



**CITY OF URBANA
PLAN COMMISSION SPECIAL MEETING**

DATE: Thursday, February 27, 2025
TIME: 7:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

A. Call to Order and Roll Call

B. Changes to the Agenda

C. Approval of Minutes

[Minutes](#) of the December 19, 2024 Regular Meeting

D. Communications

E. Continued Public Hearings

F. Old Business

G. New Public Hearings

H. New Business

I. Audience Participation

J. Staff Report

K. Study Session

Imagine Urbana Comprehensive Plan Draft

(Available online at <https://online.encodeplus.com/regs/urbana-il>)

L. Adjournment

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

Email Input

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: Planning@urbanail.gov. The subject line of the email must include the words **"PLAN COMMISSION - PUBLIC INPUT"** and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Public Hearing

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specific to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person or split their time if Public Input is held at two (2) or more different times during a meeting.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under “Verbal Input”. Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker’s microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

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Phone: **217.384.2440**

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Watching the Meeting via Streaming Services

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MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: December 19, 2024

TIME: 7:00 P.M.

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

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

MEMBERS EXCUSED: Andrew Fell, Karen Simms

STAFF PRESENT: Kevin Garcia, Principal Planner; Marcus Ricci, Planner II; Andrea Ruedi, Senior Advisor for Integrated Strategy Development

OTHERS PRESENT: There were none.

A. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:03 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

There were none prepared for approval.

D. COMMUNICATIONS

- 2025 Plan Commission Meeting Schedule
- *Imagine Urbana* Comprehensive Plan – Functional Classification by Champaign County Regional Planning Commission

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

There was none.

K. STUDY SESSION

Imagine Urbana Comprehensive Plan Draft

Chair Allred opened this item on the agenda. Kevin Garcia, Principal Planner and Zoning Administrator, and Andrea Ruedi, Senior Advisor for Integrated Strategy Development, presented the agenda for discussion topics on the Comprehensive Plan.

1. UPDATED PLACE TYPES

Mr. Garcia noted the changes that the University of Illinois students made to the place types, which were as follows:

- a. Removed all of the illustrations which did not tell the story of what we were trying to tell.
- b. Inserted other photos of places around town that illustrate things we are looking for.
- c. Made prototypes of plan views based on feedback that staff shared with them.

Chair Allred commented that some of the images for the different development types are labelled good; however, some of these may need a more descriptive label. Some describe development types, and some describe types of changes that occurred. He thinks that they should be consistent by being a little more descriptive of the development type as well as describing the place type. He gave some examples.

Mr. Hopkins stated that *place type* and *development type* are two different things. Mr. Garcia stated that *place type* is the neighborhood in large, and *development type* is the specific types of development that we might see within that place type. He suggested a matrix of *place types* with *development types* that could be in that neighborhood, and then give examples. Ms. Ruedi added that they should add definitions as well.

Mr. Hopkins commented that a matrix would complicate this for him. When looking at the “Mixed-Residential Neighborhood” place type, if we describe the pictures as *development types*, then we do not have any photos of *place types*. One of his concerns under Place Types is that they do not actually show the mix. He stated that the site plan and the oblique are place type descriptions.

Mr. Rose concurred saying that place types should be the first presentation. The plan and oblique are place types and should be followed by the development types. He stated that the four photos of development types would benefit from having expanded captions to say the type of unit we are talking about.

Mr. Hopkins said that we need graphics of place types with their descriptions. We should move the development types out of the place types completely and put them in a separate section for development types, and then reference them in a matrix. Chair Allred argued that it is useful to be able to look at a place type and see the development types that we would likely find or would want to find or see in these place types. We should have a place type with a plan view illustration, an oblique of an actual place that shows some of the characteristics that we think are important in that place type, and then the types of development that are described for that place. He felt it would be useful to have this for each of the place types.

Mr. Hopkins stated that there is some overlap of development types in the different place types. He believes this to be an opportunity to clarify what we actually imagine these things to mean because they mean slightly different things in different place types. We can do this by showing photos. Chair Allred stated that we started out having illustrations of development types from other areas that Urbana does not have. They decided to take those illustrations out, but now they may need to add them back in to show what Urbana thinks might be a good fit in terms of scale, massing, architecture, etc. in these neighborhoods. He recommended that they describe in the label what is in Urbana and what is something that we do not have but we think would be a good fit.

Mr. Hopkins noted that the photos in the Mixed-Use place type are of commercial buildings, while the place type site plan shows a completely different concept. So, he is confused on what the Mixed-Use place type is supposed to be.

Mr. Rose said that if we aim to generate and retain interest in the proposed plan by Urbana citizens, then we need to show Urbana in the plan; however, there may not be good examples for all of the types. So, the plan will likely have illustrations and photos of both places in Urbana as well as in other cities, but he feels that it is important to link the document to Urbana as much as possible. Mr. Garcia agreed with Mr. Rose. He replied saying that staff would look for good images of what we have in Urbana and would look for good examples of what Urbana does not have in other cities. Mr. Rose pointed out that if we are talking about mixed use and connection, then a photograph of adjacent buildings seems to contain more than twice the information that a photo of a single building contains.

Chair Allred noted that there is not an oblique in the document for the Mixed-Use place type that might solve part of the problem. He said that there are examples in Urbana of a vertical mixing of uses, like Gregory Place, that we could include in here in addition to Downtown Urbana. He believes that we should provide more of a horizontal mixing of uses to show what the site plan shows and what we are trying to communicate for the Mixed-Use place type. He suggested adding an oblique of the area around Huaraches Moroleon to capture something that shows businesses that transition to single family homes. This area has development opportunities that are adjacent, which could also be other development types.

Mr. Hopkins said that when he looks at the Mixed-Use description and the examples and thinks of the Future Land Use Map, Mixed-Use seems to be the wrong label. He stated that the photos for Mixed Use appears to be commercial. They have things adjacent to it, and the City is allowing residential and commercial as well as offices; but if it is that simple, then we are creating problems for ourselves by opening up something scary to people unnecessarily.

Mr. Garcia believes that the Mixed-Use place type was the most problematic for staff to define, so he is open to suggestions. He said that the more intense areas are areas that are more likely to be vertically mixed, and the areas like Huaraches are the horizontal mix.

Mr. Garcia suggested that we could use those distinctions to separate them into two different things, since we separate them in the definition. He said it is hard to create one set of photos and one plan view that really encompasses what you are trying to do. We have a good site plan view that shows horizontal mixing, so staff would need another one to show more intense, downtown type, mixing. Mr. Hopkins stated that it might be better to focus on the oblique because the oblique would be more appropriate to vertical mixing. He said that one way people think of mixed uses is we mix everything up so you can build anything anywhere in this place type, and we do not really mean that. So, why let people think we mean that?

Chair Allred interpreted Mr. Hopkins to mean what do we gain from calling it this kind of horizontal mixing of uses as Mixed-Use as opposed to a finer grained detailing of commercial and residential or commercial and mixed-residential. What are we gaining by trying to more tightly intertwine those in certain areas as opposed to just being more detailed in how we identify these kinds of nodes and transition areas and the residential areas that are adjacent to them? Mr. Hopkins stated that it is also part of the distinction that we just realize how important it is between place types which include different development types and development types. Chair Allred said that the mixed uses are not interspersed is what the difference is. Mr. Rose stated that he agrees with these points. Mixed Use has to do with a transition from mixed residential to commercial. He did not know if they needed to call out the transitions the same way they need to call out core identities.

Ms. Yu stated that the commercial use shown in the document is more like Meijer and Walmart, and the mixed use is like downtown higher density. She said the mixed-use is really like downtown higher density. Her understanding from reading the description is that the density defines the place type. Chair Allred replied that we can all agree that Downtown Urbana, Gregory Place, and near campus are examples of vertical mixing of uses/more intense type of development; but when we look at the Future Land Use Map, there are other areas where this future land use is mapped to that does not match that. So, they are trying to puzzle through this.

Ms. Yu believes that Mixed-Residential should have commercial in it. She said that she takes her kids to Taekwondo in Savoy, and they have commercial mixed in with residential, and it works great. If the City of Urbana does not have this place type, then we are missing out. Mr. Hopkins said that Urbana has areas like this, for example, Meijer, is commercial and has residential use behind it. He explained that they were talking about high density downtown core vertical and not, but he feels that trying to call it mixed use, it sounds like we are trying to do something different. If we look at the Future Land Use Map, we are putting a node, more commercial activity horizontal for the most part, and around it accessible made walkable adjacent appropriate transitions is residential. He said that we want to have these nodes frequently enough to make sure that people can walk there.

Mr. Allred stated that it was a matter of granularity. We identify where commercial areas that we expect to be commercial and then how they transition to residential areas. When you zoom back far enough, it is a mixing of uses, but when you get in close enough, you would see a clear distinction between the commercial areas along arterials or higher density connectors, and then you have the residential areas that are adjacent to but separate from that. Is this what we really want to achieve or are we actually wanting or are there other places trying to achieve interspersed mixing of uses like we see in Downtown Urbana. We need to clarify what we want.

Mr. Rose asked that they ignore his previous comment that seemed to diminish the importance of mixed use. He said that it seems that any main street would be mixed use, including vertical integration of the uses. It seems desirable to bring housing and commercial closer together, especially if we are stressing walkability. He commented that the draft plan shows it as a transition, rather than as an integration.

Mr. Hopkins asked if the main intent of the Mixed-Use place type is that we want residential in high density commercial areas. In Downtown Urbana, we do not want to think of it as being commercial and no residential, so we should make it clear that we want to add residential to the highest-intensity commercial zones. Also, in the nodes in the Future Land Use Map, maybe we want to say whether they are dense enough, intense enough that we want to add residential there.

Mr. Rose said that our portrayal of commercial stressed vehicle-accessible commercial. Mr. Hopkins stated that is the problem. We need to have two types. Mr. Rose stated that he agrees.

Chair Allred understood the Plan Commission to agree that Downtown Urbana should be Mixed Use; however, they have not reached a consensus on what to do about what is currently mapped as Mixed-Use Secondary in the Future Land Use Map. Mixed-Use Secondary are the ones that do not have that current intensity or vertical mixing of uses. In Downtown Urbana, they imagine an interspersed mixing where there are different development types next to each other; however, the site plan shows more commercial with residential around it.

Mr. Rose suggested enlarging our illustrations to show adjacencies of buildings for Mixed-Use and including the Vine Street housing with an adjacent building to show as a horizontal integration. They could show Gregory Place as a vertical-mix example. He believed this would strengthen the Mixed-Use place type.

Mr. Garcia recalled that the place types are a continuum from mostly residential to mostly commercial. They are just describing different segments along that continuum. Then, there are a few special things like green space or industrial areas. These are the ones that we do not expect any mixing to be happening. So, they are talking about the best ways to describe the continuum.

Ms. Yu stated that she sees the continuum from residential to mixed residential and mixed use, but the commercial picture does not reflect on what the site plan looks like. It is more car accessible even though it is in a neighborhood. It is a totally different animal than talking about Philo Road and Washington Street. Mr. Garcia agreed. He said that he would consider the lesser intense use areas that they have been calling Mixed-Use as neighborhood commercial centers. It might just be a few buildings clustered together that are just businesses that mainly serve the neighborhood. He believes they are called neighborhood business in the current Comprehensive Plan, so maybe we should keep that place type in the new plan.

Mr. Hopkins commented that some of the terms in the current Comprehensive Plan and in some of the ordinances use labels that work well. We should really be figuring out what we want to tweak from them. He could not recall any cluster of businesses in Champaign or Urbana that serve the neighborhood. Mr. Rose thought of the Bake Lab even though he believed they drew about 50% of the clientele from outside the neighborhood.

Mr. Hopkins commented on the Industrial place type, saying they should not be saying that industrial is necessarily on the periphery of the City, because the periphery does not stay that way. He added that the notion of putting things at the edge of town because we do not want them near us is a bad image to use. However, he thinks that we need to be intentional about industrial being in particular areas so they can take advantage of the rail access. We do not want residential being built near the industrial area and taking away the opportunity to have a different kind of facility there that pays taxes to the City.

He said that we do not need to keep the industrial along the south side of University Avenue but should protect it along the north side of University Avenue. The reason to be very explicit about rail is because we are going to give up rail in a particular area. Therefore, we need to protect the rail in the other area, so we should say explicitly what we are up to.

Chair Allred said that he thought they had talked about making a distinction between certain types of industrial that would be a disamenity or things that we do not want next to versus less intense types of things that some might call industrial that are actually a good fit. He mentioned that the area north of University Avenue is shown as commercial. He thought they had talked about making commercial more expansive to try to capture some of these things that some people might classify as industrial in a technical sense. In terms of activities, they are actually things that would be a better fit or would be appropriate in the areas that we call commercial. Mr. Garcia stated that is the intent.

Mr. Hopkins said that we have to elaborate these things. He does not consider Flex-N-Gate fitting in with commercial, which is why he wants to distinguish between the north side and side of University Avenue, being explicit about giving up the rail on the south side, recognizing Flex-N-Gate, and emphasizing the north Urbana rail.

Mr. Hopkins stated that the other thing is if we are going to have a commercial that includes laboratories, we need that to be able to say that in Downtown Urbana there are certain kinds of commercial uses that we do not want. Commercial uses in Downtown Urbana are different than the south side of University Avenue. He feels that this to a certain extent is a zoning decision that they will need to make when they revise the Zoning Ordinance; however, they need to talk about it in this draft plan, so they know what they are up to. Chair Allred stated that they would be different place types. Downtown Urbana would be mixed-use place type, so they should describe the kinds of commercial that they imagine being appropriate for that place type.

Mr. Hopkins said that part of the problem with defining commercial is that it means different things to different people and professions. To an architect, commercial means a building standard. To a citizen, it means a place where they can go shopping. To a Zoning Ordinance, it means a whole set of other things. So, we have to allow all of this in our description of what commercial is. Chair Allred pointed out that if you look at the mixed-use description, it does not talk about commercial. Instead, it describes things like businesses, offices, etc. So, if we want to add more nuanced descriptions, we can do that without defaulting to commercial. Then, within the commercial place type, we can make that list more expansive to capture some of the light industrial type activities that we think would be appropriate in those areas. Ms. Ruedi noted that at one time they had talked about “commerce centers”. Chair Allred recalled talking about “activity centers”. Mr. Garcia said that some of the maps have “activity centers” called out.

Ms. Yu asked what the difference between “current” and “example” was in the photos. Mr. Garcia said that he did not put the photos together, so he did not know what the thinking was on this.

Chair Allred said that he believed this is how it evolved over time, and it needs the final touch of a single author to make the imprint make sense. Mr. Hopkins said that the “example” photos are of development types in an earlier version. The ones on the left are “current”, and the ones on the right are “future”, which is no longer true. There is a lot of editing that needs to happen.

Chair Allred asked if we are planning to do something different with the pictures for “Green Spaces and Recreation”. He suggested adding photos capturing the wide array of land cover types and activities that go on at the different green spaces, rather than just photos of the signs.

Mr. Rose suggested creating an oblique for the Green Space place type and the Industrial place type to try to capture the scale of an area. Mr. Garcia responded that he tried using the app for another place type and, after several hours, found that it was more difficult than he had anticipated. He said that they might be able to create obliques for other things. Chair Allred explained that there had been discussions of whether the students could use Google images in the plan. So, the students were trying to take a Google image and alter it enough so that it was not recognizable as a place because the students working on this did not have access to the software that City staff has. He believes that City staff can create obliques using different software, so they look like places in Urbana.

2. PLACE TYPES MAP

Ms. Yu asked for clarification on mixed-use core and secondary. She asked how many places are labeled as Mixed Use - Secondary Core. Mr. Garcia showed the Future Place Types map and noted the areas labelled as such. Mr. Hopkins stated that they are actually marked on the Development Opportunities Map. It shows the areas that Mr. Garcia just mentioned, and if there are areas missing, they should be added. Mr. Garcia stated that he feels the Development Opportunities map is a little more blobby than the Place Types map, because the Place Types map has to paint everything in the City of Urbana with something.

Mr. Hopkins stated that what we want to be thinking about initially in the plan as the background is where do we want activity centers. Gradually, including when we get to the Zoning Ordinance, we are going to draw partial boundary explanations of specific things. Mr. Garcia stated that for example, the area south of Crystal Lake Park, shows as nothing on the map. Mr. Hopkins said that he believes it should be a corridor because University Avenue is really a corridor, not an activity center. He noticed that University Avenue is not identified on the map. The difference between Lincoln Avenue and North Cunningham Avenue is that it is not an activity center. It is not a concentrated point. It is the whole thing.

Looking at the Development Opportunities map, Mr. Garcia noted that they did pick up the activity centers. He noted that there is one at Philo Road and Washington Street, one adjacent to downtown along University Corridor, and the Illinois American Water lagoons.

Mr. Garcia pointed out the annotation regarding post-rail abandonment to be repurposed as a multi-use path and preparatory rezoning of industrial parcels on the Place Type map. Mr. Hopkins stated that the map needs a lot of editing. There is not enough specific useful information like this annotation that tells us something that is significant in the plan. There is a lot of other stuff with labels that get in the way. Mr. Garcia replied that the students took an existing Future Land Use map with all of the annotations that staff had already marked up and gotten rid of a lot of extraneous information. Mr. Hopkins stated that there is still too much descriptive stuff left. Chair

Allred added that the students took stuff in the Big Ideas, Big Moves and Little Moves that had a spatial aspect to it and put that on the map as well.

Mr. Hopkins stated that the same annotation about the post-rail abandonment should be added to the Development Opportunities map, because it is one of the major development opportunities. The length of it is like another corridor option. Ms. Yu said that there are two different things here. One is that you can have a big block of mixed-residential commercial, and the other is that it is not necessarily concentrated in a big block, so it can be a corridor with locally concentrated activity places. She noticed that you can find big patches of all of the place types except the mixed-use place type. She wondered if that is something to capture. If we can develop something to capture the intense activity along some corridors. Mr. Hopkins said that adding text to describe all these things in annotations on the maps could be one way to do this. We need explicit connections between the maps and the place type and development type descriptions. We need something in the place types and development types, so a person knows to look at the maps to understand how they are arranged, but also be able to look at the maps and see a cross reference to the place type descriptions. The maps currently are not labelled consistently to go back and forth. The maps also need text to explain what they are trying to communicate. Ms. Yu said this will make more sense to her.

Ms. Yu said that she has a hard time making a connection with many of the site plan prototypes. She said that mixed-residential and commercial looks fine; however, the mixed-use needs some adjustment. Mr. Hopkins said that in the upper right corner of the Mixed-Use Site Plan Prototype, it shows residential buildings. He mentioned that they need a way to distinguish residential buildings on the site plan prototypes. He suggested putting lines on the residential buildings to imply gable roofs. Ms. Yu said that the Mixed-Use Place Type description of core and secondary do not match up to the photos or to the Mixed-Use Site Plan Prototype. Mr. Hopkins felt that this is one more confirmation that the “Mixed-Use” label is getting us into a mess. We need to figure out what it is that we want to describe. It is designed to be at a lower density, but the site plan prototype looks like a larger node than Philo Road and Washington Street. He said that he could argue that it is of the Dart site.

Mr. Rose suggested providing a map of Urbana with marked callouts of elements in the place types, so a person does not have to go from the place type description document to the legend on the map. This might help identify what we are talking about in the place type descriptions. Mr. Garcia said that the only issue he sees is that there may not be good examples of all of the place types in Urbana. Mr. Hopkins said that they do not want to tie site plan examples to specific places, because we are trying to develop them with a heuristic of taking someplace and tweaking it so that we know how to tie it into what Urbana is like.

3. FUTURE LAND USE MAP

Mr. Hopkins stated that it was not clear to him that the parcel to the right of the creek in the upper left corner of the map should be designated as industrial. Mr. Garcia replied that he thought it was industrial because the current Future Land Use Map shows it as industrial. Chair Allred said that it appears as Light Industrial in the current map. Mr. Hopkins stated regardless of what the current map shows, he questions whether they want a square mile at this location identified as industrial. Even though it is extra territorial area, it is still a massive allocation of land to designate as industrial.

Mr. Hopkins said we need to state a reason why there is a green buffer along the east side of the creek, and whether it is for stream protection or land use zoning. We should annotate it with an intention on the map.

Chair Allred recalled that Mr. Hopkins had mentioned earlier that when we think about areas that we want to show as industrial, we should do it based on the characteristics of the place as in their access to rail or to the highway. He asked if we could do this as we think through the logic of the areas that we have identified as industrial in the proposed Future Land Use Map. Mr. Garcia said that it does not make as much sense as for the area next to the railroad or to the Interstate 74 interchange. Mr. Hopkins mentioned the area on north Cunningham Avenue. Mr. Garcia stated that the land that is not designated as agriculture, is all designated as commercial.

Mr. Hopkins said that we need to contact Brad Bennett with the Urbana-Champaign Sanitary District (UCSD) to be sure that the way we are describing the sewer stuff is correct. He is surprised to see that Yankee Ridge Subdivision is entirely on septic; however, it may be true.

4. MOBILITY MAP

Mr. Garcia stated the changes he made to the Mobility map since the Mobility Map was sent out in the packet for this meeting. Mr. Hopkins stated that we should differentiate between current projects, either in progress or approved, versus recommendations. Ms. Ruedi pointed out that many of the recommendations came from public input.

Mr. Garcia said that he planned to speak with Public Works staff to make sure they include all of the projects that the City has.

Mr. Hopkins noted that Cunningham Avenue is not correctly classified on the map. Mr. Garcia stated that it appears to be misclassified as an interstate.

Mr. Hopkins said that he would like to reverse some of the color coding. Mr. Garcia replied that he would like to discuss whether they should use a different classification scheme for the types of roads. He referred to the handout explaining what “functional classification” is. He explained that he would like to get away from focusing on speed, which is what “functional classification” is mostly about. So, he would like to not use arterials and collectors as street classifications on the Mobility Map. Mr. Hopkins replied that he disagrees halfway. He believes the number of distinctions is about right, and he thinks that the students developed cross-section versions, so we can classify the streets as something more than speed. We can create labels or annotate labels to make them say more than just speed. He said that to him the distinction between an access street and a minor collector and a major collector is more than just speed.

Mr. Allred asked if we would run into any problems communicating with the Champaign County Regional Planning Commission (CCRPC) if we used a different scheme. He thought the Manual of Practice uses the Functional Classification system in terms of describing the widths of rights-of-way and the configurations of road, etc. He asked if the City would need to redo the Manual of Practice if we make the change Mr. Garcia is proposing. Mr. Garcia said that he was not sure. Mr. Hopkins said that this is another reason to try to make the existing scheme work better.

Mr. Garcia stated that the main reason to consider shifting to another system is that it is currently based on vehicular traffic movement capacity, and the proposed goal of “connecting neighborhoods” is not met by focusing on moving vehicle loads. Mr. Hopkins said this is the

reason for us to write our own descriptions and give them additional meaning. Chair Allred added that the descriptions in the handout are very theoretical, and there are very few instances of arterials of major or minor types within the City of Urbana. He agreed it would be useful to describe it in a way that maybe more accurately reflects what the City has.

5. DEVELOPMENT OPPORTUNITIES MAP

Mr. Garcia noted that he knows they should identify Walmart as an activity center on the map. Mr. Hopkins added that we need to add Kickapoo Trail and also University Avenue as a corridor. He suggested that they identify industrial development opportunities by the railroad. He believed that there are still available vacant parcels, and we want people to think about them as development opportunities from the point of view of City revenues and possibilities. He mentioned that the annotations for areas for extended road construction connections need to be done in a different way, because there is no indication of what it means. He said that they do not need to be on this map, because they are already on the Mobility Map, which he believes should be called the “Connectivity Map”.

Mr. Allred said that the maps should have a good description of what we want to do when we have the opportunity to transform streets and make them complete streets, about what criteria we are trying to apply, and about goals related to connectivity.

6. TYPICAL CROSS-SECTIONS

Mr. Garcia asked Chair Allred to describe the task he gave to his students for this section. Mr. Allred explained that we wanted a fuller description of the different street types that Urbana has. He assigned the students with creating cross-sections of the streets and how they related to the surrounding land uses and how they incorporate a variety of modes of users. Knowing this, the students then provided a variety of different examples of how these look in Urbana.

Mr. Garcia said that one of the issues he has is that the lane widths are highway level, which is probably what we have in a lot of places, but 11-foot-wide lanes is pretty wide for a residential street. Chair Allred said that this might have come as a default in the program that the students used. Mr. Hopkins stated that this is an example of what they want to change thought, because these are intended to be indications of what they should be. Chair Allred replied that maybe we should not include this level of detail, because this level is already in the Land Development Code and Manual of Practice. We want to make sure that we do not contradict them. Mr. Garcia stated that it is likely that our manuals are still based on things that are 50 years old. Chair Allred replied that it might be better to have the text describe what we would like to see happen, because we have had several cases come to the Plan Commission asking for exception or relief of right-of-way width, and the Plan Commission has granted them. So, for the most part there is obviously a disconnect between what is in our Manual of Practice and/or Land Development Code and what we are willing to accept to achieve other goals. He would hesitate to tie the City to a specific thing in the Comprehensive Plan as opposed to lay out some principles that would guide changes to the actual standards that we apply. Mr. Garcia agreed. Mr. Hopkins said that we should take the details out of the graphics, because the graphics will be hard to change. Staff should put the intentions in text that goes with the graphics.

Mr. Rose said that in a previous conversation we had talked about encouraging walkability and that involves slowing down the vehicles. So, he concurs with narrowing lanes informally and that we should leave the details out of the graphics.

Mr. Hopkins stated that we should make one side of the top graphic a townhouse with a narrow setback. He thought the students were going to do this but did not get to it. He said doing this would send two messages: one is mixed residential and the other is that a townhouse street is also an access street or a minor collector.

Mr. Garcia stated that the second page of the document shows mixed-use streets with a protected bike lane. Chair Allred said the students tried to achieve two different things on each side of the street so that it could show different ways you can accomplish this. One side has the bike lane that is separated from the sidewalk. The other side has a multi-use lane. Mr. Hopkins commented on the inconsistency of building setbacks and the grass strip between paths and bike lane. There should also be street crossings, essentially plan view cross sections.

Mr. Garcia said that the third page shows Main Street. Mr. Hopkins noted the inconsistency of the building setbacks and the building graphics. He also mentioned that the connotations of labelling this as Main Street, which could be misinterpreted. It does not mean our Main Street in Urbana. It is the idea of a main street, which is a minor arterial or a major collector.

Mr. Rose asked for an explanation of why there is a streetlight in the before and not the after. Is it intended to encourage street lighting for walkability or discourage it for energy saving? Mr. Hopkins felt these are good questions. His inclination is to take out the lamps in the top (before) illustration.

Mr. Garcia said that the last page is about Limited Access Street. Mr. Hopkins noted that the turn lane is too wide. He also noted that the trees are too small. We specifically put a multiuse pathway on one side of the road as a notion that we should do this if we are going to have a limited access major/minor arterial. He noted that we have started implementing this concept.

Mr. Rose said it was confusing to him that from grade down, everything looks like it is continuous concrete. It indicates material and thickness of the material. Mr. Hopkins suggested making the street black and have gray underneath everything, where they can put annotations.

Ms. Ruedi gave some information on the Barometers of Success. She mentioned that she spoke with Scott Tess and Tim Cowan in the City's Public Works Department, on the Barometers of Success. She also spoke with Tarek Azim, the City's Management Analyst, about census data: what information we can and cannot get. They also got more finite information on Arts and Culture. She said that she will put the information they found together and would be getting copies to the Plan Commission members.

Mr. Garcia talked about upcoming meetings of the Plan Commission. He mentioned that we will not have a quorum for the January 2, 2025 regular meeting, so this meeting will be cancelled. Staff had talked about holding a rescheduled meeting on January 9, 2025; however, we will not have a quorum for this date as well. So, the next meeting looks like it will be January 16, 2025. He said that staff will keep incorporating changes recommended by the Plan Commission into the draft documents.

Mr. Rose recognized that the Planning staff is limited in staff and resources. He asked if the recent Study Sessions on the Comprehensive Plan materials are consistent with available time and resources or does it go overboard. Mr. Garcia said that staff is able to pick out the most useful information and work on making changes to the major things. He also noted that he is working with Human

December 19, 2024

Resources on resurrecting the previous intern job description, which he feels would be similar to what he needs to help with the Comprehensive Plan. He hoped to hire two interns within the first two weeks of the new year.

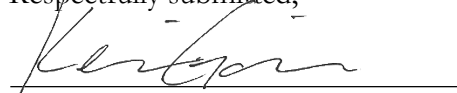
Ms. Ruedi stated that they have been working on the online version of the Comprehensive Plan draft. She said it will have a new look. It will have a cover and look professional.

Ms. Yu complemented the staff on their hard work.

I. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:23 p.m.

Respectfully submitted,



Kevin Garcia, Secretary
Urbana Plan Commission