



**MINUTES OF SPECIAL MEETING
URBANA PLAN COMMISSION**

APPROVED

DATE: March 13, 2025

TIME: 7:00 P.M.

PLACE: Council Chambers, City Hall, 400 South Vine Street, Urbana, Illinois

MEMBERS ATTENDING: Dustin Allred, Lew Hopkins, Debarah McFarland, Bill Rose, Chenxi Yu

MEMBERS EXCUSED: Will Andresen, Andrew Fell, Karen Simms

STAFF PRESENT: Teri Andel, Planning Administrative Assistant II; Kevin Garcia, Principal Planner; Mayor Diane Marlin; Carol Mitten, City Administrator; Andrea Ruedi, Senior Advisor for Integrated Strategy Development

OTHERS PRESENT: Anne Adams, Darleen Bailey, Geoff Bant, Louis Bergeron, Joanne Budde, Christian Chaille, Beth Chato, Corneliu Costescu, Drake Facchirello, Veronica Falcon, Pat Fuller, Tim Hartin, David Huber, Patricia Jones, Soop Leish, Ted Livengood, Linda Lopez, John MacMullen, Eileen Mathy, Jean-Philippe Mathy, Shawn Maurer, Bridget McGill, Mary Pat McGuire, Grant Mueller, Dennis Roberts, Charles Rogers, Tracy Satterthwaite, Sidra Schkerke, Erik Schwab, Huseyin Sehitoglu, Diane Sexton, Janice Sheebert, Zach Solecki, Sherry Steigmann, Olivia Webb, Jim Webster, Alex Womack, Sarah Womack, Sean Womack

A. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:04 p.m. Roll call was taken, and there was a quorum of the members present.

B. CHANGES TO THE AGENDA

Mr. Garcia requested that Plan Case No. 2500-T-25 be continued to the March 20, 2025 regular meeting of the Plan Commission. The Plan Commission continued the public hearing as requested.

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

There were none.

D. COMMUNICATIONS

**Regarding *Imagine Urbana* Comprehensive Plan Draft
Communication Packet for March 6, 2025 Regular Meeting (Cancelled due to lack of
quorum):**

- Email from Caitlin Clarke received February 28, 2025 @ 6:17 pm
- Email from Jason Elliot received March 6, 2025 @ 10:08 am
- Email from Bridget Lee-Calfas received February 28, 2025 @ 9:55 am
- Email from Sarah McEvoy and Huseyin Schitoglu received March 4, 2025 @ 4:09 pm
- Email from Mary Pat McGuire received March 6, 2025 @ 9:22 am
- Email from Becky Mead and Tim Stelzer received March 6, 2025 @ 4:52 pm
- Email from Linda Neider received February 28, 2025 @ 6:04 pm
- Email from Michael and Elizabeth Plewa received March 6, 2025 @ 3:04 pm
- Email from Ronald Rothschild received February 28, 2025 @ 11:17 am
- Email from Leslie Sherman received March 3, 2025 @ 9:56 am
- Email from Susan Silver received February 28, 2025 @ 11:39 am
- Email from Lois Steinberg received March 4, 2025 @ 8:59 pm
- Email from Nisi Sturgis received March 1, 2025 @ 12:20 pm

Communication Packet for March 13, 2025 Special Meeting:

- Email from Carolyn Baxley received March 11, 2025 @ 12:29 pm
- Email from Ann Bergeron and Kevin Fahey received March 12, 2025 @ 9:41 pm
- Email from Florence Caplow received March 13, 2025 @ 10:43 am
- Email from Elizabeth Cardman received March 11, 2025 @ 11:08 am
- Email from Stan Friesse received March 12, 2025 @ 3:48 pm
- Email from Stephanie Nevins received March 13, 2025 @ 2:42 pm
- Email from Vicki Trimble received March 13, 2025 @ 7:32 am
- Email from Maria Tucker received March 12, 2025 @ 3:13 pm
- Email from Maria Tucker received March 12, 2025 @ 7:13 pm
- Testimony from Sherry Steigmann at this public hearing

Mr. Garcia stated that some of the emails received asked that the email be read into the record for the Plan Commission. He stated that this is not something that the Plan Commission does, and it is not required in the Plan Commission bylaws or in the Public Input Guidelines. However, each communication will be part of the official record of this meeting.

E. CONTINUED PUBLIC HEARINGS

There were none.

F. OLD BUSINESS

There was none.

G. NEW PUBLIC HEARINGS

Plan Case No. 2500-T-25 – A request by the Urbana Zoning Administrator to amend regulations in Article VI of the Urbana Zoning Ordinance allowing porches and porch stairs to encroach into a required yard.

This case was continued to the March 20, 2025 regular meeting as requested by City staff.

Plan Case No. 2502-CP-25 – A request by the Urbana Zoning Administrator to adopt the *Imagine Urbana* Comprehensive Plan

Chair Allred opened Plan Case No. 2502-CP-25. He thanked City staff and all the others who worked together in creating the draft of the *Imagine Urbana* Comprehensive Plan. He reviewed the procedure for the public hearing. He explained that at the end of discussion, they will leave the public comment portion of the hearing open, because the Plan Commission and City staff intend to continue this public hearing until the next regular meeting of the Plan Commission on March 20, 2025.

Kevin Garcia, Principal Planner, and Andrea Ruedi, Senior Advisor for Integrated Strategy Development, approached the Plan Commission to give a brief update on the plan. They shared a video of people expressing why updating the Comprehensive Plan is important to each of them. Mr. Garcia stated that City staff from the start tried to get out and talk with as many people as they could to get feedback on the Plan. There have been several different phases of public input, which was done in several different ways, including going door-to-door in areas of the City where we usually do not get input from. As a result, City staff received a lot of input on what the public wants the future of Urbana to be.

Mr. Garcia gave a presentation outlining the following:

- “Welcome to the City of Urbana’s Comprehensive Plan!” landing page. He pointed out that City staff is still taking comments on the proposed draft of the *Imagine Urbana* Comprehensive Plan.
- Commenting on the Comprehensive Plan. He showed where to go to provide comments.
- Introduction. This provides some background information and talks about what the Comprehensive Plan is.
- Vision & Values. He stated the vision and values of the proposed Plan. He noted that the values form the structure of the rest of the plan.
- Understanding Big Ideas, Big Moves & Little Moves, and Metrics:
 - Big Ideas are the overarching goals for Urbana’s future.
 - Big Moves are the strategies that we will use to achieve the Big Ideas.
 - Little Moves are the actions and steps we will take to achieve the Big Moves.
 - Metrics will be used to track our progress.

- Maps contains the following:
 - Place Types Map identifies the type of place. He noted that he made recent changes to this map to make it clearer to know where you are looking at.
 - Connections (also known as Connected City) Map shows the streets and paths and future connections that help people get around the City safely and comfortably. He noted that he made changes to this map to make it easier to read by cleaning up some of the colors and identified how City staff prioritizes projects.
 - Development Opportunities Map highlights some key areas that we can focus staff time on to achieve the rest of the Plan. He identified activity centers, development corridors and outlined the sanitary sewer service areas to identify where potential growth could happen outside of the City.

He explained more in detail of what a Comprehensive Plan is. He stated that it is not a rule book. It is more general and does not provide fine-grained details. He talked about the timeline for future meetings. He stated that he looked forward to hearing what people in the audience have to say about the Plan.

Chair Allred asked if the Plan Commission members had any questions for City staff.

Mr. Hopkins asked if the copy of the draft Plan that was handed out at this meeting is an updated version of the draft that was handed out two weeks prior. Mr. Garcia said yes.

Mr. Hopkins asked if there were changes to the Connected City Map other than changes to the graphics and reorganization. What are the substantive changes that were made to this particular map? Mr. Garcia replied that most of the changes were minor and were based on the feedback from the Plan Commission that was received during previous study sessions. Ms. Ruedi added that the changes would be included in the slide from the previous meeting that was sent out to all Plan Commission members regardless of whether they were in attendance or not.

With there being no other questions for City staff, Chair Allred opened the public hearing for public input. He stated that since there was a large audience, he was implementing the five-minute timer for each person to speak to allow enough time for everyone in the audience an opportunity to speak. Mr. Hopkins addressed the audience by saying that the postcard mailing made it seem like this would be an informal open house, but in fact this is a public hearing.

Sherry Steigmann approached the Plan Commission to speak. She read her letter to the Plan Commission stating her concerns with making the City of Urbana a walkable community and increasing low-cost housing. She stated that she objects to tax money being spent to subsidize businesses and apartment buildings. She said that she does not believe that any opinions objecting to the proposed plan would move the incoming Mayor or the City Council. She felt sad for the decline in the school system, local businesses, and the safety of Urbana overall.

Grant Mueller approached the Plan Commission to speak. He stated that he is in favor of aspects of the proposed Comprehensive Plan specifically the pedestrian, bike and mass transit-centric planning objectives. These objectives are very helpful for someone in his situation, who does not own a vehicle and walks everywhere.

He addressed the concerns expressed online with regards to the vacancy rate and that the City does not need any housing stock by saying that in looking at the census data, it shows that in certain parts of the City of Urbana we do have elevated vacancy rates. He stated that rent in this area has gone up year after year, so he believes that this indicates there is housing pressure. He said that he also believes that the vacancy rate may be higher for newly developed multi family housing, because they are generally poorly managed. New developments take a long time to stabilize. He noted that the housing stock that is being built in Urbana is at price points above the majority of demanded housing stock, which is currently between \$0 and \$1,000 per month. Therefore, the newly built housing stock will remain vacant.

Mr. Mueller addressed the parking minimums and the idea of vehicles helping. He said that it is true there are concerns about walking after dark. Mass transit is not always available or is not always convenient. Another concern is the lack of any provisions for people to be able to get around in inclement weather.

He proposed some alternatives, one being that the City increase the maximum occupancy for existing structures. He noted that he is in favor of the new neighborhood designations 1 and 2, which increases the use types that are available in a given neighborhood without drastically changing the character of the neighborhood. He strongly encourages the adaptive reuse of existing structures by alternating the interior to accommodate an increase in occupancy without changing the character of the neighborhood. He said that changing building types and the materials that are used can help drive down the cost of new construction. He suggested that the City consider using alternative forms of neighborhood organization such as cooperatives rather than the traditional form.

Olivia Webb approached the Plan Commission to speak. She stated that she loves how much the City of Urbana invests in our parks. She has seen firsthand the effects this has on children and adults in this area. She suggested that we think of green space less as one of the types of land uses and more as something that co-exists with all the other types of land use. Native plantings and micro parks around town forms sort of an ambient environmental education, and it amplifies all the investments that we have made in our park district.

She stated that cooperative housing is a thriving way of living in Urbana. There are many housing cooperatives where people live in groups, cooking and cleaning together. It is not an apartment or part of Greek life, but it is a way of creating community. So, if the City is looking at low-income housing and denser housing that is not creating the densest apartment complex, then leaning into housing cooperatives is a way to achieve what the City is wanting.

Zach Solecki approached the Plan Commission to speak. He said that the City of Urbana is one of the most walkable cities that he has been to; however, this is only true for a specific part of town. Meantime, there are portions of the City that have very little sidewalks or streetlights. He feels that most of the discussion is about West Urbana, and he emphasized the importance of keeping other areas of the City in the discussion.

He stated that the City has a wonderful transportation system already, but really it mainly services Green Street. So, the ideas of walkability, public transit, and having a city that is drivable are not necessarily mutually exclusive. He lives in an apartment building that only has seven parking spaces for 16 units, and when those parking spaces are filled, he gets a ticket for parking in the enormous parking lot that is empty adjacent to his apartment building. The parking lot is in the middle of

downtown, and there is no reason for it. There are no parking meters, so there is no way he could ever legally park in it.

Mr. Solecki stated that when we talk about zoning and medium-density apartment housing, we do not need to change the character of any neighborhood west or east of downtown Urbana when we have all this space that could be utilized in a non-controversial way. There is space near City Hall that can be improved upon and made more efficient without controversy and without compromising neighborhoods.

Corneliu Costescu approached the Plan Commission to speak. He talked about the lack of a system to provide stability. We only practice propaganda, and there is a simple way to get rid of that. If we look enough at the opposing views, we can find a solution.

Linda Lopez approached the Plan Commission to speak. She said that she has been looking at the proposed Comprehensive Plan and at the Philo Road corridor. She is concerned about what is being proposed to actively occupy some of the vacant buildings along Philo Road to keep us fresh, to keep us moving, and to keep us ahead. The concern over Philo Road is as big as for Downtown Urbana.

Jim Webster approached the Plan Commission to speak. He said that he is the owner of Lincoln Square. Although he has not thoroughly read the proposed Plan, he glanced through it and noticed there is one sentence regarding Lincoln Square. Lincoln Square is as big of a footprint as we have in the downtown area, and it seems remiss that Lincoln Square was not even considered in the Plan. City staff did not ask him anything about Lincoln Square, and he had no input into the Plan. He said that Lincoln Square is committed to long term vitality in Downtown Urbana. He is a long-term owner, and he bases his future investments on the assumption that he will continue to be long term. He does not think the City realizes how many events that Lincoln Square puts on for the community. He wants Lincoln Square to be a place that people are proud of...a mall with unique stores, art, music and food. He hopes to have a better relationship with the City looking forward to the future.

Veronica Falcon approached the Plan Commission to speak. She stated that she is new to Urbana and has noticed that there is very poor lighting on the roads, which makes it difficult to see. She also noticed that there are many potholes on the roads as well. She travels Bradley Avenue and noticed this street, in particular, is really bad. She heard a new golf course was going to be constructed, and the increase in traffic on Bradley will deteriorate the road even further.

Alex Womack approached the Plan Commission to speak. He noticed that there is a certain lack of information regarding some of the homelessness initiatives that we have in the area. Some of the shelter initiatives for homeless people are insufficient in his opinion. Seeing homeless people around town give other people a sense of the lack of safety, the lack of care, and it makes people feel discouraged. He believes that the proposed ideas regarding affordable housing in the draft Plan are great; however, they do not address what happens when people fail and what happens when those people end up on the street. He would like to see some level of ideas how we can pull homeless people off the street and taking care of people in our community.

Soop Leish approached the Plan Commission to speak and stated that they prefer pronouns they or them. They said that they are also very pro cooperative housing. They do not believe that people think of cooperative housing as a solution to affordable housing, isolation, and eating healthy. They

noticed that the proposed Plan delineates green spaces as golf courses, and they do not think that non-public, non-accessible uses, like golf courses, should be counted as green space. They work with Solidarity Gardens in trying to bring food production and local green space areas into our community. They recommend that there be more consideration into what is being considered as green space and how we are improving that in the City should be counted.

Patty Jones approached the Plan Commission to speak. She said that she serves on the City of Urbana's Community Development Commission, which is the body that manages the affordable housing process for the City of Urbana in partnership with the City of Champaign and the Village of Savoy. They bring topics such as affordable housing to City Council. If anyone is interested in serving on the Commission, they are needing more people to serve.

She believes that in general, the values in the proposed Comprehensive Plan are good. She encouraged City staff to provide good metrics so they can track the progress of the Big Ideas and Big and Little Moves. She also encouraged the Plan Commission and City staff to consider things very broadly and strategically in the Plan.

Dennis Roberts approached the Plan Commission to speak. He mentioned that he had previously served on City Council and now serves on the City of Urbana Historic Preservation Commission. He expressed his interest in Downtown Urbana and described the downtown area being quiet and noted that it is a Historic District. Development in the downtown area needs to be done in a way that will be harmonious with what we already have.

He helped create the Joseph W. Royer Arts and Architecture District. He believes that we need to realize that architecture is also a form of art. He expressed his desire for the City to have a downtown overlay district to give guidance to new development in the downtown area.

Mr. Roberts stated that one thing that would help vitalize Downtown Urbana would be to hold events. We have some annual events like the Folk and Roots Festival, and we used to have the Sweetcorn Festival. He recommended having an annual event for cultural groups from the University of Illinois campus to share their culture's music, dance and performing arts.

He believes that connectivity from Downtown Urbana to the University of Illinois campus should be pursued through the Boneyard Creek. He said that the City of Urbana is the only municipality in this area that has not finished the Boneyard Creek Plan. It could be a beautiful walking path and bikeway.

With there being no further public comment, Chair Allred stated that the Plan Commission would leave the public input portion open until the next meeting. At this point, Chair Allred opened the hearing for Plan Commission discussion.

Mr. Rose said that he reviewed the email communications that were received, and many of them touch on the respective roles of the Comprehensive Plan and of the Zoning Ordinance. There also seems to be confusion expressed about what we mean by "Neighborhood 1" and "Neighborhood 2" in the list of Place Types. He asked if the description of each was similar or different. Mr. Garcia explained that they are similar but have subtle, but very deliberate differences between the two. Mr. Rose asked how we are best able to use this distinction between two neighborhood types in the proposed Comprehensive Plan when there are several residential types in the Zoning Ordinance. This seems to have created confusion with the public. Mr. Garcia replied that one reason why City

staff included the Place Types matrix in the back of the draft Comprehensive Plan is to give more guidance on where each development type might be appropriate. He pointed out that more thought will need to be put into the draft Comprehensive Plan at the time when the City rewrites the Zoning Ordinance, because it is not the intent to allow development types to be allowed everywhere just because the Comprehensive Plan might say it is okay. Mr. Hopkins added that the Plan Commission had decided that we do not have the staffing or the time to elaborate some of these things the way they would like. He noted that they need to be clear that the Place Types are not zoning districts, and Place Types might be made up in the Zoning Ordinance of multiple zoning categories, much less zoning districts. He believes that we need to work on how we are communicating this.

Mr. Hopkins mentioned that cooperative housing was talked about by some of the public at this meeting. He said that he does not know how coops get regulated in regard to occupants per dwelling unit, so he would like more information on this. This may be an opportunity to clarify how some things related to neighborhood types and the components of neighborhood types relate to zoning categories. Mr. Garcia said that they might consider coops to be like rooming houses or group living facilities, but he would want to research coops further and talk with the Building Safety Manager about it. He stated that he knows there are a few coops in the City of Urbana and has not received any complaints on any of them, so coops may make good neighbors. Mr. Hopkins agreed that coops may be a good thing that also could help solve other related problems. We will need to figure out how cooperative housing would work within the City of Urbana's legal framework of apartment registration and occupancy rule.

Mr. Hopkins asked if the new version of the draft Comprehensive Plan that was handed out prior to the start of the meeting redefine the Busey Corridor type of activity. Mr. Garcia said no, it does not. Even though it was mentioned at a study session three weeks ago, it has not been discussed by the Plan Commission members. He said that we have Downtown Urbana identified as a "city center" place type. We connected Downtown Urbana to the Campus Mixed Use (CMU) Zoning District on Lincoln Avenue via Springfield Avenue. The CMU Zoning District is identified in the Comprehensive Plan as a "city center" place type as well. Then, going south down Lincoln Avenue and over to Gregory Place, which is also identified as "city center".

Mr. Garcia went on to explain that in the current 2005 Comprehensive Plan there is a split in the purple shaded area between what the plan calls "downtown" and "campus mixed use". He said that it would be okay to continue in the proposed plan to paint it all the same color but to add annotations to state west of Lincoln Avenue is where one would find the tallest buildings and highest population density and east of Lincoln Avenue are buildings and uses that are not as tall and merge into the residential neighborhood. Mr. Hopkins stated that he disagrees.

Mr. Hopkins believes that we need to have three categories. The first category would be "downtown", keep the split on Springfield Avenue in the proposed plan, and the second category would be the "campus mixed use" area, which needs to be a distinct color because we (City Council) have already allowed 11 or 12 story buildings in the Campus Mixed Use Zoning District. We should acknowledge that specific statement because we do not intend for the proposed plan to change either the existence of that statement or the expansion of that statement. He agrees that there should be an annotation; however, it should be to explain the difference in color, not to finesse why we make distinctions in the color.

He said that the third category is the area east of Lincoln Avenue (the west half of the east side block). He believes they should call Lincoln Avenue, "Lincoln Corridor", because we need to make

a unique statement about it from a planning point of view. He does not think it would make sense that there would be single-family houses on the east side of Lincoln Avenue between Michigan Avenue and University Avenue. So, this should be a different Place Type.

Having three categories would show the kinds of things and ways we think each area should be. As Mr. Roberts pointed out, Downtown Urbana has its own set of characteristics that are unique to downtown, so generalizing those characteristics from the 11 or 12 story buildings is important.

He summarized by saying that he believes we should create three categories with color differentiation and add annotations stating the distinctions but reinforce that “city center” is a unique thing and the others are also essentially unique. Chair Allred said that this generally sounds good to him; however, one potential issue is that the Place Type or character for Gregory Place, for example, seems very different than the half block on the east side of Lincoln Avenue. North of Michigan Avenue. The half block on the east side of Lincoln Avenue north of Michigan Avenue is entirely residential. We should not combine the half block with the category for Gregory Place, because Gregory Place is mixed use. If we do combine the two areas, then are we saying that the half block on the east side of Lincoln Avenue should also be mixed use? Mr. Garcia said yes, that is the potential. There are some old Greek houses that we want to see reused forever. He said it would be a great point of discussion if having some commercial uses in the half block to the east of Lincoln Avenue would be worthwhile.

Chair Allred said that the west side of the block east of Lincoln Avenue serves as a transition from very intense uses to the west of Lincoln Avenue to much less intense uses that are entirely residential to the east of Lincoln Avenue, particularly east of Busey Avenue. So, if we are painting Gregory Place the same as that, then there is potentially disconnect between what Gregory Place is as a place type versus what we are imagining could be on the east side of Lincoln Avenue.

Mr. Hopkins suggested making the Gregory Place finger that is between West Oregon Street and West Nevada Street as “campus mixed use” with an annotation about the building height. This way the distinction between the “campus mixed use” north of Green Street and the Gregory Place “campus mixed use” is basically building height. They should be the same color and same notion of street cross section. He believes these two areas are more alike than the east side of Lincoln Avenue. He said that we could also annotate the east side of Lincoln Avenue as possibly “residential”. Chair Allred suggested it be “neighborhood 3”.

Mr. Garcia said that he does not like the idea of creating a new place type for the west half of the block on the east side of Lincoln Avenue. He noted that one suggestion staff received was to change “city center” to “neighborhood center”, which is a defined plane which does allow a bit of mixing of uses that are less intense than the “city center” description.

Mr. Hopkins asked if “neighborhood 3” would be a new place type. Chair Allred explained that if we are imaging the block to be mostly residential in character, he did not know if “neighborhood center” would capture this intent. Mr. Hopkins agreed that it would not. Chair Allred said that he does not know if “neighborhood 2” would work because it talks about single family homes, and we are not imagining single family homes for this half block.

Chair Allred agreed with Mr. Garcia in that he does not like the idea of having a single small strip of an entirely different place type. Mr. Garcia pointed out that this may be the sort of nuanced thing that shakes out when the Zoning Ordinance gets revisited. Chair Allred stated that the proposed

Comprehensive Plan should be the guidance for that shaking out. Mr. Garcia agreed and added that they can add text to the map, which has proven very useful in the existing Comprehensive Plan map.

Ms. Yu commented that she likes how they have two spots and a corridor connecting the two spots. She sees it indicating a way to building the connectivity between the campus and Downtown Urbana. Mr. Hopkins stated that the connectivity is on the Development Opportunities Map. The map is not about connectivity so somewhere we need to make the distinctions about development types, and he feels that the opportunity is on this map.

Mr. Hopkins stated that he did not feel like Springfield Avenue is like Downtown Urbana. He also did not feel that the new Campus Mixed Use Zoning District area is like the east side of Lincoln Avenue. He said that if we do not get this straight now, then it will be a lot harder to rewrite the Zoning Ordinance. If someone contests the Zoning Ordinance and it is not backed much better than this in the proposed Comprehensive Plan, then we are going to be vulnerable in the Zoning Ordinance. Therefore, he said it is important to get this right.

Chair Allred said if we were to split off Downtown Urbana and the Campus Mixed Use Zoning District area and if Gregory Place also becomes “campus mixed use” (we deal with the difference in annotations), then we have these two corridors to figure out. He asked if the development types on Springfield Avenue and in that corridor currently or envisioned to be similar in character to the east side of Lincoln Avenue. Mr. Garcia said yes. It is mostly residential with some apartment buildings currently on Springfield Avenue. Chair Allred recommended calling it “neighborhood corridor”. These are two very important areas...one is the gateway to campus, and the other is a gateway to downtown. He said it was not too terrible to come up with a different category that is specific to these two areas. Mr. Hopkins said that it is a good idea. He is not sure about the label. It also solves Ms. Yu’s issue of having a map that shows the connections. They would look like connections, but they would have the distinction of building types.

Chair Allred said that we need to come up with a label. Mr. Hopkins said that even though he was not sure about it, he believes that “neighborhood corridor” is the best label so far. Ms. Yu said that she likes it as well as the audience likes it.

An audience member asked how the corridor would differ from downtown to the Campus Mixed Use district. Chair Allred answered it would differ with intensity and mix of uses...more commercial uses and height of the buildings. Mr. Hopkins explained that the Plan Commission is deliberating in a way that gives guidance to City staff in rewriting the Comprehensive Plan. The Commission does not rewrite text during the meeting. Chair Allred added that the idea is that staff will go back and rewrite it making changes suggested by the Commission. Then staff will present the changes at the next meeting so the Plan Commission can talk again and hopefully move towards a proposed Comprehensive Plan that is acceptable.

Mr. Hopkins stated that the main problem with “neighborhood center” is that it starts out with commercial. We do not want Springfield Avenue and the east side of Lincoln Avenue to be mostly commercial. He also does not feel that they need to worry about the initials of a label until they rewrite the Zoning Ordinance. So, they are looking for a label that describes mostly residential, but not primarily single-family residential. Mr. Allred added that it would be like multi-story buildings but with the intensity that looks similar to what is currently there.

Mr. Hopkins talked about the labeling of green space. He suggested that staff clarify in the text for this category why we are describing things that way. Clearly a private country club is not the same as a public space, but that is not what our current use of that is for.

Mr. Hopkins recalled that the Plan Commission had already discussed the streetlights and sidewalks in a previous revision. Chair Allred said that there are Little Moves and metrics already associated with these.

Chair Allred asked if they had discussed homelessness. If not, then he suggested adding it in Big Move 1 along with other affordable housing. Mr. Garcia could not recall if the Plan Commission had discussed this topic at a meeting already.

Mr. Rose stated that Lincoln Square is prominent in the City of Urbana. It may deserve a mention in the proposed Comprehensive Plan. He was looking to see where it might best be added. He thought maybe in Big Move 1 where it talks about transforming downtown into a vibrant inclusive gathering space. Mr. Garcia said that we do talk about implementing recommendations from the public realm study, which was focused a lot on the Lincoln Square area. One of the earlier commentors at this meeting had mentioned doing something with all the parking around Lincoln Square to increase the vibrancy of the area. Chair Allred added that part of this is highlighted in the development opportunities with the city-owned parcels. He did not know if they need to mention privately owned properties in the Comprehensive Plan.

Chair Allred said that another commentor had questioned why there is so much focus on Downtown Urbana. Why not put some focus on other areas, such as Philo Road? Mr. Garcia responded that is why we have the Development Opportunities Map. Chair Allred said that he only intended to imply that emphasis on downtown covers Lincoln Square too. Mr. Rose agreed.

Mr. Hopkins wondered about clarifying the other plans involved. Is there a list of the plans in the proposed draft? Mr. Garcia said yes. He added most of the plans that are currently adopted as part of the current 2005 Comprehensive Plan. The list is under Background and Trends, and the language comes from the City Attorney. He noted the plans that are on the list, and stated that they included the following language, "Subsequent versions of these plans will automatically be adopted into *Imagine Urbana*". Mr. Hopkins said that automatically is not acceptable because that implies that no one has to do anything. He believes that all the plans on the list were adopted as amendments to the 2005 Comprehensive Plan. Mr. Garcia said that the Boneyard Creek Master Plan is one exception to this. Mr. Hopkins said that if a plan is going to be adopted as an amendment or automatically become part of the Comprehensive Plan, then it needs to come through the Plan Commission per state legislation. The reason plans were done as amendments was the then City Attorney and administration thought that they had more potential legal use and legal backing if they were part of the Comprehensive Plan. He feels this is a judgment call and does not know how the current administration wants to deal with it. Ms. Ruedi said that staff would consult with the City Attorney and present Mr. Hopkins' concern to him.

Mr. Hopkins stated that another problem with this statement is that it says the plans will be adopted into *Imagine Urbana*, but the language needs to acknowledge that it is the Comprehensive Plan. There is state legislation about how a comprehensive plan must be dealt with. Ms. Ruedi said that staff will add "Comprehensive Plan" to the language.

Chair Allred asked what the City gets from having the plans adopted as amendments to the Comprehensive Plan opposed to having them be plans that stand on their own. He said that in all the time that he has been on the Plan Commission, they have never made reference to any plans outside of the core Comprehensive Plan. Mr. Garcia replied that occasionally staff might make note of how a case relates to the Bicycle and Pedestrian Master Plan with regards to bike paths, but the Commission does not make decisions based on language in the Bicycle and Pedestrian Master Plan. The only exception he could think of is if something was to be done in the Crystal Lake neighborhood, then staff would refer to the Crystal Lake Neighborhood Plan, but this has never been done that he knows of.

Mr. Hopkins stated that an option to consider, which was his preference 15 years ago, is not to adopt these plans as amendments unless we have a particular reason as Mr. Garcia pointed out with the Crystal Lake Neighborhood Plan on the presumption that the Comprehensive Plan's main legal backing potential relates to land use decisions. The likelihood that we would be using any of the other plans as a component of the Comprehensive Plan to do that or that they would gain any greater meaning by being officially part of or amended to the Comprehensive Plan is not worth the confusion or the problem that Mr. Allred just raised, but also the situation we are in now. He said that he feels it might be better if this paragraph identifies these same plans, with maybe the exception of the Crystal Lake Neighborhood Plan, as now standing on their own as adopted plans that were previously amendments to the previous Comprehensive Plan. This way we do not have to worry about keeping track of all these amendments that we never use and keep track of “real” amendments to the Comprehensive Plan. Mr. Garcia said that “real” amendments would be making changes to its current structure. Chair Allred added that there may be things in the plans that are contradictory to the proposed Comprehensive Plan. Also, the Plan Commission does not have visibility over their creation or plan making process.

Mr. Rose concurred with the direction being proposed. Mr. Hopkins stated that we still need to have wording that these plans become independent of the Comprehensive Plan because, at the moment, their formal adoption is as amendments to the Comprehensive Plan. If we want the plans to be alive, then they have to be alive as independent plans. It is much better if they stand on their own and express their own and it enables them and does not constrain them by being consistent with the Comprehensive Plan.

Chair Allred said that if any plans should remain as amendments to the Comprehensive Plan, then they should have annotations on the map. He thought maybe even the Downtown Plan should be kept as an amendment to the Comprehensive Plan. Mr. Hopkins noted that the Plan Commission should receive copies of any plans that are to remain as amendments.

Mr. Hopkins moved that the Plan Commission continue Plan Case No. 2502-CP-25 to the March 20, 2025 meeting with public comment period remaining open. Mr. Rose seconded the motion. Roll call on the motion was as follows:

Mr. Hopkins	-	Yes	Ms. McFarland	-	Yes
Mr. Rose	-	Yes	Ms. Yu	-	Yes
Mr. Allred	-	Yes			

The motion was passed by unanimous vote. Mr. Allred stated that this case would be continued to March 20, 2025. There will be opportunity for public comment during that meeting as well.

H. NEW BUSINESS

There was none.

I. AUDIENCE PARTICIPATION

There was none.

J. STAFF REPORT

There was none.

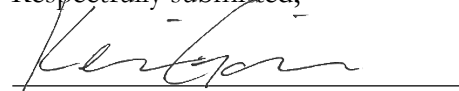
K. STUDY SESSION

There was none.

L. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kevin Garcia', is written over a horizontal line.

Kevin Garcia, Secretary
Urbana Plan Commission