

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: December 7, 2023

TIME: 7:00 P.M.

PLACE: Council Chambers, City Building, 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: Dave Wesner, City Attorney; Kimberly Smith, Director of Community Services; Kevin Garcia, Principal Planner; Marcus Ricci, Planner II

OTHERS PRESENT: Babatunde Amao; Darleen Bailey; Shea Belahi; Paulette M. Bell; Cheryl Bicknell; Elderess Melinda Carr; Lee A. Clark; Phyllis D. Clark; Paulette Coleman-Peebles; Tony Comtois; Jackie Curry; LeRoy Dee; Earnest Dent; Marion D. Harrington, Jr.; Jonathon Howard; James Johnson; Brian Kesler; Claudia Lenhoff; Diane Wolfe Marlin, Chad Osterbur; Krist Sallee; Marty Smith; Terry Townsend; Reverend Evelyn Underwood, JD, Ph.D.; Bridgett Wakefield; Mary Alice Wu

A. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:02 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

The minutes of the November 9, 2023, regular meetings were presented for approval. Ms. McFarland moved that the Plan Commission approve the minutes as written. Mr. Rose seconded the motion. The minutes were approved by unanimous voice vote as written.

D. CONTINUED PUBLIC HEARINGS

Plan Case No. 2480-PUD-23 – A request by Marty Smith, on behalf of Carle Foundation, for approval of a Final Residential Planned Unit Development located south of Federal Drive

and north of Carver Drive in the R-3 (Single and Two-Family Residential) and R-4 (Medium Density Multiple Family Residential) Zoning Districts.

Chair Allred re-opened Plan Case No. 2480-PUD-23. He reminded everyone that at the previous meeting the public input portion of the hearing was declared closed and the Plan Commission was in discussion when there was a motion to continue the case to this meeting. He stated that there was a request by the Commission that the applicant consider the issue of Federal Drive access to the site and the possibility of modifying the site plan to reflect that access. He said that before the Plan Commission resumes their discussion on the case, he first wanted to give the applicant the opportunity to respond to this specific request and then the Plan Commission will go back into discussion amongst the Commission members and possibly entertain a motion to vote.

Marty Smith, the applicant, approached the Plan Commission to address the Plan Commission's request on the issue of access onto Federal Drive. He began by stating that the proposed project will be constructed on the southern portion of the lot, Lot 101, which is not contiguous to Federal Drive and will not have access to Federal Drive. The northern portion of the lot, Lot 102, is contiguous to Federal Drive; however, it is not part of the planned unit development application and is not being proposed for development. The northern portion will remain farmland for now.

He stated that the design of Hope Village on the southern portion with Carver Drive access followed best practices for land use, Zoning Ordinance and Planned Unit Development (PUD) criteria based on the following: 1) meets the criteria in the Urbana Zoning Ordinance for approval which states that the proposed development is conducive to the public convenience at that location; 2) Hope Village is a residential development best suited connected to an adjacent residential neighborhood and accessed by a residential public street, not a commercial/industrial area; and 3) direct access to a collector or main street with nearby access to public transportation and bus service, and is convenient for pedestrian traffic, bike traffic, vehicle transit and in close proximity to two hospitals and other medical services.

Mr. Smith stated that the Carver Park Subdivision has two public street access points into the site: Dorie Miller Drive to the east and Carver Drive to the west. These public streets dead end without turnarounds or access back out of the neighborhood, so it can safely be assumed under generally accepted planning principles that these two public streets were intended to be extended as future development occurred. He mentioned that additional benefits to the Carver Park Subdivision from Hope Village being developed on the south lot, with access from Carver Drive, are that it will provide turnaround for emergency and maintenance vehicles exiting the neighborhood and permanently restrict any additional traffic from connecting to future development to the north through Carver Park Subdivision on Dorie Miller or Carver Drive. He added that as a low-density residential development, Hope Village eliminates any chance for access through Carver Park Subdivision to a higher density multi-family development allowed by right in the current R-4 Zoning District.

He said that orientation to the north lot and access of Federal Drive does not meet best practice land use for the following reasons: 1) it does not meet criteria in the Urbana Zoning Ordinance for approval which states that the proposed development is conducive to the public convenience at that location; 2) it does not provide direct access to a collector or main street, nor nearby

access to public transportation and bus service; 3) heavy commercial truck traffic and lack of sidewalks on Kenyon Road, the only feeder street to Federal Drive, present safety concerns for Hope Village residents and pedestrian and bike traffic; 4) travel time to the North Federal Drive location adds significantly longer response time for emergency vehicles putting the Hope Village residents at higher risk; 5) residential development to the north conflicts with the existing commercial/industrial business of a charter bus company, express delivery distribution center, contractor supply, food service distributor and other industrial business traffic.

He stated that based on these conditions, they request a recommendation for approval of the final PUD application before the Plan Commission to the Urbana City Council.

Chair Allred asked if any members of the Plan Commission had questions for Mr. Smith.

Mr. Hopkins asked if the applicant was asserting that Carver Drive is a collector street. Mr. Smith replied no. Carver Drive has direct access to a collector street, Bradley Avenue. Mr. Hopkins pointed out that Hope Village would not have direct access except through a non-collector street, Carver Drive.

Mr. Rose stated that this is the first opportunity for the Plan Commission members to see good reasons for the access drive to not be on Federal Drive. To retain Carver Drive as the main vehicle access, he said he feels it deserves study more than just a verbal presentation. He added that he did not feel equipped at this point to say the reasons Mr. Smith provided verbally are compelling to him.

Ms. McFarland asked if the Plan Commission had the option to visit the site and look at the options for access to the site. Mr. Smith replied that the Site Plan is very specific and well laid out showing the entrance off Carver Drive into the site. He said that he would welcome visitors to the site and would gladly show them around so they could see what Hope Village is intended to be.

With no further questions for the applicant, Chair Allred opened the hearing for discussion by the Plan Commission.

Ms. Yu asked about the detention pond. She recalled that it was viewed by the Carver Park Subdivision residents as a safety concern. Chair Allred stated that part of the issue was that the retention pond was not originally included in the fenced off area of the site, and that a change was made to extend the fence to enclose the retention pond as part of the site.

Ms. Yu asked if a retention pond was necessary for the proposed development. Kevin Garcia, Principal Planner, replied that the applicant is not required to do a specific design for water retention. They are required to retain storm water on the site, and it must meet the City's engineering standards. There are different ways to handle stormwater runoff on a site, and a retention pond is one way. The proposed retention pond does meet the City's standards.

Chair Allred stated that taking a tour would need to be voted on by the Plan Commission and would involve continuing the case to another meeting.

Mr. Rose stated that he attaches significant importance to the issue of access to the proposed site. He pointed out that the importance is stressed in the Preliminary PUD approval, which was passed by the City Council with three conditions and one waiver. The second condition is that the Final Site Plan is responsive to the concerns of the neighboring residents. He finds in the material presented to the Plan Commission to date has that this condition has not been met. He went on to say that with reference to *Criteria 2: That the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.* He noted that the applicant's response to this did not address the surrounding areas, but only addressed Hope Village.

He stated that Exhibit L, Letter from Carver Park Neighborhood Association lists their first concern as being traffic and access with a recommendation/suggestion that access be made to and from Federal Drive with no traffic coming through Carver Park Subdivision. He felt that Mr. Smith was correct in focusing on access as a crux on which the Plan Commission can make judgments.

Exhibit M, he said is City staff's response to the Carver Park Subdivision letter. He stated that the letter states that the applicants have clearly and consistently articulated the following reasons for designing Hope Village:

- 1) Carver Drive offers better, faster access to the hospitals. He stated that there were more important reasons to base their judgment on.
- 2) Carver Drive provides a direct connection to more frequent Mass Transit District (MTD) bus service along Bradley Avenue. He stated that there is no dispute about pedestrian traffic using Carver Drive to access the bus service along Bradley Avenue.
- 3) If the proposed development used Federal Drive as an access, then it would occupy some of the northern portion of the lot. He stated that this ship had sailed as the applicant has already begun work on the southern portion of the parcel.

Mr. Rose went on to say that 7 or 8 of the 12 speakers at the previous Plan Commission meeting addressed issues with traffic. He recalled that Marion Harrington had talked about how the neighborhood was not against the use and if the proposed development used Federal Drive for access, then the residents of the Carver Park Subdivision would not have an issue with the project. He pointed out comments made by other residents during the November 9, 2023 Plan Commission meeting.

He discussed the applicant's comments about meeting the criteria. He stated that the applicant spoke of the parcel being in two separate lots; however, the lot has not been subdivided at this point, so it was incorrect for the applicant to speak of two separate lots. He did not find the applicant's statement of how the project practices best land use and meets the Zoning Ordinance requirements for the development to be conducive to public convenience to be compelling. As for the vehicular traffic, it would include staff, emergency vehicles, vendors and suppliers, which would largely be commercial rather than residential use. The Hope Village development would not have direct access to a collector street, as Mr. Hopkins pointed out. He doubted that not having turnarounds at the dead end of Carver Drive and Dorie Miller Drive has not bothered the residents of the neighborhood. He talked about the additional benefits that the applicant mentioned in their response at the beginning of this meeting with regards to Hope Village

preventing additional traffic on Carver Drive to a higher density multi-family allowed by right in the current R-4 Zoning District. In general, he is not compelled by the applicant's reasoning for providing access on Carver Drive rather than on Federal Drive, and he does not feel that Condition # 2 of the approval of the Preliminary PUD has been met.

Mr. Hopkins stated the following:

- 1) Because much of the Final PUD has actually already been physically built before a Final PUD permit was granted contrary to XVI-7 of the Zoning Ordinance, which states that "*No building permit or Certificate of Occupancy if no building permit is required shall be issued before issuance of a planned unit development permit*" and regardless of whether some of it was built by right, whether the proposed development was appropriately shifted to a PUD; whether there was a variance for parking that could have been done a different way, the cancelled attempt to amend the Zoning Ordinance to allow multiple units on a single lot, this is a procedural mess. So, the Plan Commission has no discretion or available use of its traditional, persuasive and negotiating power left;
- 2) Because the Plan Commission has exhausted its discretionary and persuasive capabilities, and held the public hearing that it is required to hold because of the PUD process;
- 3) Because the proposal is an innovative, unusual proposal and project, potentially very valuable, and also therefore with unpredictable or less predictable consequences both on the effects of construction and the effects of operation;
- 4) Because the location chosen is arguably not conducive to the public convenience in the sense of the Carver Park Subdivision residents, therefore these less predictable effects will be effects on a vulnerable neighborhood; and
- 5) Because the City of Urbana, through funding, is actually a participant in this project, not merely a disinterested, regulatory body.

He moved that the Plan Commission forward Plan Case No. 2480-PUD-2023 to the City Council with a recommendation that City administration continue to work closely with the applicant organizations, the neighborhood residents (including those who are residents of Champaign), the City of Champaign and others to mitigate the effects of construction and operation (a continuing responsibility) of Hope Village.

Chair Allred asked for confirmation whether or not this was a recommendation of approval with conditions. Mr. Hopkins said no. He explained that he did not say it was a recommendation of approval or that it was conditions because a recommendation for approval with conditions is approval conditional on the applicant meeting the conditions. The question is not that the City Council will approve the proposed PUD. He stated that the Plan Commission is responsible for making a recommendation, and he was suggesting that after the public hearing and given the procedural mess (where the concerns and usual processes of the Plan Commission have been impossible to carry out) that the Plan Commission should make a recommendation of what the City should do. The City Council has the authority and responsibility to decide to approve this. He added that he is not recommending conditions because the City has a responsibility to continue to work on this; not to check off a box and say "it's approved".

Chair Allred stated that this is unconventional and the options that the City staff gave the Plan Commission does not include something like this. He suggested taking a recess and consulting with the City Attorney, Dave Wesner.

Mr. Wesner advised the Plan Commission on how to proceed. He said that the Plan Commission should second the existing motion, and then proceed to taking a recess so that when they return to the public hearing, they will be at the point of discussing the motion.

Ms. McFarland seconded the motion made by Mr. Hopkins.

Mr. Rose moved that the Plan Commission recess to speak with Mr. Wesner about the motion.

Ms. Yu seconded the motion. Roll call on the motion was as follows:

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

The motion passed unanimously. Recess was taken at 7:44.

At 7:57 p.m., Mr. Rose moved that the Plan Commission exit recess and return to the public hearing. Mr. Hopkins seconded the motion. Roll call on the motion was as follows:

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

The motion passed unanimously.

Chair Allred announced that after consultation with Mr. Wesner, they feel that Mr. Hopkin’s motion is an appropriate motion. He asked Mr. Hopkins to restate the motion.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2480-PUD-23 to the City Council with a recommendation that the City Administration continue to work closely with the applicant organizations, the neighborhood residents (including those in the City of Champaign), the City of Champaign, and others to mitigate the effects of construction and operation of Hope Village:

- 1) Because much of this project has already been built before the PUD was granted, the City is therefore in a procedural bind because the City’s Zoning Ordinance states that no building permit or certificate of occupancy (if no building permit is required) shall be issued before issuance of a planned unit development permit;
- 2) Because the Plan Commission has exhausted its discretionary and persuasive capabilities through holding a public hearing for the PUD process;
- 3) Because the innovative and unusual proposal presents likelihood of unexpected modifications or effects in construction and operation;
- 4) Because the location makes the effects problematic for a vulnerable neighborhood;
and
- 5) Because the City of Urbana, through funding, is actually a participant in this project, not merely a disinterested, regulatory body.

Chair Allred reminded everyone that the motion was seconded by Ms. McFarland, and he then asked if there was any discussion on the motion.

Ms. Yu stated that normally the Plan Commission forwards a case to City Council with a recommendation for approval or disapproval and sometimes they include conditions. In this case, it seems the Plan Commission does not have any way to influence the project at this moment. So, the Plan Commission will vote to send the proposed PUD to Council without approval or disapproval because there is not much the Plan Commission can do; however, they included the language in the motion to let the Council know that this is result of the Plan Commission discussion and how we feel. The Plan Commission is asking the City Council to work with this recommendation.

Mr. Hopkins stated this is correct. The motion uses subtleties of language because the usual meaning of conditions when the Plan Commission makes a recommendation is conditions that should be met prior to approval and much of what this motion argues is that it is pointless after construction. So, they are focusing on recommendations about continuing action and attitude after Council action.

Ms. Yu added that that the point of this motion is to make sure there are some guiding principles for the future operation. Mr. Hopkins stated that he agrees with this.

Mr. Rose stated that he felt this is an astute motion in that it represents where the Plan Commission is at, where the project is at, where the neighborhood is at, and where the City is at with this project in a way that can in no way be captured by a simple up/down or condition approval. The motion sends a message that there is a lot of work to be done. He said that he appreciates this motion.

Chair Allred stated that going into this he was leaning towards not being able to support this project; however, the way that Mr. Hopkins worded his unconventional motion, he now feels that this is something that he can support. He commented that the site selection process made this very problematic before the proposed project even got to the Plan Commission. Particularly for a project with the University of Illinois and the City of Urbana in a relationship, the process should have been much more transparent. The result is that the way this site was chosen has created distrust and a sense that the adjacent neighbors have been wronged. The Plan Commission was not involved in the site selection process and never had a chance to provide input. The Plan Commission was presented with a proposed PUD that was in a particular location with particular characteristics that we now know are partially built. The Preliminary PUD was recommended to City Council by the Plan Commission with a key condition that steps be taken to listen to the concerns of the community and that the final site plan be responsive to those concerns; however, in listening to the public during the November 9, 2023 meeting, it does not seem like this has happened. The Site Plan is largely the same as was originally presented with the exception of minor changes of moving a fence. In particularly in terms of how the site is accessed, which seems to have been one of the key concerns from the beginning, this has not changed.

With no further discussion, roll call on the motion was taken and was as follows:

Mr. Rose - Yes Ms. Yu - No

Mr. Allred	-	Yes	Mr. Hopkins	-	Yes
Ms. McFarland	-	No			

The motion passed by a vote of 3 yeases to 2 nos. Mr. Garcia noted that Plan Case No. 2480-PUD-23 will be forwarded to Committee of the Whole on Monday, December 18, 2023.

E. UNFINISHED BUSINESS

Plan Case No. 2479-S-23 – A request by Marty Smith, on behalf of Carle Foundation, for preliminary and final plat approval for the Hope Village.

Chair Allred re-opened Plan Case No. 2479-S-23. He noted that the Plan Commission had left off with Plan Commission discussion at the previous meeting, which is where they will pick up the case now.

Mr. Hopkins moved to untable Plan Case No. 2479-S-23. Mr. Rose seconded the motion. Roll call on the motion was as follows:

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

The motion passed unanimously.

Chair Allred asked if there was any further discussion on this case.

Mr. Hopkins asked for clarification on which body would have the deciding vote on the Preliminary Plat since the Plan Commission normally makes the determination. Mr. Garcia stated since it is a combination preliminary and final plat, the City Council would be making the final determination.

Mr. Hopkins stated that belaboring this is pointless because the thing has been built. He moved that the Plan Commission forward Plan Case No. 2479-S-23 to the City Council with a recommendation of action. He clarified that this is now under the authority of the City Council. Neither the preliminary or the final plats are based on action by the Plan Commission.

Chair Allred asked the City Attorney if this motion was workable. Mr. Wesner replied that he feels it is consistent with the motion in Case No. 2480-PUD-23 and accomplishes at least advancing this to the next stage in the process. He did suggest that the Plan Commission reword the motion to forward with no recommendation rather than with a recommendation of action.

Mr. Hopkins agreed to the rewording of the motion. Mr. Rose seconded the motion. Roll call on the motion was as follows:

Ms. Yu	-	Yes	Ms. McFarland	-	No
Mr. Hopkins	-	Yes	Mr. Allred	-	Yes
Mr. Rose	-	Yes			

The motion passed by a vote of 4 to 1. Mr. Garcia noted that Plan Case No. 2479-S-23 will be forwarded to Committee of the Whole on Monday, December 18, 2023.

Review of Plan Commission Bylaws

Changes to Plan Commission Meeting Schedule for 2024

Chair Allred re-opened this item on the agenda. Kevin Garcia, Principal Planner and Zoning Administrator, gave a presentation from the written staff memo.

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

Mr. Hopkins expressed concern about there being no meetings scheduled in a month where the regular meeting lands on a holiday. He used the year 2025 as an example of how it might be difficult to get a quorum on first Thursdays, especially January 2, 2025 and July 3, 2025. He sees a potential of having a real problem actually getting cases done with only having one meeting scheduled per month. So, he believes that if we are going to do this then we have to add some specific way that we schedule additional meetings and the expectation that we scheduling additional meetings. He stated that he believed it would be better to hold regular meetings on the third Thursday rather than the first.

He stated that one of the responsibilities of the Plan Commission as stated in the Zoning Ordinance is the preparation of a Comprehensive Plan. They have demonstrated that the City also needs to revise the Zoning Ordinance. Both of these can be enhanced by the public hearing and public input study session by the Plan Commission. If they are going to make progress on revising the Comprehensive Plan, then they would benefit from more meetings in the next 12 months than they have needed in the last 12 months.

Mr. Garcia responded that because it is stated in the bylaws, they cannot act on the bylaws at this meeting. It is okay if they keep discussing this and in fact, they would not have time to make changes that would take affect as of January 1, 2024. So, there is plenty of time for the Plan Commission to provide feedback.

Mr. Allred agreed with Mr. Hopkins, especially when they have to continue a case. It is much easier knowing that the next Plan Commission meeting is scheduled for two weeks away. Even though he understand the benefits of reducing the number of meetings per month, he expressed concern about losing the flexibility of holding an additional meeting when needed in a month. It is much better in terms of being responsive to the applicant and it is also helpful in terms of keeping things fresh in Plan Commissioner's minds.

Mr. Garcia stated that City staff will give it some thought and come back to the Plan Commission.

F. NEW PUBLIC HEARINGS

There were none.

G. NEW BUSINESS

There was none.

H. PUBLIC INPUT

Chair Allred invited members of the audience to approach the Plan Commission to speak.

Marion Harrington approached the Plan Commission to speak. He stated that there was not supposed to be any construction vehicular access off Carver Drive; however, on November 28, 2023, there was a semi-truck at Carver Drive unloading two scissor lifts. On this particular date, there were cars parked on both sides of the street, and there was barely enough room for the truck to get through. Carver Drive is not wide enough to accommodate large vehicles like this. They blatantly disregarded the fact that they are not supposed to use Carver Drive. So, obviously they are not paying attention to any of the neighborhood's concerns, which makes the neighborhood feel like no one is listening to them. They called the City of Champaign, who brought out and put up concrete barricades to hopefully deter any future construction access to the proposed development.

Reverend Evelyn B. Underwood approached the Plan Commission to speak. She stated that they are not opposed to housing the homeless. However, they do agree with the many others who are in opposition to the location of Hope Village and the many concerns related to the process. Those concerns are as follows:

1. Access through Carver Park Subdivision
2. Lack of attention to Carver Park infrastructure
3. Public health, safety and well-being
4. No environmental impact assessment with neighboring residents or the community
5. Open transparency with community engagement, specific programs and medical services to be used at Hope Village
6. What is the value added to the community?
7. Propose a proper notification process for all changes made and to be made in the future

They trust that we can work together to have an equitable solution so we are able to move forward.

Terry Townsend approached the Plan Commission to speak. He stated the following:

1. That the George Washington Carver Subdivision neighboring residents and stakeholders repeatedly have voiced support for the proposed tiny houses called Hope Village. However, the neighborhood, the stakeholders and the citizens do not want to be a supply chain for experimentation.
2. The applicant repeatedly stated that the purpose of Hope Village is to serve the "medically fragile individuals". He stated that he contacted the U.S. Department of Housing and Urban Development (HUD), and they have never heard of "medically fragile individuals". He noted that in the applicant's 501c3 Articles of Incorporation for Hope Village Incorporated, it states that the purpose for Hope Village is to provide and/or support the provisions of health and support services to individuals who are suffering from homelessness, chronic transitional housing arrangements, and chronic inability to afford permanent housing in Urbana, Illinois or other suitable geographical areas. This is a much broader charge than serving "medically fragile individuals". This informs and raises significant questions about every aspect of the Hope Village Development.
3. The Hope Village detention basin or pond will be a breeding ground for mosquitoes, transmit diseases, and because of its close proximity to the George Washington Carver and

Crispus Attucks Subdivision, it will be a clear health and safety hazard. Because it will be an attractive nuisance, it will be appropriate at any stage of development of the Hope Village for neighboring residents to seek injunctive relief.

4. The City of Urbana and the Plan Commission have not been told the truth about what the traffic problems are. The traffic impact studies are biased, self-serving and use the wrong metrics to measure the negative impact traffic will have on the quality of life of the George Washington Carver Subdivision. Traffic is not just about car ownership of Hope Village residents. It is also about fire trucks, service trucks, ambulances, Hope Village residents, Hope Village staff, University of Illinois students, and Hope Village residents' family and friends.
5. He agreed with others in that he feels that they have not been heard or listened to.

He thanked the Plan Commission for trying to straighten out this mess, and he thanked them for their service.

Mr. Townsend stated that they are going to ask the University of Illinois to recuse themselves from the partnership with this project.

With no further public input, Chair Allred closed this section of the agenda.

I. STAFF REPORT

There was none.

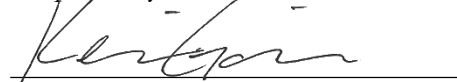
J. STUDY SESSION

There was none.

K. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:42_p.m.

Respectfully submitted,



Kevin Garcia, Secretary
Urbana Plan Commission