us>  
**Cc:** wuna <wuna-list@googlegroups.com>, "Laurel Prussing" <lprussing@city.urbana.il.us>, tmandel@urbanainllinois.us, "Pearson, Lorrie" <lpearson@urbanainllinois.us>, tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

---

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the Agenda of the June 9, 2016 Plan Commission Meeting

On behalf of the immediate neighbors (located at 804, 805 and 806 W. Nevada Street) of the proposed Lincoln-Plaza PUD, I formally submit the following comments:

**EXECUTIVE SUMMARY:**

We have read the City Staff memo dated June 3, 2016. We were dismayed to discover that:

1. The proposed design revisions by the applicant did nothing to address the scale of the building, nor its exorbitant violations of the Comprehensive Plan, Zoning laws, and the Lincoln-Busey Corridor Design Guidelines (Ordinance No. 2009-01-004).
2. In fact, the mass and scale of this proposed development project are at the B3 zoning level, which is a preposterous proposal for this residential neighborhood.

**Andel, Teri**

---

**From:** Lizie Goldwasser <liziegoldwasser@gmail.com>  
**Sent:** Wednesday, June 08, 2016 7:29 PM  
**To:** lchill1@illinois.edu  
**Cc:** Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Please add our names to the letter in opposition to Plan Case 2276-PUD and Plan Case-PUD-1. Thank you.

**Edwin (Ned) and Elizabeth (Liza) Goldwasser**

612 W.Delaware  
Urbana

On Jun 8, 2016, at 11:30 AM, Hill, Laura C <lchill1@illinois.edu> wrote:

Dear Ms. Tyler,

Please add our names to the letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you

Laura and John Hill  
407 W. Pennsylvania

---

**From:** mpmattson@gmail.com [mpmattson@gmail.com] on behalf of Mary Pat McGuire [mpmcguire00@gmail.com]  
**Sent:** Tuesday, June 07, 2016 11:37 PM  
**To:** Libby Tyler  
**Cc:** wuna; Laurel Prussing; tmandel@urbanainillinois.us; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

---

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the Agenda of the June 9, 2016 Plan Commission Meeting

## Andel, Teri

---

**From:** Arlynn Gottlieb <arlynn33@gmail.com>  
**Sent:** Wednesday, June 08, 2016 4:12 PM  
**To:** lchill1@illinois.edu  
**Cc:** Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to the letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you,

Arlynn Gottlieb and Ron Rothschild

1007 S. BUsey

On Wed, Jun 8, 2016 at 11:30 AM, Hill, Laura C <lchill1@illinois.edu> wrote:

Dear Ms. Tyler,

Please add our names to the letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you

Laura and John Hill  
407 W. Pennsylvania

---

**From:** mpmattson@gmail.com [mpmattson@gmail.com] on behalf of Mary Pat McGuire [mpmcguire00@gmail.com]  
**Sent:** Tuesday, June 07, 2016 11:37 PM  
**To:** Libby Tyler  
**Cc:** wuna; Laurel Prussing; tmandel@urbanainillinois.us; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

---

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA



## Andel, Teri

---

**From:** MWWALKER.com <WUNA@mwwalker.com>  
**Sent:** Wednesday, June 08, 2016 7:22 AM  
**To:** Tyler, Elizabeth; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Cc:** wuna  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Libby,

Please add our names to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 as our travel schedule does not permit us to attend tomorrow's meeting in person.

Sincerely,  
Tina Gunsalus & Michael Walker  
511 W. High St.  
Urbana

**Andel, Teri**

---

**From:** theresa herman <tkherm@yahoo.com>  
**Sent:** Wednesday, June 08, 2016 10:40 AM  
**To:** mpmattson@gmail.com; Tyler, Elizabeth; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu; mpmcguire00@gmail.com  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to the letter submitted below by Ms. McGuire. We live in a town with a major university and should be part of leading creative and forward-thinking projects, not projects using old paradigms, and not projects that are clearly not supported by the community. We would like to see Urbana make allowances for projects that bring innovative and progressive changes such as energy efficiency, affordability and other unique design features like those highlighted at the links below.

I argue that this is the type of housing/design that students/public want to live in. One that is affordable, highly energy efficient inside and out, has beautiful architecture and design. This is the type of scale and design that enhances our neighborhood.

<http://sustainability.illinois.edu/race-to-zero-teaches-interdisciplinary-skills/>

<http://www.arch.illinois.edu/node/491>

I have no doubt that the nearby and further afield neighbors would support projects that include such progressive features, and that such projects would attract further interest that could benefit the neighborhood and establish a positive and unique direction for the future. The idea of simply building “up” to make a denser neighborhood is not a progressive badge of honor anymore. Surely we can do better than that.

Sincerely,

**Theresa Herman and George Uricoechea**  
209 W. High  
Urbana, IL 61801

## Andel, Teri

---

**From:** Kristy Higgs <mk2higgs@gmail.com>  
**Sent:** Wednesday, June 08, 2016 1:52 PM  
**To:** mplewa@illinois.edu  
**Cc:** mpmattson@gmail.com; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Ms. Tyler

Please add our names, with the many others, to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Thank you,  
Kristy Higgs  
Bill Mermelstein  
W Delaware Ave



## Andel, Teri

---

**From:** Hill, Laura C <lchill1@illinois.edu>  
**Sent:** Wednesday, June 08, 2016 11:30 AM  
**To:** Tyler, Elizabeth  
**Cc:** wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** RE: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to the letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you

Laura and John Hill  
407 W. Pennsylvania

---

**From:** mpmattson@gmail.com [mpmattson@gmail.com] on behalf of Mary Pat McGuire [mpmcguire00@gmail.com]  
**Sent:** Tuesday, June 07, 2016 11:37 PM  
**To:** Libby Tyler  
**Cc:** wuna; Laurel Prussing; tmandel@urbanainillinois.us; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

---

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the Agenda of the June 9, 2016 Plan Commission Meeting

On behalf of the immediate neighbors (located at 804, 805 and 806 W. Nevada Street) of the proposed Lincoln-Plaza PUD, I formally submit the following comments:

### **EXECUTIVE SUMMARY:**

We have read the City Staff memo dated June 3, 2016. We were dismayed to discover that:

1. The proposed design revisions by the applicant did nothing to address the scale of the building, nor its exorbitant violations of the Comprehensive Plan, Zoning laws, and the Lincoln-Busey Corridor Design Guidelines (Ordinance No. 2009-01-004).

## Andel, Teri

---

**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 9:11 PM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** Fwd: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Sent from my iPhone

Begin forwarded message:

**From:** Graham Huesmann <[grhues@gmail.com](mailto:grhues@gmail.com)>  
**Date:** June 8, 2016 at 9:04:10 PM CDT  
**To:** <[jburkhar@sbcglobal.net](mailto:jburkhar@sbcglobal.net)>  
**Cc:** "ehtyler@city.urbana.il.us" <[ehtyler@city.urbana.il.us](mailto:ehtyler@city.urbana.il.us)>, List WUNA <[wuna-list@googlegroups.com](mailto:wuna-list@googlegroups.com)>  
**Subject: Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1**

Please add my name to the letter in opposition to Plan Case 2276-PUD and Plan Case-PUD-1. Thank you.

Graham Huesmann  
409 w Nevada.

Sent from my iPhone

On Jun 8, 2016, at 8:35 PM, [jburkhar@sbcglobal.net](mailto:jburkhar@sbcglobal.net) wrote:

Please add our names to the letter in opposition to Plan Case 2276-PUD and Plan Case-PUD-1. Thank you.

## Andel, Teri

---

**From:** katie <golux3@gmail.com>  
**Sent:** Wednesday, June 08, 2016 11:33 AM  
**Cc:** Mary Pat McGuire; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Please enter our names to the list of those opposed to the variances which would be necessary to allow the proposed PUD to proceed as designed at Lincoln and Nevada streets.

Sincerely,

Kate Hunter  
Jens Sandberger  
510 W. Oregon St.

On 6/8/2016 10:25 AM, Bruce Reznick wrote:

> Dear Ms. Tyler,

>  
> Please add our names to this letter.

>  
> Bruce Reznick and Robin Sahner  
> 308 W Delaware Ave.  
> Urbana

> On Wed, Jun 8, 2016 at 10:19 AM, Stephanie Sutton  
> <steph1984@suttonsweb.com <mailto:steph1984@suttonsweb.com>> wrote:

> Ms. Tyler,

> Please add our names to this letter in opposition to Plan Case  
> 2276-PUD-16 and Plan Case 2277-PUD-1.

> Thank you,

> Steve and Stephanie Sutton  
> 1107 S Orchard St  
> Urbana

> On Wed, Jun 8, 2016 at 9:29 AM, Leslie Sherman  
> <leslies61801@gmail.com <mailto:leslies61801@gmail.com>> wrote:

> Mrs. Tyler,

> Please add my name to this letter. I am in opposition to the  
> proposed PUD for the reasons listed within it.



## Andel, Teri

---

**From:** dkatzdow@life.illinois.edu  
**Sent:** Wednesday, June 08, 2016 9:51 AM  
**To:** s2rtmrtn@gmail.com  
**Cc:** Tyler, Elizabeth; mpmattson@gmail.com; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu; Duncan Sally  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Mrs. Tyler,

Please add our names into the public record as being in agreement with, and among those in the following letter to you from Mary Pat McGuire below in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Our home is also listed as one of the '100 Most Significant Buildings in Urbana' and is a PACA award winner for renovations in keeping with the original architecture, and we like Stuart Martin and Sally Duncan's letter below, also want to draw special attention to statement number five (5) in the conclusion.

Sincerely,

Deborah S. Katz-Downie and Stephen R. Downie  
209 W Delaware Ave  
Urbana

**Andel, Teri**

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**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 10:23 AM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

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**From:** Sylvie Khan (home) [mailto:sylvie\_khan@hotmail.com]  
**Sent:** Wednesday, June 08, 2016 9:33 AM  
**To:** Tyler, Elizabeth  
**Subject:** Fwd: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Hello Libby,

Please add my name to this letter in opposition to the proposed PUD.

Thank you! Hope you are well.

Sylvie

**Sylvie Khan**  
305 West Illinois Avenue, Urbana, IL 61801-3212  
+1 217 607 0443

**Andel, Teri**

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**From:** Diane Koenker <dkoenker@illinois.edu>  
**Sent:** Wednesday, June 08, 2016 10:24 AM  
**Cc:** Leslie Sherman; Mary Pat McGuire; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add my name to the letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you,

Diane P. Koenker  
504 W. Pennsylvania Avenue  
Urbana, IL 61801



**Andel, Teri**

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**From:** Tyler, Elizabeth  
**Sent:** Thursday, June 09, 2016 9:23 AM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: Three additional signatures from WUNA resident owner/voters: Opposition to Plan Case 2276-PUD and Plan Case-PUD-1.

**From:** Kyle Kroha [<mailto:kjkroha@gmail.com>]  
**Sent:** Thursday, June 09, 2016 9:22 AM  
**To:** Tyler, Elizabeth  
**Subject:** Three additional signatures from WUNA resident owner/voters: Opposition to Plan Case 2276-PUD and Plan Case-PUD-1.

Dear Ms. Tyler:

Please add the names of the three adult WUNA resident property owner/voters in our household to the letter which opposes Plan Case 2276-PUD and Plan Case-PUD-1.

Thank you very much.

PA Kroha  
KJ Kroha  
FB Kroha

## Andel, Teri

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**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 10:41 AM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

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**From:** Louise Kuhny [mailto:lkuhny@ameritech.net]  
**Sent:** Wednesday, June 08, 2016 7:43 AM  
**To:** kfresco@illinois.edu; Tyler, Elizabeth  
**Cc:** wuna-list@googlegroups.com  
**Subject:** RE: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Dr. Tyler,

Please add our names to this letter, which thoroughly and eloquently expresses our concerns regarding the proposed PUD. We are in favor of a multi-family residence that complies with the zoning ordinance of the City of Urbana. We invested heavily in our property after reading the following documents, and we expect the promises contained therein to be respected and honored:

1. Urbana Zoning Ordinance
2. Lincoln-Busey Corridor Plan
3. Downtown-to-Campus Plan
4. Comprehensive Plan

Respectfully submitted,

Louise and T.J. Kuhny

801 W. Indiana Ave.

Smith-Russell House Historic Landmark

## Andel, Teri

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**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 4:44 PM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

**From:** wuna-list@googlegroups.com [mailto:wuna-list@googlegroups.com] **On Behalf Of** Dorothee Schneider  
**Sent:** Wednesday, June 08, 2016 3:57 PM  
**To:** Tyler, Elizabeth  
**Cc:** WUNA  
**Subject:** Fwd: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Libby:

Please add our names to the signatories of the letter below opposing Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Sincerely,

Harry Liebersohn  
Dorothee Schneider  
512 West Washington St.

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

**From:** Mary Pat McGuire <mpmcguire00@gmail.com>  
**Date:** Tue, Jun 7, 2016 at 11:37 PM Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of  
**To:** Libby Tyler <ehtyler@city.urbana.il.us>  
**Cc:** wuna <wuna-list@googlegroups.com>, Laurel Prussing <llprussing@city.urbana.il.us>, tmandel@urbanaininois.us, "Pearson, Lorrie" <llpearson@urbanaininois.us>, tfitch@uillinois.edu

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

---

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA



## Andel, Teri

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**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 10:22 AM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

**From:** Ed Maclin [mailto:edmaclin@gmail.com]  
**Sent:** Wednesday, June 08, 2016 9:56 AM  
**To:** Tyler, Elizabeth  
**Subject:** Fwd: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Sincerely,

**Ed & Beth Maclin**  
612 West Oregon  
Urbana, IL 61801

\*\*\*\*

**Andel, Teri**

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**From:** Stuart Martin <s2rtmrtn@gmail.com>  
**Sent:** Wednesday, June 08, 2016 9:21 AM  
**To:** Tyler, Elizabeth  
**Cc:** mpmattson@gmail.com; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu; Duncan Sally  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Mrs. Tyler,

Please add our names into public record as being in agreement with, and among those in the following letter to you from Mary Pat McGuire, with special attention to statement number five (5) in the conclusion.

Thank you,

Stuart Martin  
Sally Duncan  
302 W. Washington St.  
Urbana

## Andel, Teri

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**From:** Sarah McEvoy <sarahmcevoy5@gmail.com>  
**Sent:** Wednesday, June 08, 2016 3:19 PM  
**To:** mplewa@illinois.edu  
**Cc:** mpmattson@gmail.com; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Ms. Tyler

Please add our names to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Sincerely,

Sarah McEvoy and Huseyin Sehitoglu

805 W. Michigan Ave.  
Urbana, IL 61801

On Wed, Jun 8, 2016 at 6:38 AM, Plewa, Michael Jacob <mplewa@illinois.edu> wrote:

Ms. Tyler

Please add our names to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Sincerely,

Michael Plewa

Elizabeth Wagner Plewa

708 W. Iowa Street

Urbana

**From:** mpmattson@gmail.com [mailto:mpmattson@gmail.com] **On Behalf Of** Mary Pat McGuire

**Sent:** Tuesday, June 07, 2016 11:38 PM

**To:** Libby Tyler

**Cc:** wuna; Laurel Prussing; tmandel@urbanaininois.us; Pearson, Lorrie; Fitch, Tyler S

**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1



**Andel, Teri**

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**From:** karamckinn@yahoo.com  
**Sent:** Wednesday, June 08, 2016 9:59 AM  
**To:** mpmattson@gmail.com; Tyler, Elizabeth  
**Cc:** wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

I am opposed to the mega structure on Lincoln and Nevada. I would like to join my neighbors in officially opposing this proposed structure.

K.S. McKinn  
1003 S. Orchard St.

**Andel, Teri**

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**From:** Becky Mead <beckymead@ameritech.net>  
**Sent:** Wednesday, June 08, 2016 9:17 AM  
**To:** Tyler, Elizabeth; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Cc:** 'wuna'; tstelzer@illinois.edu  
**Subject:** RE: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Sincerely,  
Becky Mead and Tim Stelzer  
607 W. Michigan Ave.  
Urbana

## Andel, Teri

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**From:** d3newman@gmail.com on behalf of Dan Newman <d5n@uiuc.edu>  
**Sent:** Wednesday, June 08, 2016 10:53 AM  
**To:** rebeccaanneswartz@gmail.com  
**Cc:** bruce.reznick@gmail.com; steph1984@suttonsweb.com; Leslie Sherman; Mary Pat McGuire; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Mrs. Tyler,

Please add our names to the letter from Mary Pat McGuire opposing Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you,

Dan Newman and Crystal Newman

612 W. Green  
Urbana

On Wed, Jun 8, 2016 at 10:39 AM, rebecca swartz <[rebeccaanneswartz@gmail.com](mailto:rebeccaanneswartz@gmail.com)> wrote:  
Dear Ms. Tyler,

Please add our names to this letter.  
David Scherba and Rebecca Swartz  
502 W. Washington  
Urbana

Thank you.

Rebecca Anne Swartz, PhD  
Early Learning Specialist  
<http://www.illinoisearlylearning.org/>  
email: [rswartz@illinois.edu](mailto:rswartz@illinois.edu)/ [rebeccaanneswartz@gmail.com](mailto:rebeccaanneswartz@gmail.com)

On Wed, Jun 8, 2016 at 10:25 AM, Bruce Reznick <[bruce.reznick@gmail.com](mailto:bruce.reznick@gmail.com)> wrote:  
Dear Ms. Tyler,

Please add our names to this letter.

Bruce Reznick and Robin Sahner  
308 W Delaware Ave.  
Urbana

On Wed, Jun 8, 2016 at 10:19 AM, Stephanie Sutton <[steph1984@suttonsweb.com](mailto:steph1984@suttonsweb.com)> wrote:  
Ms. Tyler,

Please add our names to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.



## Andel, Teri

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**From:** J Paley <paley.jean@gmail.com>  
**Sent:** Wednesday, June 08, 2016 9:16 PM  
**To:** wuna-list  
**Cc:** Tyler, Elizabeth; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu; mpmcguire00@gmail.com  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add my name to the letter from Mary Pat McGuire opposing Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Jean Paley  
706 W. California, U.

On Tuesday, June 7, 2016 at 11:37:55 PM UTC-5, Mary Pat McGuire wrote:  
Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

---

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the Agenda of the June 9, 2016 Plan Commission Meeting

On behalf of the immediate neighbors (located at 804, 805 and 806 W. Nevada Street) of the proposed Lincoln-Plaza PUD, I formally submit the following comments:

### **EXECUTIVE SUMMARY:**

We have read the City Staff memo dated June 3, 2016. We were dismayed to discover that:

1. The proposed design revisions by the applicant did nothing to address the scale of the building, nor its exorbitant violations of the Comprehensive Plan, Zoning laws, and the Lincoln-Busey Corridor Design Guidelines (Ordinance No. 2009-01-004).

## Andel, Teri

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**From:** Parente, Stephen Lawrence <parente@illinois.edu>  
**Sent:** Wednesday, June 08, 2016 8:25 AM  
**To:** mpmattson@gmail.com; ehthler@city.urbana.il.us; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** FW: June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to this letter for public record. Thank you.

Stephen and Cathrine Parente

611 W. Delaware Ave  
Urbana, IL 61801

Dear Ms. Tyler

Please add our names to this letter for public record. Thank you.

Stephen and Cathrine Parente  
611 W Delaware Ave

**Andel, Teri**

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**From:** Margaret Patten <m-patten@sbcglobal.net>  
**Sent:** Wednesday, June 08, 2016 11:14 AM  
**To:** Tyler, Elizabeth; mpmattson@gmail.com  
**Cc:** Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to the letter submitted by Mary Pat McGuire on 6/7/16.

We do not feel the Lincoln/Nevada PUD request represents the kind of smart development we expect from the City of Urbana. Thank you.

**Peggy Patten**  
**Todd Kinney**  
609 W. Indiana Avenue, Urbana

-----  
On Tue, 6/7/16, Mary Pat McGuire <mpmcguire00@gmail.com> wrote:

**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1  
**To:** "Libby Tyler" <ehtyler@city.urbana.il.us>  
**Cc:** "wuna" <wuna-list@googlegroups.com>, "Laurel Prussing" <lprussing@city.urbana.il.us>, tmandel@urbanailinois.us, "Pearson, Lorrie" <lpearson@urbanailinois.us>, tfitch@uillinois.edu  
**Date:** Tuesday, June 7, 2016, 11:37 PM

Dear Ms.  
Tyler,  
Please enter this letter into the public record.  
Other residents and owners may wish to add their names as well.

Thank you, Mary Pat  
McGuire \_\_\_\_\_  
June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana  
Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1,  
continuance on the Agenda of the June 9, 2016 Plan  
Commission Meeting

## Andel, Teri

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**From:** Plewa, Michael Jacob <mplewa@illinois.edu>  
**Sent:** Wednesday, June 08, 2016 6:38 AM  
**To:** mpmattson@gmail.com; Tyler, Elizabeth  
**Cc:** wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Subject:** RE: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Ms. Tyler

Please add our names to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Sincerely,  
Michael Plewa  
Elizabeth Wagner Plewa  
708 W. Iowa Street  
Urbana



## Andel, Teri

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**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 2:30 PM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

**From:** John Polk [mailto:jp.kgtn@gmail.com]  
**Sent:** Wednesday, June 08, 2016 12:45 PM  
**To:** mpmattson@gmail.com; Tyler, Elizabeth  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names in support of the letter authored by Ms. McGuire and neighbors, opposing the PUD and the planned development.

**John Polk and Rebecca Stumpf**  
1005 S. Douglas Ave.

On Tue, Jun 7, 2016 at 11:37 PM, Mary Pat McGuire <[mpmcguire00@gmail.com](mailto:mpmcguire00@gmail.com)> wrote:  
Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

---

June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the Agenda of the June 9, 2016 Plan Commission Meeting

On behalf of the immediate neighbors (located at 804, 805 and 806 W. Nevada Street) of the proposed Lincoln-Plaza PUD, I formally submit the following comments:

**EXECUTIVE SUMMARY:**

We have read the City Staff memo dated June 3, 2016. We were dismayed to discover that:

## Andel, Teri

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**From:** Lori Raetzman <raetzman@life.illinois.edu>  
**Sent:** Wednesday, June 08, 2016 10:46 AM  
**To:** Tyler, Elizabeth; Andel, Teri; Pearson, Lorrie  
**Cc:** wuna-list@googlegroups.com; Prussing, Laurel Lunt  
**Subject:** June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to this letter in opposition of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Our house lies within the Lincoln Busey corridor and we purchased this property counting on the city to uphold the Lincoln Busey Corridor Plan, the Comprehensive Plan and Zoning Laws, specifically Ordinance No. 2009-01-004.

**Lori Raetzman and Charles Davies**

1107 S. Busey Ave., Urbana

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Lori Raetzman, Ph.D.  
Associate Professor  
Molecular and Integrative Physiology  
University of Illinois at Urbana Champaign  
[raetzman@life.illinois.edu](mailto:raetzman@life.illinois.edu)

## Andel, Teri

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**From:** Bruce Reznick <bruce.reznick@gmail.com>  
**Sent:** Wednesday, June 08, 2016 10:25 AM  
**To:** steph1984@suttonsweb.com  
**Cc:** Leslie Sherman; Mary Pat McGuire; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to this letter.

**Bruce Reznick and Robin Sahrer**  
308 W Delaware Ave.  
Urbana

## Andel, Teri

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**From:** Tyler, Elizabeth  
**Sent:** Wednesday, June 08, 2016 6:40 PM  
**To:** Pearson, Lorrie; Andel, Teri  
**Subject:** FW: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

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**From:** Schatz, Bruce R [mailto:schatz@illinois.edu]  
**Sent:** Wednesday, June 08, 2016 5:16 PM  
**To:** deborahrallen@juno.com; Tyler, Elizabeth  
**Cc:** wuna-list@googlegroups.com; Prussing, Laurel Lunt  
**Subject:** RE: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to the formal letter in opposing the development proposal. We have lived just down Nevada Street for 20 years, and have always considered the residential style of WUNA to be its more important feature. The street signs all properly emphasize Historic West Urbana District, so waiving the zoning regulations to allow 5-story apartment complexes would destroy the distinctive character. Crossing the Lincoln barrier will propagate down the street, changing the historical style. Please do not allow financial considerations to harm the living conditions of a wonderful neighborhood! Thank you for your consideration...

Bruce and Hiroko Schatz, 405 W Nevada, Urbana 61801

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**From:** [wuna-list@googlegroups.com](mailto:wuna-list@googlegroups.com) [wuna-list@googlegroups.com] on behalf of Deborah R. Allen [deborahrallen@juno.com]  
**Sent:** Wednesday, June 08, 2016 1:28 PM  
**To:** [eh Tyler@city.urbana.il.us](mailto:eh Tyler@city.urbana.il.us)  
**Cc:** [wuna-list@googlegroups.com](mailto:wuna-list@googlegroups.com); [lprussing@city.urbana.il.us](mailto:lprussing@city.urbana.il.us)  
**Subject:** [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Libby:

We are unable to attend the Plan Commission meeting on June 9th but please add our names in support of the letter below opposing Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you.

Deborah Allen and Howard Schein  
401 W Nevada St  
Urbana IL

On Tue, Jun 7, 2016 at 11:37 PM, Mary Pat McGuire <[mpmcguire00@gmail.com](mailto:mpmcguire00@gmail.com)> wrote:

> Dear Ms. Tyler,

>

> Please enter this letter into the public record. Other residents and owners  
> may wish to add their names as well.

>

> Thank you,



## Andel, Teri

---

**From:** rebecca swartz <rebeccaanneswartz@gmail.com>  
**Sent:** Wednesday, June 08, 2016 10:40 AM  
**To:** bruce.reznick@gmail.com  
**Cc:** steph1984@suttonsweb.com; Leslie Sherman; Mary Pat McGuire; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please add our names to this letter.

David Scherba and Rebecca Swartz

502 W. Washington  
Urbana

Thank you.

Rebecca Anne Swartz, PhD

Early Learning Specialist

<http://www.illinoisearlylearning.org/>

email: [rswartz@uillinois.edu](mailto:rswartz@uillinois.edu) / [rebeccaanneswartz@gmail.com](mailto:rebeccaanneswartz@gmail.com)

## Andel, Teri

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**From:** Leslie Sherman <leslies61801@gmail.com>  
**Sent:** Wednesday, June 08, 2016 9:29 AM  
**To:** Mary Pat McGuire  
**Cc:** Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Mrs. Tyler,

Please add my name to this letter. I am in opposition to the proposed PUD for the reasons listed within it.

Regards,

Leslie Sherman  
513 W Oregon St

**Andel, Teri**

---

**From:** Lois Steinberg <loisiyoga@gmail.com>  
**Sent:** Wednesday, June 08, 2016 7:39 AM  
**To:** tamara.chaplin@gmail.com  
**Cc:** Mary Pat McGuire; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Please add my name to the letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1:

Lois Steinberg  
306 W. Nevada  
Urbana, IL 61801

## Andel, Teri

---

**From:** ptverus@gmail.com  
**Sent:** Wednesday, June 08, 2016 1:46 PM  
**To:** mpmattson@gmail.com; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler:

Please add my name to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Sincerely,  
Rebecca Stumpf  
1005 S Douglas Ave  
Urbana, IL

On Jun 8, 2016, at 8:47 PM, Susan Frobish <[sfrobish@comcast.net](mailto:sfrobish@comcast.net)> wrote:

Dear Libby,

We live just a few blocks south on Lincoln Avenue - we feel this project as proposed will have a negative effect on our property -and hope it will be redesigned to fit with-in the zoning criteria. Pleas add our names to this letter.

Sincerely,  
Mark & Susan Frobish  
809 W Delaware  
Urbana Il 61801

Rose Grobstein  
805 W Delaware  
Urbana Il 61801

On Jun 7, 2016, at 11:37 PM, Mary Pat McGuire wrote:

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

---

June 7, 2016



## Andel, Teri

---

**From:** scsutton@gmail.com on behalf of Stephanie Sutton <steph1984@suttonsweb.com>  
**Sent:** Wednesday, June 08, 2016 10:19 AM  
**To:** Leslie Sherman  
**Cc:** Mary Pat McGuire; Tyler, Elizabeth; wuna; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; tfitch@uillinois.edu  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Ms. Tyler,

Please add our names to this letter in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1.

Thank you,

**Steve and Stephanie Sutton**  
1107 S Orchard St  
Urbana

## Andel, Teri

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**From:** Waldoff, Leon <lwaldoff@illinois.edu>  
**Sent:** Wednesday, June 08, 2016 11:02 PM  
**To:** Andel, Teri  
**Subject:** The Planning Commission Mtg on June 9th

We are unable to attend the meeting on June 9th but request that our names be added to the letter opposing the proposed development.

Leon and Alice Waldoff  
611 W. Pennsylvania Avenue

**Andel, Teri**

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**From:** Ruth Wyman <rewyman@hotmail.com>  
**Sent:** Thursday, June 09, 2016 9:47 AM  
**To:** matthewando@me.com; Tyler, Elizabeth; wuna-list list; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie; Fitch, Tyler S  
**Cc:** Amy Ando  
**Subject:** RE: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,  
Please add our names to the list in opposition to plan case #2276--PUD-16 and Plan Case 2277-PUD-1.  
Thank you.

**Ruth Wyman and Juan Alvarez**

303 W. Oregon, Urbana

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**From:** [mpmattson@gmail.com](mailto:mpmattson@gmail.com) [mailto:[mpmattson@gmail.com](mailto:mpmattson@gmail.com)] **On Behalf Of** Mary Pat McGuire  
**Sent:** Tuesday, June 07, 2016 11:38 PM  
**To:** Libby Tyler  
**Cc:** wuna; Laurel Prussing; [tmandel@urbanainlinois.us](mailto:tmandel@urbanainlinois.us); Pearson, Lorrie; Fitch, Tyler S  
**Subject:** Re: [wuna-list] June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Dear Ms. Tyler,

Please enter this letter into the public record. Other residents and owners may wish to add their names as well.

Thank you,  
Mary Pat McGuire

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June 7, 2016

TO: Elizabeth Tyler, Director, City of Urbana Community Development Services, and the City of Urbana, Plan Commission

FROM: Mary Pat McGuire, RLA

RE: Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1, continuance on the Agenda of the June 9, 2016 Plan Commission Meeting

On behalf of the immediate neighbors (located at 804, 805 and 806 W. Nevada Street) of the proposed Lincoln-Plaza PUD, I formally submit the following comments:

**EXECUTIVE SUMMARY:**

**Andel, Teri**

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**From:** M. Casey Diana <cdiana2@comcast.net>  
**Sent:** Wednesday, June 08, 2016 10:10 AM  
**To:** Tyler, Elizabeth; Prussing, Laurel Lunt; Andel, Teri; Pearson, Lorrie  
**Subject:** June 9th Plan Commission continuance of Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1

Please add our names in opposition to Plan Case 2276-PUD-16 and Plan Case 2277-PUD-1 On Jun 8, 2016.

Casey Diana  
Ralph L. Langenheim



**Andel, Teri**

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**From:** Weingartner, Karl E <kweingar@illinois.edu>  
**Sent:** Tuesday, June 07, 2016 10:01 AM  
**To:** Andel, Teri  
**Cc:** Prussing, Laurel Lunt; ! Brown, Bill  
**Subject:** June 9 Planning Commission meeting

June 7, 2016

Dear Planning Commission members,

I am writing to request that the Planning Commission recommend that the Urbana city council deny the request. The proposed building is greater than twice the size of what is allowed in the high density, residential district.

The proposed building is more than two times larger than what is allowed. That is, the height is 165% of what is allowed and floor area ratio (mass of building) is 270% of what is allowed. The Comprehensive Plan designation for future land use for the Lincoln-Busey corridor where this is located is: "**Preserve these uses as they now exist while precluding further encroachment of higher density buildings into this unique residential area.**" Parking has been a very big problem in the neighborhood and no waiver of parking requirement should be allowed. The staff recommendation that the residents of the new building be denied the right to buy parking permits should be rejected. It would be discriminatory to deny to the residents of one building a city service available to everyone else who lives on the block. The height variance should not be approved, particularly if the height will prevent neighboring homeowners from effective use of solar panels.

I thank the Planning Commission in advance for considering my request.

Sincerely,

**Karl Weingartner**  
210 W. Vermont Ave  
Urbana