

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: February 20, 2025

TIME: 7:00 P.M.

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

MEMBERS ATTENDING: Dustin Allred, Will Andresen, Lew Hopkins, Karen Simms, Chenxi Yu

MEMBERS ABSENT: Debarah McFarland

MEMBERS EXCUSED: Andrew Fell, Bill Rose

STAFF PRESENT: Kevin Garcia, Principal Planner; Mayor Diane Marlin

OTHERS PRESENT: There were none.

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

There were none.

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes of the November 21, 2024 Regular Meeting

Minutes of the December 5, 2024 Regular Meeting

Minutes of the January 16, 2025 Regular Meeting

The minutes of the November 21, 2024, December 5, 2024, and the January 16, 2025 regular meetings were presented for approval. Mr. Hopkins moved that these impressive minutes be approved by the Plan Commission. Ms. Simms seconded the motion. The minutes of the November 21, 2024, December 5, 2024, and January 16, 2025 regular meetings were approved by voice vote.

D. COMMUNICATIONS

- *Imagine Urbana* Comprehensive Plan – Development Opportunities Map

E. CONTINUED PUBLIC HEARINGS

There were none.

F. OLD BUSINESS

There was none.

G. NEW PUBLIC HEARINGS

There were none.

H. NEW BUSINESS

There was none.

I. AUDIENCE PARTICIPATION

There was none.

J. STAFF REPORT

Mr. Garcia reported on the following:

- **Dutch Bros. Coffee Shop Special Use Permit** – Mr. Garcia said that this case was presented to the Committee of the Whole on Monday, February 17, 2025, and they forwarded it to the City Council on February 24, 2025 with a recommendation for approval.

K. STUDY SESSION

Imagine Urbana Comprehensive Plan Draft

Chair Allred opened this item on the agenda. Kevin Garcia, Principal Planner, presented his agenda for discussion on the *Imagine Urbana* Comprehensive Plan, which was as follows:

- I. Timeline to Adoption
- II. Connected City Map
- III. Development Opportunities Map
- IV. Place Types – Text + Map
- V. Draft Plan

He said that his agenda consists of the same components as those listed on the meeting agenda; however, they are in a different order.

I. TIMELINE TO ADOPTION

Mr. Garcia talked about the Doodle Poll and thanked the Plan Commission members for responding to it with their availability for every Thursday night through March, 2025. It appears there would be a quorum of Plan Commission members for each Thursday night, should they need to meet to review the draft plan. He reviewed staff's tentative plan for the rest of the process once Plan Commission has finished reviewing and providing input on the draft plan. This includes holding study sessions with the Committee of the Whole on Thursday nights, because staff believes the City Council would benefit from having Plan Commission members' input.

He reviewed staff's goals for tonight's meeting regarding the timeline. They are:

1. Set a date to open the public hearing at Plan Commission. Staff would like to open the public hearing in March, 2025, because it will probably take more than one meeting at Plan Commission, and it will probably take multiple meetings as well when it gets to City Council.

He mentioned that Mayor Marlin would love if the plan was adopted before she left office in May.

2. Discuss the basic structure for the public hearing.

He noted that staff has a postcard ready to mail to every resident in the City of Urbana. Staff just needs to enter the date of the first public hearing once Plan Commission and staff set one. Mr. Hopkins replied that if they have the first public hearing on March 13, 2025, it will leave March 20th as a possibility for a second public hearing date, if needed. Special meetings with City Council could be held on March 27th and April 3rd. He said it was not clear if the special meetings with City Council took the place of the Committee of the Whole meeting to discuss the plan or is the special meeting(s) in addition to the Committee of the Whole meeting. There are not many extra weeks in this schedule to try to make this happen.

Mr. Hopkins stated that he has been through the process of updating the Comprehensive Plan before, and the whole sequence of the process this time has been so completely different from the last time. There has been almost no public participation or media discussion of any issues at any study session held this time. He asked if we are going to have a public hearing and discover that there is tremendous disagreement about the content of the plan. He commented that it is very strange to be in a process like this at this stage.

Mayor Diane Marlin said that there is public interest, and we will hold the public hearing, which gives people the opportunity to show up and speak on the plan. She stated that she is very proud of how much public input and participation has gone into creating the *Imagine Urbana* Comprehensive Plan. This is unprecedented compared to past processes. She pointed out that staff started this process in 2020, and the community participated in multiple different ways, so we all can be very proud. She thanked the Plan Commission members for the effort they have put into reviewing the draft plan. Mr. Hopkins stated that his concern is that this is a document with specific content, and there has never been a meeting of the Plan Commission studying and reviewing the plan in which more than three people have shown up to express interest. Mayor Marlin replied that we have to be prepared to be flexible, adapt, and respond. Mr. Hopkins stated that he is trying to imagine how we can get the most deliberative sequence of activity going among the participants.

Chair Allred asked if the special meetings with City Council would be considered study sessions. Mr. Garcia said that he conceived the process to be that the Plan Commission makes a recommendation, and then the City Council holds special meetings just to talk about the plan only. He likes the idea of holding a Plan Commission meeting, then a Council meeting, and then another Plan Commission meeting, if needed. Mayor Marlin reiterated that the focus of the special meetings with the Council is to focus on the Comprehensive Plan.

Mr. Hopkins stated that it would be a whole lot simpler to have feedback going both ways and to have a recommendation from the Plan Commission be closer to what the City Council wants to do rather than for the City Council to get a recommendation from the Plan Commission and then want to do a whole lot of revisions.

Chair Allred stated that lately there has not been many people coming to the Plan Commission meetings to provide comments on cases or on the Comprehensive Plan, and then when the cases go to City Council, there is suddenly a lot of interest in people wanting to comment. He said that there are comments from the public that the Plan Commission would want to respond to regarding

the recommendation that the Plan Commission eventually makes. He asked if there is any requirement that the Plan Commission has to make a recommendation first before City Council can talk about it or does the Plan Commission only have to make a recommendation before City Council makes a decision. Mr. Garcia replied that the Plan Commission only has to make a recommendation before City Council makes a decision. He said that the draft plan has been available for anyone to review, including City Council if they want to.

Mayor Marlin said that she thinks we, as a city, can make a concerted effort to let the community know they really need to attend the Plan Commission meetings and make their opinions known. Chair Allred said that the Plan Commission had talked about this at the previous meeting, and City staff was going to prepare a postcard to mail out to every Urbana resident, post information on social media, reach out to neighborhood list serves, and post flyers to encourage public participation at the Plan Commission level.

Ms. Simms stated that she likes the idea of amending the schedule to get feedback from City Council. It might pique the public interest. Chair Allred asked if staff would also post information in Smile Politely and in other sources where people are getting information. Mr. Hopkins said that if staff feels that we need two public hearings at Plan Commission level and two City Council special meetings before City Council acts on the plan, then we must think that there is at least one thing in the document that two people disagree about. He believes that if we put some specific information that is important out there, then we have a reason for people to react. This is basic planning theory 101. Mayor Marlin stated that staff would get the word out because this is very important to our local community.

Ms. Simms stated that it does not have to be negative. Getting the word out can be done in a positive tone with things in the plan that people can look forward to or become hopeful about, things that can make our community hallmarks and stand out, and also could be good media. This plan is our community's vision of where Urbana is going and is something that many people want. The feedback that she has heard from the community has been positive about how they are looking forward to the City achieving what is in the plan, and they appreciate the attentiveness that the Plan Commission has given during our discussions.

Mayor Marlin stated that the Plan Commission does have a TV audience, and we have a plan in front of us that reflects the community's input from the past few years. We can all be proud of that, and it is a story that we should tell. We will give the people an opportunity to provide input.

Chair Allred agreed with Ms. Simms in that there is a good angle for a story to talk about. There has been a lot of positive activity in Downtown Urbana, which relates to Big Move #4 – Make Downtown an Economic Driver.

Discussion ensued about holding a meeting on March 20, 2025. Mr. Garcia stated the Doodle Poll results show a bare quorum of members being able to attend. He suggested opening the public hearing at a special meeting on March 13, 2025. Mr. Hopkins added that they could have a special meeting of the City Council on March 27, 2025 and re-open the public hearing on April 3, 2025. On April 10, 2025, we could have a second special meeting with City Council, and then we would have a Committee of the Whole meeting on April 7, 2025.

Chair Allred stated that one concern with going directly to the Committee of the Whole is that there is a lot of other things usually on the Committee of the Whole agenda. Mayor Marlin said

that if they know in advance, then they can set the agenda so the Committee of the Whole can focus on the Comprehensive Plan. It will be a very busy time with the budget and with the transition of administration. Mr. Garcia added that they will include these dates on the postcard and send it out.

Mr. Hopkins stated that another way to get people to come to a meeting is if they realize that this is a special meeting with City Council doing a study session on the plan. It will attract people's attention that the plan is really moving along, and they need to come out and either rally support or tweak the questions we have now.

Mr. Garcia talked about how to present the material at the Plan Commission public hearings. He thought at the first public hearing of giving a broad overview of the entire plan, hitting on the high points. At the second public hearing, they could react to any changes and reactions that happened during the special Council study session. Mr. Hopkins stated that a complete draft of the plan needs to be available by March 13, 2025 at the first public hearing. He added that the Plan Commission does not want to spend the public hearing talking to the public, but rather spend it having the public talk to the Plan Commission about the draft plan. Mr. Allred said that the Plan Commission does not want the public coming to the first public hearing and first learning about the draft plan. He reiterated the importance of getting the word out to the public about the Comprehensive Plan draft.

II. CONNECTED CITY MAP

Mr. Garcia noted the changes he made to the Connected City Map, which included adding the Vine Street and Illinois Street projects that the City has planned. He also added the Main Street and Vine Street intersection, because it could use some redesign. The only other changes he would like to make are getting rid of completed projects from the existing 2005 Comprehensive Plan. He said we only need to know what we need to do going forward.

Mr. Hopkins talked about the extension to the west from Route 45. He commented that it has not been completed, so it needs to stay on the map. However, it does not show up in the list on the map. There is no project on the Connected City Map legend that corresponds to the connection of Olympian Drive to Route 45. He suggested meeting with Mr. Garcia to work on correcting some of the issues.

Mr. Hopkins said another issue is in the area north of the tiny homes; it is not anywhere in any list. He said that the difference between planned roadway extensions (which he said they would probably change this label) and connected city map (which should be the label for the whole map) are that the roadway extensions are not yet projects from a Capital Improvement Plan or Long-Range Transportation Plan point of view. It needs significant reorganization.

Mr. Hopkins said that on the map there is an annotation that says, "Beringer Circle EXT". Because of the way we have modified the graphics, it is difficult to understand. Therefore, he said we need to clean up the graphic style. Mr. Garcia explained that the little arrows are more definitive than the big blue triangles because they extend roads that already exist.

Mr. Hopkins stated that there is a confusing classification problem with the legend for road types. The colors for the other two are so close together, it is easy to misread what is going on. He said that getting rid of the green completed projects will give us another color choice to use.

Another quasi-substantive issue is that #7 and #8 on the potential plan projects describe shoulder edition construction shared use path on the north side of Curtis Road; however, #7 and #8 actually labels the north-south roads, not Curtis Road. He suggested separating #7, #8 and Curtis Road. He thought the north side of Curtis Road could be part of #9. He felt these should be downplayed and made apparently less significant.

Chair Allred asked what happened to creating a matrix that explains how the classification system is on the map and how it relates to a street typology. Mr. Garcia stated that he has not found time to give this task any thought. When he worked on describing the Place Types, it seemed like a good place to add the street type descriptions for each Place Type. Mr. Hopkins commented that this gets back to the timeline for the Comprehensive Plan and to our staffing problem. The Connected City Map can be claimed to meet the needs of the Manual of Practice and the Land Development Code, which refers to the classification of this type of the roadways. Mr. Garcia replied that we are conceiving of the Comprehensive Plan as a document that is not going to be static. We have made amendments to the existing 2005 Comprehensive Plan over time. If there is a discreet item like the matrix explaining how the classification system is on the map that City staff does not have time to create, we can make it more explicit that we want to flesh out the details of street types going forward and then come back with an amendment within the next year or two. Chair Allred agreed. He said that a lot of the configuration of street rights-of-way relates to many of the Big Moves in the draft plan, from healthy communities to walkability. Mr. Hopkins agreed with this strategy as well.

In response to the plan not being static, Mr. Hopkins stated that we need to remember that legally the Comprehensive Plan is a document that has certain standing from a legal point of view, so it is adopted. It makes sense to think of things that we cannot get done as future amendments, but not in the sense of adopting the plan in May and then adding graphics. He said it is two different attitudes, and it is important to keep them distinct.

Ms. Simms recalled the Plan Commission talking about advocating to slow most streets to 30 miles per hour (mph). She asked how this would work with regards to enforcement. Mr. Garcia replied that speeds are a result of street design, not enforcement. If we say in the Comprehensive Plan that we want low-speed streets throughout the City, then we have the backing to design streets that are lower speed.

Ms. Simms said that there would be a cost involved to slow streets by adding traffic circles or speed bumps. How do we get City Council to consider the additional cost during budget time? Mr. Garcia answered by saying that the easiest way to design a low-speed street is to make it narrower, which results in using less pavement, making it less costly. We could also add more street trees to make it feel more enclosed as one is driving down a street. Chair Allred added that the Comprehensive Plan is a 20-year plan, and it is aspirational. The content of the plan are things that the community wants and will work towards over the long term. So, it does not mean that next year's budget includes fixing all of the streets. This is okay and does not mean the City failed. It is something for the right people to think about when they are putting future budgets together over the long term.

Mr. Garcia pointed out that the City will be redesigning existing streets in the future, because we probably do not need any more new streets. We are trying to be responsible and make sure development pays for itself and also focus on infill development.

III. DEVELOPMENT OPPORTUNITIES MAP

Mr. Garcia noted the changes he made to the map after consulting with Brad Bennett from the Urbana-Champaign Sanitary District. The substantial changes included the following:

1. Southwestern Area on Map owned by the University of Illinois – Mr. Bennett told him that the University of Illinois does sewer planning for their properties in this area. It was previously listed as being a red hatched area that said it would be costly to extend sewers to this area. So, Mr. Garcia corrected the map. He noted that the map shown online was not updated and still had maps from the 2005 Comprehensive Plan.
2. Legend Text – Mr. Garcia stated that he made changes to the text in the legend so now the red-hatched area says, “Area Requires New Regional Pump Station for Sewer Services”. The yellow-hatched area says, “Area Requires Interceptor Sewer Extensions for Sewer Services”. He noted that some areas south of Windsor Road and east of High Cross Road have been changed to yellow because there is a pump station nearby that has excess capacity. Sewer service could be extended to all of the now yellow areas; it would be at the expense of the developers. He mentioned that he could show where the existing pump stations are located on the map.
3. Activity Center near Walmart and Aldi

Chair Allred suggested talking with developers and ask if it would make sense to have the pump station to say this is where you would be building an interceptor sewer. Mr. Garcia said that he thought of this and also kicked around the idea of adding a note with an arrow pointing down that says it is going to get more costly the further south you want to develop. Mr. Hopkins stated that adding the pump stations to the map should be specific enough to make it clear what the issue is.

Mr. Hopkins noticed that the language requiring interceptor sewers no longer distinguishes from serviceable by gravity. Mr. Garcia responded that the language was changed because all interceptor sewers are fed to the pump station by gravity.

Mr. Hopkins suggested adding where the major interceptor ends, so developers will know where they would have to extend future interceptor extensions from. He said that this map in a way shows the City’s growth boundary, so he feels it is worth being really specific.

Mr. Hopkins suggested adding annotations for the major development opportunities. The annotations would serve as identifiers when discussing the area, and it would a label for the Place Types Map.

Mr. Hopkins asked why the Menards site is not labelled as a development opportunity on the map. Mr. Garcia replied that he envisions using the Development Opportunities Map where to focus City staff’s time on trying to make development happen. He does not want to spread City staff’s time too thin, and he wants to focus on infilling big sites more in town. Mr. Hopkins stated that he was okay with this.

Chair Allred noticed that the Pines Shopping Center at the southeast corner of Philo Road and Windsor Road is labelled as being a Neighborhood Center Place Type. While it is smaller, it is also something that fits with many of the goals of the draft plan as being a development opportunity,

and he wondered why it was not listed as such on the Development Opportunities Map. Mr. Hopkins agreed that it should be blue on the map.

Mr. Hopkins asked about the property located between the end of Mumford Drive and Stone Creek Boulevard. He said it looks like it could be a development opportunity but is not marked on the Development Opportunities Map. Mr. Garcia said that it is not marked because it is owned by Sola Gratia, and they are fully invested in farming the land forever.

Mr. Hopkins asked if this means that the extension of Mumford Drive to the east is not being considered any more. Mr. Garcia said that was correct. He thought he had removed it from the map. Mr. Hopkins mentioned that the curb cut is on Stone Creek Boulevard, and the alignment of the street is on the Official Map of the City, so he suggested that they do not take the alignment out of the Official Map in the sense of protecting the alignment from construction of buildings and infrastructure. Some day in the future, the extension of Mumford Drive should be completed. Mr. Garcia explained that the owners had recently been required to do a minor development, and the City reserved space for a potential extension in the future. Mr. Hopkins stated that it should be included on the map, because this is the official map that protects rights-of-way for future street connectivity. So, it should stay the way it is marked currently on the map. We could annotate it to explain why it is not a development opportunity. Mr. Garcia said that we want to put information out for people to react to, and this is one of the few things that one person reacted to at one of the neighborhood meetings that was held by City staff earlier in the Comprehensive Plan process. Mr. Hopkins stated that we should leave it on the map (maybe label it differently) with an annotation because we have to protect what is in the minor plat; but we also need to make clear that at the moment, there is a different commitment made but presumably they are not allowed to build a building in the right-of-way. Mr. Garcia said that is correct.

IV. Place Types – Text + Map

Mr. Garcia reviewed the changes he made to the text for Place Types. The changes were as follows:

1. Renamed the labels of several of the Place Types
 - A. Residential Neighborhood and Mixed Residential Neighborhood is changed to Neighborhood 1 and Neighborhood 2
 - B. Mixed Use Core that was separated into two subgroups is changed to Neighborhood Center (for lower intensity uses) and City Center (for higher intensity uses)
 - C. Institutional is changed to Campus
 - D. Industrial is changed to Manufacturing and Logistics
 - E. Rural Residential is added
 - F. Agricultural is added
2. Updated the descriptions
 - A. Land Uses
 - B. Building Form
 - C. Streets and Connectivity
 - D. Open Space
3. Photos/Images of each Place Type still need to be added but he is looking for feedback from the Plan Commission
4. Place Types Matrix still needs to be completed.

Chair Allred stated that he likes the matrix table. He is not enamored with the label City Center partially because of the name but also how it maps onto actual places. He stated that he feels it

lends itself more to a node corridor breakdown. City staff used the same color for the Mixed-Use Center in Downtown Urbana as they did for Lincoln Avenue. Chair Allred stated that Lincoln Avenue is really more of a Mixed-Use Corridor. The uses are different than what could happen in Downtown Urbana. He stated that Neighborhood Center connotes that it is in the middle of the neighborhood when actually they are mostly on the periphery of the neighborhood.

Mr. Hopkins agreed that the matrix looks good. He mentioned again that his concern about the staff level and the ability to complete it, because it could be one of the more useful aspects of updating the Zoning Ordinance without going beyond what should be in a plan as opposed to what should be in a Zoning Ordinance. He said that the difference in definition between Neighborhood 1 and Neighborhood 2 is nicely subtle. Mr. Hopkins said that one of the objectives for a draft plan is that it be a good deliberation discussion document. He stated that he feels that the descriptions of the Place Types are now getting to be pretty good discussion documents.

Mr. Hopkins stated that staff still has work to do on the matrix table. Mr. Garcia asked for direction on what building types would fill out the matrix. He has some ideas for corner stores, bigger commercial buildings, and some industrial buildings. Mr. Hopkins commented that if Mr. Garcia uses the text descriptions that he created to fill out the matrix, then he has a pretty good frame. He said to make sure Mr. Garcia includes enough in the Neighborhood 1 and Neighborhood 2 to let people manipulate his notion of what these are, so that we gain wider acceptance of what we think we are communicating.

Ms. Simms wondered if there was a way we can put a short descriptor in parentheses for Neighborhood 1 and Neighborhood 2 so that it captures. She mentioned that she had to read the descriptions multiple times to catch the nuance. Mr. Garcia stated that he was trying to stay clear of notions of density and intensity, because density comes with a lot of baggage that creates fear that is unfounded. Chair Allred agreed that he would avoid the density description as well. Mr. Hopkins stated that Ms. Simms hit the exact issue that he was trying to get at himself. In order for someone to have any clue what the Comprehensive Plan is about, there has to be a way to make it more concrete. We do not want to use the words because we do not want to admit that is the distinction we are making, but it basically is. Mr. Garcia replied that Neighborhood 2 would come with more density, but it is more subtle though. Neighborhood 1 says that it primarily consists of detached housing, so you know it will be mostly that. Neighborhood 2 contains a mix of housing. Mr. Hopkins said that the text does not say this though. Chair Allred suggested the wording to say something like, "low to moderate intensity neighborhood". He said that we either need to summarize it one way or to just explain it fully.

Mr. Hopkins stated that if they are going to use labels, the "full stop" versions are pretty close. The primarily single family and mixed do not contradict the elaborations which is useful because it says single family is dominant among those uses. Mr. Garcia said that he calls it detached housing. Ms. Simms replied that detached housing will not make sense to a regular person. Mr. Garcia said that he wants to get away from using "single family" because it comes with a lot of reaction. Mr. Hopkins stated that this goes back to what he previously said about the Comprehensive Plan being a discussion document or a draft to get these issues in discussion. Maybe leaving it as Neighborhood 1 and Neighborhood 2 at the moment is the best we can do. Mr. Garcia said that it is certainly generating discussion by the Plan Commission. He suggested saying "single houses" instead of "single family".

Ms. Simms said that she agreed with Chair Allred about “neighborhood centers”. Mr. Garcia said that this gets to the push and pull between what is existing now and how we want things to be in the future. Most of the neighborhood centers are at corners or at the edges of neighborhoods or along corridors. They are not usually in the center of neighborhoods. Chair Allred said the description is fine, but people might think of it as the center of connected neighborhoods, which is a different sort of place. Mr. Garcia stated that they are trying to write a plan that is accessible to anyone. Chair Allred said that the key is in the descriptions, and he feels the descriptions are good.

Chair Allred talked about providing graphics or images that communicate more of the neighborhood scale and urban design aspects of each Place Type. Mr. Garcia said that the students had provided a few images. Chair Allred mentioned the possibility of using drone images. Mr. Garcia stated that while isometric images would point out some of the things that would be nice to have, he did not know if it is necessary to do a plan amendment in a year or so or should they just add them now. Chair Allred replied that it comes back to the accessibility aspect. So, it is one thing to read a paragraph and try to visualize in your mind what is this place like, and then it is another thing to have an image to show what is meant. Images make it easier for people to understand.

Mr. Garcia asked what the Plan Commission wants him to prepare for next week’s meeting. Chair Allred stated that the Plan Commission should spend the bulk of next week’s study session providing comments on the maps. Mr. Garcia said that he would work on filling out the Place Types Matrix. Chair Allred suggested that Mr. Garcia research how the real estate websites describe these things. He did not think that they should dumb things down too much. Ms. Simms said that if you want to make things accessible, then you make it accessible by writing it on a third to fifth grade level. Thinking about diverse languages and diverse things are going to change accessibility, and it is easier to make it sound accessible than it is to make it sound smart. People trust a document if they understand it. The more the words sound fancy, the more people feel like you are trying to pull a bait and switch and that you are hiding things. Trustworthiness and transparency matter. More people would be willing to read it as well.

Ms. Yu agreed that it should be written on a third to seventh grade level, and she suggested using an AI literacy checker. We can always adjust the level up or down based on the audience’s response. This always verifies output. Ms. Simms agreed. Mr. Garcia said that it is his goal to write the plan, as with any document, in as plain of English as possible to make it understandable.

Mr. Garcia pointed out the main changes he made to the Place Types Map. He added some points of interest, changed some labelling, and made a lot of the University of Illinois’ land that is agricultural and labelled it as such. He suggested at some point the Plan Commission and City staff should look at the annotations on the map. Mr. Hopkins stated that he scanned the annotations, and most of them look okay.

Mr. Garcia noted one annotation at the bottom of the map that says “Area within UCSD service area can now be served by gravity” that he would like to discuss with the Plan Commission. Mr. Hopkins stated that this annotation needs to be carefully consistent with the better data we now have on the maps.

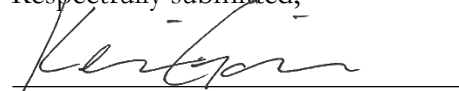
Chair Allred noticed that Neighborhood Center ends up next to commercial in quite a few places on the map. They look similar in color. He asked staff to make them contrast more with each other.

Mr. Garcia pointed out that the most recent draft of the plan includes all of the comments staff had received so far. Mr. Hopkins stated that he has some editorial comments that he will submit to staff.

L. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:10 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