



**CITY OF URBANA
PLAN COMMISSION REGULAR MEETING**

DATE: Thursday, October 16, 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

[Amended](#) Minutes of the December 7, 2023 Regular Meeting - Amended to remedy a violation of the Open Meetings Act

[Minutes](#) of the March 13, 2025 Special Meeting

[Minutes](#) of the April 17, 2025 Regular Meeting

D. Communications

[Email](#) from a Concerned Citizen regarding Woodlawn Cemetery

E. Continued Public Hearings

F. Old Business

G. New Public Hearings

[Plan](#) Case No. 2509-T-25 – A request by the Zoning Administrator to amend Table VI-3 of the Zoning Ordinance to establish lower maximum building heights in the CMU, Campus Mixed Use, Zoning District when located south of Green Street and west of Lincoln Avenue.

[Plan](#) Case No. 2510-PUD-25 – An application by Wes Taylor, on behalf of PK Elledge, LLC, for preliminary approval of a residential Planned Unit Development at 704 East Windsor Road in the R-3, Single- and Two-Family Residential, Zoning District.

[Plan](#) Case No. 2511-M-25 – A request by Jon Cairns, on behalf of Fairlawn Capital, to rezone 905 West Oregon Street from R-6, High-Density Multiple-Family Residential, and 907 and 909 West Oregon Street from R-5, Medium High Density Multiple-Family Residential, to CMU, Campus Mixed Use, Zoning District.

H. New Business

I. Audience Participation

J. Staff Report

K. Study Session

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

If an accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: **217.384.2440**

Email: **Planning@urbanail.gov**

Watching the Meeting via Streaming Services

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at **<https://www.urbanail.gov/executive-department/page/urbana-public-television>**.



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Kevin Garcia, Principal Planner and Zoning Administrator
DATE: October 16, 2025
SUBJECT: Revised meeting minutes from December 7, 2023.

Background

At the December 7, 2023, Plan Commission meeting, the Commission violated the Open Meetings Act by gathering in a conference room to discuss the a motion that a Commissioner had made with the City Attorney (see Attachment 1). To remedy the violation, the State of Illinois’ Public Access Counselor requested that the Commission amend the minutes of the December 7, 2023, meeting to include a summary of the discussion during the recess.

Staff recommend that the minutes be amended by adding the following:

“During the recess, the group discussed the nature and efficacy of the proposed motion. No notes were taken by the Commission or staff during the recess, and the recessed gathering was not recorded. At no time during the recess was any vote or final action taken by the Commission on any matter.”

The above language has been added to the amended minutes that are attached to this memo.

In addition to the remedy requested by the Public Access Counselor (to amend the meeting minutes), all Plan Commissioners and Plan Commission staff retook the State’s Open Meetings Act training after the December 7, 2023, meeting.

Recommendation

Staff recommend that the Plan Commission approve the amended minutes.

Attachments:

1. PAC Determination
2. Revised meeting minutes 12-7-2023



OFFICE OF THE ATTORNEY GENERAL
STATE OF ILLINOIS

KWAME RAOUL
ATTORNEY GENERAL

April 1, 2025

Via electronic mail

Mr. Christopher Hansen
christopher.hansen@checkcu.org

Via electronic mail

Ms. Audra Owens
audrawns@yahoo.com

Via electronic mail

Mr. David B. Wesner
Evans, Froehlich, Beth & Chamley
44 Main Street, Suite 310
Champaign, Illinois 61820
dwesner@efbclaw.com

RE: OMA Requests for Review – 2023 PAC 79420; 2024 PAC 79706

Dear Mr. Hansen, Ms. Owens, and Mr. Wesner:

This determination is issued pursuant to section 3.5(e) of the Open Meetings Act (OMA).¹ For the reasons that follow, the Public Access Bureau concludes that the City of Urbana Plan Commission (Commission) violated OMA in connection with its December 7, 2023, meeting.

BACKGROUND

On December 19, 2023, this office received Mr. Christopher Hansen's Request for Review alleging that the Commission violated OMA at its December 7, 2023, meeting. In his Request for Review, Mr. Hansen alleges that the Commission violated OMA by:

¹5 ILCS 120/3.5(e) (West 2022).

500 South 2nd Street
Springfield, Illinois 62701
(217) 782-1090 • Fax: (217) 782-7046

115 South LaSalle Street
Chicago, Illinois 60603
(312) 814-3000 • Fax: (312) 814-3806

1745 Innovation Drive, Suite C
Carbondale, Illinois 62903
(618) 529-6400 • Fax: (618) 529-6416

Individuals with hearing or speech disabilities can reach us by using the 7-1-1 relay service.

www.IllinoisAttorneyGeneral.gov

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[H]olding a portion of their meeting in a location that was * * * not open to the public[,] * * * holding a closed meeting without having an approved exception[,] * * * holding a closed meeting without citing an approved exception * * * [and] by failing to make a verbatim recording of their closed session meeting.^[2]

On January 3, 2024, this office sent a copy of Mr. Hansen's Request for Review to the Commission and requested that the Commission or its representative provide a written response to the allegations in the Request for Review and to provide certain information and records for this office's review. On January 12, 2024, the Commission provided an answer and the requested materials. On January 16, 2024, this office forwarded the Commission's response to Mr. Hansen; he replied on January 30, 2024.

On January 11, 2024, this office received Ms. Audra Owens' Request for Review seeking to join, "Check CU writer, Christopher Hansen, in requesting that the vote held by the Urbana (Illinois) City Commission and Council be voided[.]"³ On January 17, 2024, this office asked the Commission if it could forward the response provided for Mr. Hansen's Request for Review to Ms. Owens. Later the same day, with the Commission's approval, this office forwarded the Commission's response to Ms. Owens; she did not reply.

DETERMINATION

"The Open Meetings Act provides that public agencies exist to aid in the conduct of the people's business, and that the intent of the Act is to assure that agency actions be taken openly and that their deliberations be conducted openly." *Gosnell v. Hogan*, 179 Ill. App. 3d 161, 171 (1989). "[T]he [Open Meetings] Act is designed to prohibit secret deliberation and action on business which properly should be discussed in a public forum due to its potential impact on the public." *People ex rel. Difanis v. Barr*, 83 Ill. 2d 191, 202 (1980).

Section 2(a) of OMA provides that "[a]ll meetings of public bodies shall be open to the public unless excepted in subsection (c) and closed in accordance with Section 2a." Section 1.02 of OMA defines "meeting" as:

[A]ny gathering, whether in person or by video or audio conference, telephone call, electronic means (such as, without

²E-mail from Christopher Hansen to Public Access [Bureau, Office of the Attorney General] (December 19, 2023).

³E-mail from Audra Owens to Public Access [Bureau, Office of the Attorney General] (January 11, 2024).

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limitation, electronic mail, electronic chat, and instant messaging), or other means of contemporaneous interactive communication of[,] * * *for a 5-member public body, a quorum of the members of a public body held for the purpose of discussing public business.

If a gathering of public body members is determined to be a "meeting," then all the requirements of OMA apply, including proper posting of notice and an agenda (5 ILCS 120/2.02 (West 2022)), holding the meeting at a specified time and place that is convenient and open to the public (5 ILCS 120/2.01 (West 2022)), keeping minutes, and allowing public comment (5 ILCS 120/2.06(a), (g) (West 2022)).

Here, the full Commission is comprised of nine members.⁴ Accordingly, five Commission members constitute a quorum and three members is a majority of a quorum. Therefore, under section 1.02 of OMA, contemporaneous, interactive communications involving at least three members of the Commission which concern "public business" would ordinarily constitute a meeting of the Commission which would be subject to the procedural safeguards and requirements of OMA.

In its response to this office, the Commission "acknowledge[d] and concur[red] that the Plan Commission held a portion of their [December 7, 2023,] meeting in a location that was not open to the public."⁵ The Commission explained that after a Commission member "spoke what he intended to be a motion" concerning a business item, the other Commission members questioned the propriety of the motion and voted to recess for consultation with the City's attorney.⁶ In its response, the Commission confirmed that it did not make a motion to go into closed session, nor did it cite any specific exception listed in section 2(c) of OMA⁷ for a closed session. The Commission stated that a majority of a quorum of the Commission, along with City staff, and the City's attorney, left the open meeting and gathered together in a second-floor conference room outside of the presence of the public. During the gathering, the group discussed "the nature and efficacy of the proposed motion."⁸ The Commission asserted that "[a]t

⁴City of Urbana Plan Commission Member Contact Info, <https://www.urbana.il.gov/media/2316> (last visited March 31, 2025).

⁵Letter from David B. Wesner, Evans, Froehlich, Beth & Chamley to Victoria Frazier, Assistant Attorney General, Public Access Bureau, Office of the Attorney General (January 12, 2024), at [1].

⁶Letter from David B. Wesner, Evans, Froehlich, Beth & Chamley to Victoria Frazier, Assistant Attorney General, Public Access Bureau, Office of the Attorney General (January 12, 2024), at [1].

⁷5 ILCS 120/2(c) (West 2023 Supp.).

⁸Letter from David B. Wesner, Evans, Froehlich, Beth & Chamley to Victoria Frazier, Assistant Attorney General, Public Access Bureau, Office of the Attorney General (January 12, 2024), at 2.

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no time during the recess was any vote or final action taken by the Commission on any matter. No recording was made during the recessed gathering. No notes were taken during the recessed gathering."⁹

Based on the information provided by the Commission, this office concludes that the second-floor gathering at issue was a "meeting" as defined in section 1.02 of OMA, as a majority of a quorum of Commission members gathered and discussed public business. The Commission did not assert that the gathering was intended to be a closed session entered into pursuant one of the exceptions listed in section 2(c) of OMA, nor is it apparent that any exception would have applied. Because the recess was a discussion of public business that should have occurred in open session, this office concludes that the Commission violated OMA by conducting the discussion in private. Specifically, the Commission violated section 2.01 of OMA by failing to hold the meeting in a place that was open to the public and section 2.06(a)(3) of OMA by failing to keep minutes of the discussion. To remedy this violation, this office requests that the Commission amend the minutes of its December 7, 2023, meeting to reflect a summary of the matters discussed during the recess. The Commission should ensure that it refrains from gathering in private to discuss public business unless the topic of discussion is authorized by an applicable exception and the Commission adheres to the procedures for entering closed session set forth in section 2a of OMA (5 ILCS 120/2a (West 2022)).

The Public Access Counselor has determined that resolution of this matter does not require the issuance of a binding opinion. This letter serves to close this matter. If you have any questions, please contact me at (217) 782-9054 or caleb.briscoe@ilag.gov. Thank you.

Very truly yours,

Caleb L. Briscoe

CALEB L. BRISCOE
Assistant Attorney General
Public Access Bureau

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⁹Letter from David B. Wesner, Evans, Froehlich, Beth & Chamley to Victoria Frazier, Assistant Attorney General, Public Access Bureau, Office of the Attorney General (January 12, 2024), at 2.

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.

During the recess, the group discussed the nature and efficacy of the proposed motion. No notes were taken by the Commission or staff during the recess, and the recessed gathering was not recorded. At no time during the recess was any vote or final action taken by the Commission on any matter.

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.

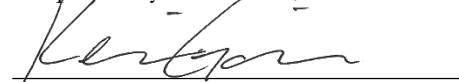
J. STUDY SESSION

There was none.

K. ADJOURNMENT OF MEETING

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

Respectfully submitted,



Kevin Garcia, Secretary
Urbana Plan Commission

MINUTES OF A SPECIAL MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: March 13, 2025

TIME: 7:00 P.M.

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

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

MEMBERS EXCUSED: Will Andresen, Andrew Fell, Karen Simms

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

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

A. CALL TO ORDER and ROLL CALL

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

B. CHANGES TO THE AGENDA

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

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

There were none.

D. COMMUNICATIONS

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

- Email from Caitlin Clarke received February 28, 2025 @ 6:17 pm

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

Communication Packet for March 13, 2025 Special Meeting:

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

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

E. CONTINUED PUBLIC HEARINGS

There were none.

F. OLD BUSINESS

There was none.

G. NEW PUBLIC HEARINGS

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

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

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

Chair Allred opened Plan Case No. 2502-CP-25. He thanked City staff and all the others who worked together in creating the draft of the *Imagine Urbana* Comprehensive Plan. He reviewed the

procedure for the public hearing. He explained that at the end of discussion, they will leave the public comment portion of the hearing open, because the Plan Commission and City staff intend to continue this public hearing until the next regular meeting of the Plan Commission on March 20, 2025.

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

Mr. Garcia gave a presentation outlining the following:

- “Welcome to the City of Urbana’s Comprehensive Plan!” landing page. He pointed out that City staff is still taking comments on the proposed draft of the *Imagine Urbana* Comprehensive Plan.
- Commenting on the Comprehensive Plan. He showed where to go to provide comments.
- Introduction. This provides some background information and talks about what the Comprehensive Plan is.
- Vision & Values. He stated the vision and values of the proposed Plan. He noted that the values form the structure of the rest of the plan.
- Understanding Big Ideas, Big Moves & Little Moves, and Metrics:
 - Big Ideas are the overarching goals for Urbana’s future.
 - Big Moves are the strategies that we will use to achieve the Big Ideas.
 - Little Moves are the actions and steps we will take to achieve the Big Moves.
 - Metrics will be used to track our progress.
- Maps contains the following:
 - Place Types Map identifies the type of place. He noted that he made recent changes to this map to make it clearer to know where you are looking at.
 - Connections (also known as Connected City) Map shows the streets and paths and future connections that help people get around the City safely and comfortably. He noted that he made changes to this map to make it easier to read by cleaning up some of the colors and identified how City staff prioritizes projects.
 - Development Opportunities Map highlights some key areas that we can focus staff time on to achieve the rest of the Plan. He identified activity centers, development corridors and outlined the sanitary sewer service areas to identify where potential growth could happen outside of the City.

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

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

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

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

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

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

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

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

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

He proposed some alternatives, one being that the City increase the maximum occupancy for existing structures. He noted that he is in favor of the new neighborhood designations 1 and 2, which increases the use types that are available in a given neighborhood without drastically changing the character of the neighborhood. He strongly encourages the adaptive reuse of existing structures by alternating the interior to accommodate an increase in occupancy without changing the character of the neighborhood. He said that changing building types and the materials that are used can help

drive down the cost of new construction. He suggested that the City consider using alternative forms of neighborhood organization such as cooperatives rather than the traditional form.

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

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

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

He stated that the City has a wonderful transportation system already, but really it mainly services Green Street. So, the ideas of walkability, public transit, and having a city that is drivable are not necessarily mutually exclusive. He lives in an apartment building that only has seven parking spaces for 16 units, and when those parking spaces are filled, he gets a ticket for parking in the enormous parking lot that is empty adjacent to his apartment building. The parking lot is in the middle of downtown, and there is no reason for it. There are no parking meters, so there is no way he could ever legally park in it.

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

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

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

Jim Webster approached the Plan Commission to speak. He said that he is the owner of Lincoln Square. Although he has not thoroughly read the proposed Plan, he glanced through it and noticed there is one sentence regarding Lincoln Square. Lincoln Square is as big of a footprint as we have in

the downtown area, and it seems remiss that Lincoln Square was not even considered in the Plan. City staff did not ask him anything about Lincoln Square, and he had no input into the Plan. He said that Lincoln Square is committed to long term vitality in Downtown Urbana. He is a long-term owner, and he bases his future investments on the assumption that he will continue to be long term. He does not think the City realizes how many events that Lincoln Square puts on for the community. He wants Lincoln Square to be a place that people are proud of...a mall with unique stores, art, music and food. He hopes to have a better relationship with the City looking forward to the future.

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

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

Soop Leish approached the Plan Commission to speak and stated that they prefer pronouns they or them. They said that they are also very pro cooperative housing. They do not believe that people think of cooperative housing as a solution to affordable housing, isolation, and eating healthy. They noticed that the proposed Plan delineates green spaces as golf courses, and they do not think that non-public, non-accessible uses, like golf courses, should be counted as green space. They work with Solidarity Gardens in trying to bring food production and local green space areas into our community. They recommend that there be more consideration into what is being considered as green space and how we are improving that in the City should be counted.

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

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

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

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

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

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

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

Mr. Rose said that he reviewed the email communications that were received, and many of them touch on the respective roles of the Comprehensive Plan and of the Zoning Ordinance. There also seems to be confusion expressed about what we mean by "Neighborhood 1" and "Neighborhood 2" in the list of Place Types. He asked if the description of each was similar or different. Mr. Garcia explained that they are similar but have subtle, but very deliberate differences between the two. Mr. Rose asked how we are best able to use this distinction between two neighborhood types in the proposed Comprehensive Plan when there are several residential types in the Zoning Ordinance. This seems to have created confusion with the public. Mr. Garcia replied that one reason why City staff included the Place Types matrix in the back of the draft Comprehensive Plan is to give more guidance on where each development type might be appropriate. He pointed out that more thought will need to be put into the draft Comprehensive Plan at the time when the City rewrites the Zoning Ordinance, because it is not the intent to allow development types to be allowed everywhere just because the Comprehensive Plan might say it is okay. Mr. Hopkins added that the Plan Commission had decided that we do not have the staffing or the time to elaborate some of these things the way they would like. He noted that they need to be clear that the Place Types are not zoning districts, and Place Types might be made up in the Zoning Ordinance of multiple zoning categories, much less zoning districts. He believes that we need to work on how we are communicating this.

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

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

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

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

He said that the third category is the area east of Lincoln Avenue (the west half of the east side block). He believes they should call Lincoln Avenue, “Lincoln Corridor”, because we need to make a unique statement about it from a planning point of view. He does not think it would make sense that there would be single-family houses on the east side of Lincoln Avenue between Michigan Avenue and University Avenue. So, this should be a different Place Type.

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

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

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

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

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

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

Chair Allred agreed with Mr. Garcia in that he does not like the idea of having a single small strip of an entirely different place type. Mr. Garcia pointed out that this may be the sort of nuanced thing that shakes out when the Zoning Ordinance gets revisited. Chair Allred stated that the proposed Comprehensive Plan should be the guidance for that shaking out. Mr. Garcia agreed and added that they can add text to the map, which has proven very useful in the existing Comprehensive Plan map.

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

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

Chair Allred said if we were to split off Downtown Urbana and the Campus Mixed Use Zoning District area and if Gregory Place also becomes “campus mixed use” (we deal with the difference in annotations), then we have these two corridors to figure out. He asked if the development types on Springfield Avenue and in that corridor currently or envisioned to be similar in character to the east side of Lincoln Avenue. Mr. Garcia said yes. It is mostly residential with some apartment buildings

currently on Springfield Avenue. Chair Allred recommended calling it “neighborhood corridor”. These are two very important areas...one is the gateway to campus, and the other is a gateway to downtown. He said it was not too terrible to come up with a different category that is specific to these two areas. Mr. Hopkins said that it is a good idea. He is not sure about the label. It also solves Ms. Yu’s issue of having a map that shows the connections. They would look like connections, but they would have the distinction of building types.

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

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

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

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

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

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

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

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

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

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

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

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

contradictory to the proposed Comprehensive Plan. Also, the Plan Commission does not have visibility over their creation or plan making process.

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

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

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

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

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

H. NEW BUSINESS

There was none.

I. AUDIENCE PARTICIPATION

There was none.

J. STAFF REPORT

There was none.

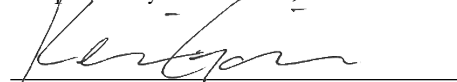
K. STUDY SESSION

There was none.

L. ADJOURNMENT OF MEETING

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

Respectfully submitted,



Kevin Garcia, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: April 17, 2025

TIME: 7:00 P.M.

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

MEMBERS ATTENDING: Dustin Allred, Will Andresen, Andrew Fell, Debarah McFarland, Karen Simms, Chenxi Yu

MEMBERS EXCUSED: Lew Hopkins, Bill Rose

STAFF PRESENT: Kevin Garcia, Principal Planner; Marcus Ricci, Planner II; Teri Andel, Planning Administrative Assistant II

OTHERS PRESENT: John Gatzmer, Kathleen Groark, Madalyn Mills

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

Kevin Garcia, Principal Planner, proposed hearing Plan Case No. 2501-SU-25 before Plan Case No. 2500-T-25 because the applicants for Plan Case No. 2501-SU-25 are the only people in the audience. Chair Allred agreed.

Mr. Fell moved that the Plan Commission make the change to the agenda as recommended by City staff. Mr. Andresen seconded the motion. The motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

There were none.

D. COMMUNICATIONS

- Supplemental Memorandum for Plan Case No. 2501-SU-25
- Updated Exhibit B for Plan Case No. 2501-SU-25
- Email from Jeff Unger in opposition to Plan Case No. 2501-SU-25

E. NEW PUBLIC HEARINGS

Plan Case No. 2501-SU-25 – A request by Kathleen Groark, dba Insite RE, Inc., on behalf of DRA Properties, LLC and Verizon Wireless, for a Special Use Permit to allow a tower with antennas at 102 East Michigan Avenue in the CRE (Conservation-Recreation-Education) Zoning District.

Chair Allred opened Plan Case No. 2501-SU-25. He reviewed the procedure for a public hearing. Marcus Ricci, Planner II, presented the case to the Plan Commission. He began by stating the reason for the special use permit request, which is to allow a tower with antennas in the CRE Zoning District. He described the proposed location of the tower and of the surrounding properties noting the zoning, existing land use, and future land use of each. He showed a photo of the existing light pole that would be replaced if the special use permit is approved. He reviewed the site plan that was submitted as part of the application. He talked about a similar request by US Cellular in 2011, which was withdrawn, about radio-frequency emission concerns, and about aesthetic concerns of neighboring residents. He showed images of the proposed view of the tower from different directions. He reviewed the requirements for a special use permit according to Section VII-4.A of the Urbana Zoning Ordinance. He talked about the public notification steps that were taken prior to this meeting and about the input received from the public.

Mr. Ricci referred to the Supplement Memorandum, which was handed out to the Plan Commission members before the start of the meeting. He reviewed the requirements mentioned in the supplemental memorandum, which pertained to the following: 1) general requirements, 2) setbacks, 3) height limitations, 4) tower separation distance, 5) location preference, 6) collocation, 7) coverage area, 8) aesthetic requirements, 9) State and Federal requirements, and 10) special use permit term limitation for a wireless service tower. He also reviewed the factors that the Plan Commission should consider in granting a special use permit for the proposed tower. He talked about security fencing, landscaping, and removal of abandoned antennas and towers. He discussed the variances requested for waivers to provide security fencing around the tower and to provide a vegetative buffer around the tower. He presented staff's recommendation that the Plan Commission recommend approval of the proposed special use permit to City Council with the following condition: 1) The proposed tower construction shall generally conform to the submitted site plans, 2) to waive the requirement to provide security fencing around the tower itself, and 3) to waive the requirement to provide a vegetative buffer around the tower itself. He noted that the applicant and members of the school district were in the audience to speak on behalf of their application.

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

Mr. Fell said that he served on the Plan Commission when the original tower was proposed. He recalled the reason the case was deferred was because the applicants were proposing to have a light on the tower to shine on the American flag they intended to hang on the tower. He said that the pole would have been lit 24 hours a day.

Mr. Ricci stated that he had not mentioned a requirement for a flashing safety beacon by the Federal Aviation Administration (FAA) because the proposed pole is less than 200 feet in height, and there is no additional lighting proposed other than what it would shine itself when it is lit.

Mr. Fell asked if there is any concern that there is an Urbana High School (UHS) light now hanging on a Verizon pole. Will UHS need permission to use the proposed pole? Mr. Ricci deferred this question for the applicants to answer when they speak. He said that there is a detailed lease agreement between the Urbana High School and Insite RE, Inc. Mr. Fell said that it may not be of the concern of the Plan Commission.

Chair Allred made a clarification regarding variances and waivers. He said that waivers in some cases are described as variances and in other cases as waivers. Variances are usually approved by the

Zoning Board of Appeals; however, in this case, there are specific standards that describe the possibility of waivers in Section 13.1, which addresses telecommunications equipment. Mr. Ricci said that this is correct.

With there being no further questions for City staff, Chair Allred opened the hearing for public input. He invited the applicant(s) to come forward.

Katie Groark, on behalf of Verizon Wireless and DRA Realty, approached the Plan Commission to speak. She thanked the Plan Commission for their time in considering the proposed request. She gave a presentation on the following:

- Release of a Search Ring – She explained that each network has different cells that demands pull on. So, when there is an increased demand from either data or calls, it shrinks the amount of area that the cell can handle. What has happened in this area is there are more drops and gaps in coverage because there is more demand in the area. This area has been identified as an area where additional service is needed.
- Diagram of the Proposed Tower – She stated that the tower pole would be 120 feet in height and would have the existing lights on it. She confirmed that the equipment would be located under the bleachers.
- Ever Growing Demand for Wireless Service
- Increasingly Vital to Public Safety – She noted that more than 80% of 911 calls are made from cell phones. 78% of parents site safety as the primary reason why they have purchased a phone for their child. Wireless phones are the only phones that most people have nowadays.

John Gatzmer, Chief Information Officer for Urbana School District, approached the Plan Commission to speak. He stated why UHS came to Verizon and asked them to investigate some additional resources in our area. He explained that every school day, there are about 2,100 students and an additional 400 staff members in the high school and middle school. When he first started working for the Urbana School District, he was asked to do something about the cell reception at the schools. There have been some false bomb threats and gun threats at UHS where the schools had to go on full lockdown. Parents are very anxious when there are 20 police officers outside a school, and they cannot get ahold of their children. Three years ago, Urbana School District switched to their Primary Crisis System, which lets the schools send rapid communications in the event of an emergency (fire, tornado, or school shooter). This system allows the school to send rapid communications to all staff and students in any school building. This system would be great if people would be able to get the messages. Currently, with the existing cell service in the high school and middle school, it has been very difficult sometimes to get these emergency messages or the messages come up a little later. Therefore, he feels that there is a real public need for additional cell coverage. He said that he would be happy to answer any questions.

Ms. Yu said that they showed the Plan Commission according to the Verizon's network where the limitation of surface is and how the proposed tower will be enhancing that. However, not everyone has Verizon service. So, how are we to ensure this kind of vital infrastructure is also available for people using other cell services? Ms. Groark said that the proposed tower would be primarily for Verizon. They do have available location for one additional carrier to collocate. An additional carrier would need to get permission from the City to collocate on the tower. Mr. Gatzmer added that Verizon service is one of the biggest problems that the schools have been having at the high school and middle school. T-Mobile service is generally okay. AT&T service is another carrier that they have had some problems with.

Mr. Gatzmer mentioned that the school has formed a corporate partnership with some of the other carriers. He also stated that AT&T had installed a microcell, which is a small light post cell tower on Vine Street just north of Michigan Avenue. It has alleviated some of the problems in the middle school. Because the cells are smaller, it has not helped at the high school.

Mr. Fell asked if Verizon had the ability to refuse another carrier on their pole. How is the pole regulated? Ms. Groark replied that the pole would be owned by Dolan Realty, and they will market the tower to other carriers.

Mr. Fell asked if they had considered other locations for the tower. He mentioned that Blair Park is a block away with similar conditions. Ms. Groark said that she did look at other locations, including several parks. They are not desirable in terms of camouflage. The Park District did not show much interest in moving forward to locate a cell tower in one of them. She noted that she also reached out to several churches in the area. Most of the area is residential and does not offer many locations for a tall tower. She explained that they also looked at other poles on the school property to locate the tower, and they wound up at the proposed location because the existing pole is the tallest and would be the least amount of change. It also provides them the ability to place the equipment under the bleachers, where it would be easily camouflaged. Mr. Gatzmer confirmed that this is the best location on school property.

Ms. Simms asked how much of the problem the proposed cell tower would solve or how much of a dent would the proposed tower make for overall coverage. Also, because we do not like for students to use their phones while they are in school, does this help remedy the problem as well? Ms. Groark explained that the cell network is set up so that they all work together. There is an increased demand on the cells that are covering the school, which is why the coverage shrunk. So, in addition to alleviating the area that does not have coverage, the proposed tower and antennas will help the existing antennas because they would no longer be trying to support this area.

Mr. Gatzmer said that the Urbana Middle School has been piloting a program called “Yondr bags”, where at the beginning of the day, students put their phones in lockable bags. Teachers have been happy with the success of this program. This allows students to still have their phones with them. If something bad happens, students are to keep their phones silenced but are still turned on. Parents are supplying younger children with phones to make sure that their children are doing what they are supposed to be doing.

With there being no other public in the audience, Chair Allred closed the public input portion of the hearing. He opened the hearing for Plan Commission discussion and/or motion(s).

Ms. Yu stated that she felt the applicant was doing a pretty good job hiding the tower with the pole. Given that there is not much other option, she thinks this plan is okay. Chair Allred said that before he looked at the photo simulations, he walked around and tried to see the existing light towers, which is pretty hard. You must be in the clear on Race Street or on one of the side streets to see the towers.

Mr. Fell agreed that installing a cell tower and combining it with all the other functions that the existing light tower has is kind of the best of all worlds that could be done. Anecdotally, he said that there is a need for better cell service at the high school. His wife’s classroom was in the girls’ locker room from 1914. He was not able to talk with his wife during the school day at all.

Chair Allred mentioned that his son went to Urbana High School. He assumed that not being able to get a signal in there had to do with the thickness of the walls. It is good to hear that this is not the issue, and that the issue can be remedied.

Mr. Fell moved that the Plan Commission forward Plan Case No. 2501-SU-25 to the City Council with a recommendation for approval with the conditions that it generally conforms to the site plan given, to waive the security fencing around the tower itself, and to waive the vegetation buffer around the tower itself. Mr. Andresen seconded the motion. Roll call on the motion was as follows:

Mr. Andresen	-	Yes	Mr. Fell	-	Yes
Ms. McFarland	-	Yes	Ms. Simms	-	Yes
Ms. Yu	-	Yes	Chair Allred	-	Yes

The motion passed by unanimous vote.

Mr. Garcia noted that Plan Case No. 2501-SU-25 would be forwarded to Committee of the Whole on Monday, May 5, 2025.

F. CONTINUED PUBLIC HEARINGS

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

Chair Allred opened Plan Case No. 2500-T-25. Mr. Fell recused himself based on him having a similar case come before the Zoning Board of Appeals recently and may have another one in the near future. Chair Allred stated the procedure for a public hearing.

Kevin Garcia, Principal Planner, presented this case to the Plan Commission. He began by noting the reason for the proposed text amendment. He stated that in residential zoning districts, the front yard setback varies from 15 to 25 feet depending on the setbacks of existing buildings on a block face. So, essentially, when we say the City allows porches to encroach 5 feet into a required yard regardless of the average setback, it means that all front yards meet the minimum of 15 feet. So, one does not need to factor in the average setback. This was a zoning interpretation that was codified about 20 years ago. Using a diagram, he showed what this means visually. He talked about a recent case where an applicant requested a major variance to allow front steps to encroach into the required front yard setback. While City staff, City Council, and the applicant believed what was being proposed was the most aesthetically pleasing and most in character with other properties on the block, the variance request was denied because there was no compelling reason that the design of the porch and stairs could not meet the requirements in the Zoning Ordinance. City Council encouraged City staff to draft a text amendment to remedy the situation.

Mr. Garcia reviewed the specific changes to the language in Article VI of the Zoning Ordinance. He presented staff's recommendation, which is as follows: The Plan Commission forward Plan Case No. 2500-T-25 to the City Council with a recommendation for approval.

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

Ms. Simms asked why there is a provision around glass or walls being excluded. Why did we keep this? Mr. Garcia said that the intent is to allow this just for spaces that are semi-private. He said that completely enclosed things are like a building addition and does not interact with the street or the public as does a porch that is open. We do not want to allow additions on the front to encroach into the front yard. Ms. Simms said that she still considers glass enclosure to be a porch. Mr. Garcia said that he understands, but he also did not want to make other substantive changes in this text amendment because it is not the main purpose.

Chair Allred asked if there are examples of where stairs go out to within 6 inches of the property line. Mr. Garcia said yes. He had taken pictures of two examples and meant to share it. There are many examples of stairs coming close to the property line, especially in the City's older neighborhoods. Chair Allred said that someone could really exploit this and make very long steps or platforms that almost function like a deck, that comes to within 6 inches of the property line. Mr. Garcia noted that he did see quite a few where the steps come down from the porch to a sidewalk leading to the front property line, and then there are a couple of steps leading down to the public sidewalk. He added that staff is not proposing the 6-inch provision. It is already in the existing language of the Zoning Ordinance.

Chair Allred asked if it is possible for someone to build stairs to within 6-inches of the side yard property line. How would you get off the deck without going into someone else's property? Are we setting up potential conflicts? Mr. Garcia said that a person would not want to design the steps to go directly toward the neighbor's yard. It would be better to design steps that are parallel to the house. Chair Allred said that he just wanted to make the regulation so that it avoids people having conflicts with other people. Mr. Ricci pointed out that the construction of porch stairs would have to conform to the Building Code. Mr. Garcia said that outdoor living areas may encroach up to 5 feet into a minimum required yard, but not within 5 feet of a property line. If someone wanted to have elongated steps, staff could consider that to be like a series of decks or an outdoor living space, and it would not be allowed within 5 feet of the property line.

Chair Allred asked about enforcement if someone does not obtain a permit and get approval of a site plan. Mr. Garcia said that if someone has to retroactively change something, City staff deals with enforcing this pretty frequently.

Ms. Simms stated that she would like for the Plan Commission and City staff to revisit the question of "what is a porch?". Design change, weather gets warmer, and keeping something that is historical and not necessarily relevant might be something to revise. Mr. Garcia said that one of the Big Ideas in the *Imagine Urbana* Comprehensive Plan is to rewrite the Zoning Ordinance. It contains a lot of legacy things, and that just because they came up with it in 1970 and has been on the books for 50 years does not mean it is still a good idea.

With there being no further questions for City staff and there being no audience, Chair Allred declared the public input portion of the hearing closed and opened the hearing for Plan Commission discussion and/or motion(s).

Ms. Yu moved that the Plan Commission forward Plan Case No. 2500-T-25 to the City Council with a recommendation for approval of the text amendment. Mr. Andresen seconded the motion.

Roll call on the motion was as follows:

Ms. McFarland	-	Yes	Ms. Simms	-	Yes
Ms. Yu	-	Yes	Chair Allred	-	Yes
Mr. Andresen	-	Yes			

The motion was passed by unanimous vote.

Mr. Garcia noted that this case would be forwarded to Committee of the Whole on Monday, May 5, 2025.

G. OLD BUSINESS

There was none.

H. NEW BUSINESS

There was none.

I. AUDIENCE PARTICIPATION

There was none.

J. STAFF REPORT

Mr. Garcia reported on the following:

- Training Opportunities – He encouraged the Plan Commission members to check out the Findings of Fact virtual training and the upcoming APA-IL Planning Commissioners training that are available.
- *Imagine Urbana* Comprehensive Plan Changes – He reviewed the changes that were recommended by the Plan Commission. He stated that the changes were included in the Committee of the Whole packet that went out earlier in the day. He encouraged the Plan Commission members to attend the Committee of the Whole meeting on April 21, 2025.

K. STUDY SESSION

There was none.

L. ADJOURNMENT

The meeting was adjourned at 8:38 pm.

Respectfully submitted,



Kevin Garcia, Secretary
Urbana Plan Commission

Received on September 29, 2025
via regular mail addressed to:
City of Urbana - Plan Commission

September 28, 2025

To: Urbana City Leaders and Local Government Officials
City of Urbana

Subject: Preservation and Restoration of Woodlawn Cemetery

Dear Urbana Leaders,

I am writing to bring your attention to an important and often overlooked historical and community asset—Woodlawn Cemetery. As one of Urbana’s long-standing cemeteries, it deserves respectful care, regular maintenance, and long-term preservation. Unfortunately, the current state of the grounds is in disrepair. Dying trees, crumbling gravestones, and general neglect paint a picture that is neither dignified nor representative of the rich legacy buried there.

Woodlawn is more than just a burial site. It is a resting place for our ancestors, a piece of local history, and a meaningful space for countless families. Preserving it requires action and partnership from local leaders and the city. **It will require the Urbana government officials to ensure its long-term care through financial sustainability, community involvement, and regular upkeep.**

Consider the following:

Establish a Perpetual Care Trust Fund:

Create a formal cemetery association with nonprofit status. A trust fund dedicated to long-term maintenance can be supported by grave site sales, family donations, and community contributions.

Petition the local county commission or township authorities to explore the creation of a cemetery maintenance district, allowing a small local tax levy to support basic upkeep.

Monument and Gravestone Care:

Conduct annual inspections of stones and monuments for damage. There are so many toppled over graves that need repair

In closing, Woodlawn Cemetery deserves better. With the right planning, collaboration, and financial foundation, it can become a well-kept, honored place for reflection, remembrance, and history. I respectfully urge the City of Urbana and its leaders to consider supporting this effort, either by providing resources, approving a cemetery district, or partnering with community organizations.

Thank you for your time and your service to our city.

A Concerned Citizen



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Kevin Garcia, Principal Planner and Zoning Administrator
DATE: October 16, 2025
SUBJECT: **Plan Case 2509-T-25:** A request by the Zoning Administrator to amend Table VI-3 of the Zoning Ordinance to establish lower maximum building heights in the CMU, Campus Mixed Use, Zoning District when located south of Green Street and west of Lincoln Avenue.

Introduction

The Zoning Administrator proposes a text amendment to set different maximum building heights for the Campus Mixed Use (CMU) Zoning District to match the intent of the Imagine Urbana Comprehensive Plan (“Imagine Urbana”). The “Place Types” map in Imagine Urbana distinguishes between two different “University Neighborhoods” – one north of Green Street and one south of Green Street – by stating that the southern area is appropriate for up to five-story buildings, while the northern area is appropriate for taller buildings. The proposed amendment would align the CMU regulations with that intent. It would also set lower maximum building heights (40 feet/three stories) for the CMU district in any other area of Urbana, which would make the CMU district an option in other places, but with buildings scaled more appropriately to those locations.

The Zoning Administrator had already identified the proposed text amendment as a potential, incremental change prior to adopting a new Zoning Ordinance (as called for by Little Move 2.2 of Imagine Urbana); a recent inquiry by Fairlawn Capital regarding the redevelopment of three adjacent parcels near Gregory Place made it a priority to consider it at this time.

The Plan Commission is asked to review the proposed Zoning Ordinance text amendment and make a recommendation for City Council to adopt or deny the proposed changes. Staff recommends that the Plan Commission recommend approval of the proposed changes as presented.

Background and Discussion

The CMU, Campus Mixed Use, Zoning District was established in 2024, and is “intended to provide opportunities to redevelop areas close the University of Illinois campus at high densities, with a mix of commercial, office, and residential uses...” Currently, the only areas zoned CMU are located north of Green Street, west of Lincoln Avenue, and south of University Avenue.

The regulations in the CMU district align well with the type of development envisioned for “University Neighborhoods” identified in Imagine Urbana, which includes the area described above that is currently zoned CMU; it also includes an area between Oregon and Nevada Streets west of Lincoln Avenue, which is identified in the Place Types map as being appropriate for buildings *up to five stories tall*. The existing CMU regulations allow buildings up to 120 feet tall (10-11 stories). It would be inappropriate, therefore, to rezone any properties in the area between Oregon and Nevada Streets to

CMU under the current regulations, since they would allow much taller buildings than the Comprehensive Plan envisions. The proposed text amendment would address this issue by aligning building heights in the CMU district with Imagine Urbana.

Specifically, the amendment would:

1. Maintain the existing 120-foot height limit for areas north of Green Street and west of Lincoln Avenue;
2. Set a new height limit of 65 feet/five stories for areas south of Green Street and west of Lincoln Avenue; and,
3. Set a height limit of 40 feet/three stories for all other areas of the City.

The first two changes would allow areas identified as “University Neighborhood” to be rezoned to CMU while aligning with the intent of Imagine Urbana. The third change would make it possible for other parcels to be rezoned to CMU, while keeping buildings at appropriate scales for those locations.

Proposed Changes

The proposed changes would amend Table VI-3 by adding three different maximum building heights in the CMU district (120, 65, and 40 feet), and by adding a footnote to the table (no. 19) providing more detailed regulations.

Table VI-3 – Development Regulations

The table will be amended in the following way:

Zoning District	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Maximum Height of Principal Structure (feet)	Maximum Floor Area Ratio	Minimum Open Space Ratio	Required Yards (feet) ¹		
						Front	Side	Rear
CMU	6,000	60	<u>120/65/40</u> (see note 19)	none	none	10 min. 20 max.	none	none

...

19. In the Campus Mixed Use (CMU) District, the maximum building height is based on location. In areas north of Green Street and west of Lincoln Avenue, the maximum height is 120 feet. In areas south of Green Street and west of Lincoln Avenue, the maximum height is 65 feet, with a maximum of five stories. In all other areas, the maximum height is 40 feet, with a maximum of three stories.

(~~Strikethrough~~ = removed text ; Underline = added text)

Comprehensive Plan

The proposed text amendment would align with the following elements of Imagine Urbana:

Big Move 2: Align the Zoning Ordinance with Imagine Urbana

Little Move 2.2 Implement incremental steps to address immediate concerns, prior to the approval of a new Zoning Ordinance.

The text amendment would better align the Zoning Ordinance with Imagine Urbana by allowing the CMU district to be used in more of the areas identified as University Neighborhoods. It would also represent an incremental step to addressing immediate concerns prior to adopting a new ordinance.

Summary of Findings

1. The proposed amendment would align with Big Move 2 of the Imagine Urbana Comprehensive Plan, to “Align the Zoning Ordinance with Imagine Urbana,” by setting maximum building heights for the Campus Mixed Use (CMU) district that match the “Place Types” map annotations.
2. The proposed amendment would align with Little Move 2.2 of the Imagine Urbana Comprehensive Plan, by addressing an immediate concern prior to the approval of a new Zoning Ordinance.
3. The proposed amendment conforms to the notification and other requirements for Zoning Ordinances as required by the State Zoning Act (65 ILCS 5/11-13-14).

Options

The Plan Commission has the following options in Plan Case 2509-T-25:

1. Forward the case to City Council with a recommendation to approve the text amendment as presented herein; or
2. Forward the case to City Council with a recommendation to approve the text amendment as modified by specific suggested changes; or
3. Forward the case to City Council with a recommendation of denial of the text amendment.

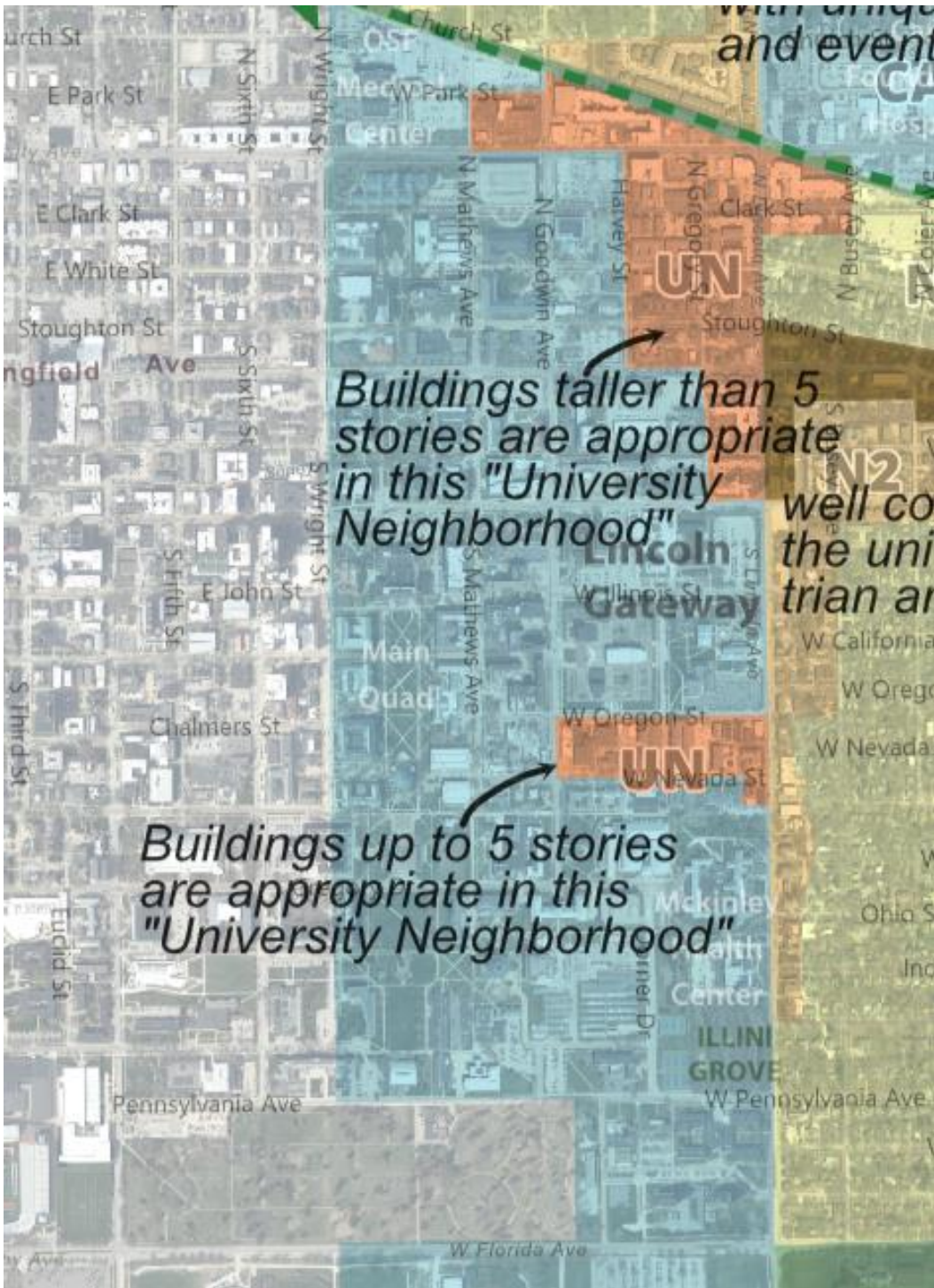
Staff Recommendation

Staff recommends that the Plan Commission recommend **approval** of the proposed text amendment to City Council.

Attachments:

1. Excerpt from Imagine Urbana Place Types map

Attachment 1: Excerpt from Imagine Urbana Place Types Map





DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission
FROM: Kevin Garcia, Principal Planner
DATE: October 16, 2025
SUBJECT: **Plan Case Nos. 2510-PUD-25:** An application by Wes Taylor, on behalf of PK Elledge, LLC, for preliminary approval of a residential Planned Unit Development at 704 East Windsor Road in the R-3, Single- and Two-Family Residential, Zoning District.

Introduction

Wes Taylor, on behalf of PK Elledge Development, LLC, has submitted an application for preliminary approval of a residential Planned Unit Development at 704 East Windsor Road. The property is zoned R-3, Single- and Two-Family Residential. The request includes zoning waivers to reduce minimum lot sizes and street widths.

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a Preliminary and a Final Planned Unit Development (PUD). This request is for preliminary approval only.

Based on an analysis of the PUD criteria, staff recommends that the Plan Commission recommend APPROVAL of the preliminary PUD application to the City Council.

Background

The 4.1-acre site is located along the north side of Windsor Road, just east of Meadowbrook Park. It is the former home of the Windsor Swim Club, which the Champaign County Historical Archives describes as follows:

“The Windsor Swim Club, founded by Harold Lopeman, opened in 1966 on the north side of Windsor Road. The club featured three heated pools, a clubhouse, and a sun deck. At the time, it was advertised as the only swim club in the area that had heated outdoor pools. After 43 years in business, the club ceased operations in 2009 due to economic hardship. The founder of the club, Harold Lopeman, died in 2019.”

The Windsor Swim Club is fondly remembered by many people. There is even a Facebook group “for all people old & new that swam at Windsor Swim Club” to reconnect, share memories, and post old photographs.”¹

Previous Rezoning and PUD Approvals

After the swim club closed in 2009, local architect Gary Olsen purchased the site. In 2011, Mr. Olsen gained approval to rezone the site from CRE, Conservation, Recreation, and Education, to R-3, Single-

¹ <https://www.facebook.com/groups/61392729226/> (private Facebook group)

and Two-Family Residential, and received approval for a Preliminary PUD to redevelop the site with a mix of residential buildings.²

In 2012, Mr. Olsen received approval for a Final PUD, which included up to 48 condominiums: two single homes, three duplexes, four fourplexes, two twelve-unit buildings, and a club house (see Exhibit F).³

In 2013, Mr. Olsen received approval for a new Preliminary and Final PUD, which included plans for 31 zero-lot-line townhouses and one 15-unit rental apartment building (see Exhibit G). Mr. Olsen cited difficulties in securing funding for construction of condominiums after the 2008 housing crisis as his main reason for changing his plans.⁴

Zoning, Land Use, and Place Type

The table below summarizes the zoning, land use, and place type for the site and surrounding properties. Exhibits A, B, and C further illustrate this information.

	Zoning	Existing Land Use	Place Type
Site	R-3, Single- and Two-Family Residential	Vacant (former Windsor Swim Club)	Neighborhood I
North	R-2, Single-Family Residential; R-3, Single- and Two-Family Residential	Residential	Neighborhood I
South	Agriculture 2 (County)	Agricultural	Neighborhood II
East	R-3, Single- and Two-Family Residential	Residential	Neighborhood I
West	R-3, Single- and Two-Family Residential	Residential	Neighborhood I

Proposed Development

The proposed development is residential, with two single homes, ten duplexes, and two eight-unit townhomes (38 residences total). The preliminary plans include two parallel north-south streets connecting to Windsor Road, and one east-west street connecting the two on the north side of the site. A detention basin borders the southern edge of the site in the middle of the property. The applicant has stated that he plans to sell the single homes and duplexes, and plans to retain ownership of the townhomes to lease.

Discussion

The proposed development would fill in a long-vacant site, that is already served by infrastructure, with much-needed housing. It would also provide several different types of housing, which gives potential buyers and tenants more options, and would most likely be offered at different price points (i.e. the

² Plan Case Nos. 2146-M-11 and 2146-PUD-11

³ Plan Case No. 2172-PUD-12

⁴ Plan Case No. 2218-PUD-13 and 2219-PUD-13

development would provide housing that is affordable to a wider range of people than a homogenous development would).

Imagine Urbana Comprehensive Plan

The Imagine Urbana Comprehensive Plan (“Imagine Urbana”) identifies the property as being in the “Neighborhood I” classification, which is described in part as:

“Mostly residential, primarily single houses. Some duplexes, smaller apartments, townhomes, and accessory dwelling units (e.g. garage apartments, backyard cottages) may be interspersed...”

For a full description of the Neighborhood I Place Type, see Exhibit H.

The proposed PUD aligns well with the intent of the Neighborhood I Place Type; it would also align with the following elements of Imagine Urbana:

Big Move 1: Address Urbana’s Diverse Housing Needs

Little Move 1.8: Allow a variety of housing types in every neighborhood at scales appropriate to each neighborhood

Little Move 8.3: Prioritize development in areas already served by services and infrastructure

The proposed development would add 38 units to Urbana’s housing stock, with a variety of units (single homes, duplexes, townhomes), and at a scale that is appropriate to the surrounding neighborhood. It would also redevelop an area already served by services and infrastructure.

PUD Ordinance Goals

Every proposed Planned Unit Development must be reviewed for consistency with nine general goals outlined in Section XIII-3.C of the Zoning Ordinance.

Note: Imagine Urbana has replaced the concepts of “Goals”, “Objectives”, and “Future Land Use” with “Big Moves”, “Little Moves”, and “Place Types”, though the replacement is not necessarily one-to-one. For example, “Place Types” include descriptions of land use, but also include text regarding building form, streets and connectivity, and open space. Until the Zoning Ordinance is updated to reflect Imagine Urbana, the PUD criteria will be evaluated by substituting the new terminology for the old.

The proposed development is generally consistent with goals 2, 3, 5, 7, as follows:

1. *To encourage high quality non-traditional, mixed-use, and/or conservation development in areas identified in the Comprehensive Plan.*

This goal does not appear to be applicable anymore with the adoption of Imagine Urbana. Outside of some Place Types including text regarding a mix of uses, Imagine Urbana does not use these terms to identify specific areas of Urbana.

2. *To promote infill development in a manner consistent with the surrounding area;*

The proposal is infill development, and the majority of the site that abuts the existing neighborhood will contain duplexes and two single homes. This is consistent with the surrounding area, which contains many duplexes and single homes.

The proposed PUD is highly consistent with this goal.

3. To promote flexibility in subdivision and development design where necessary;

The proposed PUD includes waivers to allow smaller lot sizes and narrower streets than required. Approving smaller lot sizes would allow a relatively modest amount of more housing to be built on the site, which would reduce the cost of housing for purchasers and renters. Narrower streets will cost less to maintain in the long run for the City, if the streets are made public.

The proposed PUD is generally consistent with this goal.

4. To provide public amenities not typically promoted by the Zoning Ordinance;

The proposed development does not provide any public amenities beyond a typical development.

The proposed PUD is generally not consistent with this goal.

5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;

The project is responsive to the Big Moves and Little Moves, and aligns with the Neighborhood I Place Type designation in Imagine Urbana.

The proposed PUD is generally consistent with this goal.

6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.

As proposed, the PUD would not provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood. The site is relatively small, so it isn't possible to provide much internal street connectivity beyond what is proposed; it would also be impossible to provide street connectivity to the surrounding neighborhood without removing some existing housing. As proposed, there are two connections to Windsor Road, which is a relatively high-speed arterial road; one connection would be preferred and would be more in line with the City's access management guidelines.

Regarding pedestrian connectivity, there is an existing path that had connected the Windsor Swim Club to the site at the northwest corner. Staff would like to see that connection to the site maintained and connected to sidewalks within the development. If that were done, then the development would help meet this goal. As is currently proposed, the PUD is generally not consistent with this goal.

7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood.

Preliminary PUDs do not require an applicant to submit architectural plans, so it is premature to consider architectural style at this time. There are four different building forms on the site plan, and these appear to be coordinated in a way that best fits the site. The relationship between buildings is similarly coordinated.

The proposed PUD is generally consistent with this goal. If and when a final PUD is applied for, this goal should be explored in more detail.

8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;

The preliminary plans do not include open space, recreational facilities, etc. beyond what a typical development would have.

The proposed PUD is generally not consistent with this goal.

9. *To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.*

Aside from the Windsor Swim Club, which was demolished more than 10 years ago, there are no known cultural features, environmentally sensitive areas, or historic resources on the site to conserve.

This goal is not applicable to this proposal.

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. The purpose of a PUD is “to encourage development that goes beyond the minimum zoning and development standard in terms of design, public amenities, innovative ‘green’ construction and implementation of the Comprehensive Plan and other official development plans and policies. In exchange for public amenities, developers are granted flexibility in applying the typical zoning and development regulations.”

Planned Unit Developments can be residential, commercial, mixed-use, or industrial. The proposed development is a residential PUD. To be considered for a PUD, a proposed development must have a gross site area of at least a half-acre and meet one of the four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development is on a lot that is over one acre and therefore meets the lot size requirement. The proposed PUD meets two of the four criteria listed below as defined by the Urbana Zoning Ordinance.

Infill Development – Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.

Mixed-Use – Either in the same building or with a “campus” approach, provide for a mixture of single-family, two-family, multi-family, commercial, office, and/or recreational uses.

Waivers

Planned Unit Developments offer developers flexibility in applying zoning and development regulations. In this case, the applicant has applied for two waivers: one for reduced street width, and one for reduced lot size.

Street Width

The Manual of Practice requires public residential streets to be at least 30 feet wide and private residential streets to be at least 24 feet wide. The streets in the proposed Site Plan (Exhibit E) are 24 feet wide. The applicant has indicated that they will likely have private streets in the proposed development, so this waiver may not ultimately be necessary. However, granting a waiver at this time to reduce the street width would give the applicant flexibility moving forward and would allow them to develop plans for a final PUD knowing that 24-foot streets are acceptable whether they are public or private.

Staff are in favor of granting a waiver for street width. If the streets in the proposed development become public streets, 24-foot streets would be less costly for the City to maintain than 30-foot streets, and there is no discernible benefit to be gained from requiring wider streets.

Lot Width

The proposed development includes a mix of single homes, duplexes, and eight-unit townhomes. The Zoning Ordinance requires a minimum lot width of 60 feet for single homes, 45 feet for each unit of a

duplex (90 feet total), and 20 feet for each unit in a townhome building. While the Site Plan is not final, it includes lots that are less wide than the ordinance requires (e.g., 82-foot-wide duplex lots, single home lots less than 57 feet-wide). To proceed with plans for a final PUD that matches the proposed Site Plan, the applicant will require a waiver to reduce the lot width.

Staff are in favor of granting the requested waiver. It would allow the applicant to build a modest amount of more housing on the lot, which should reduce the cost of individual units (whether for purchase or for rent). Furthermore, there are countless examples of houses in Urbana on lots that are less wide than the Zoning Ordinance requires, and they cause no harm due to their width.

Summary of Findings

1. The proposed development qualifies for PUD approval per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre and meets two of the four criteria outlined in Section XIII-3.D (Infill Development, Mixed-Use Development).
2. The proposed development is generally consistent with four of the goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.
3. The proposed development is generally consistent with many of the Big Moves, Little Moves, and “Neighborhood I” Place Type designation in the Imagine Urbana Comprehensive Plan.
4. The proposal includes waivers to reduce lot size and street width, which, if granted, would allow more housing to be built on the site, at less cost to buyers or renters.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2510-PUD-25:

1. Recommend approval of the Preliminary Development Plan as attached; or
2. Recommend approval of the Preliminary Development Plan as attached, including any conditions; or
3. Recommend denial of the Preliminary Development Plan as attached.

Recommendation

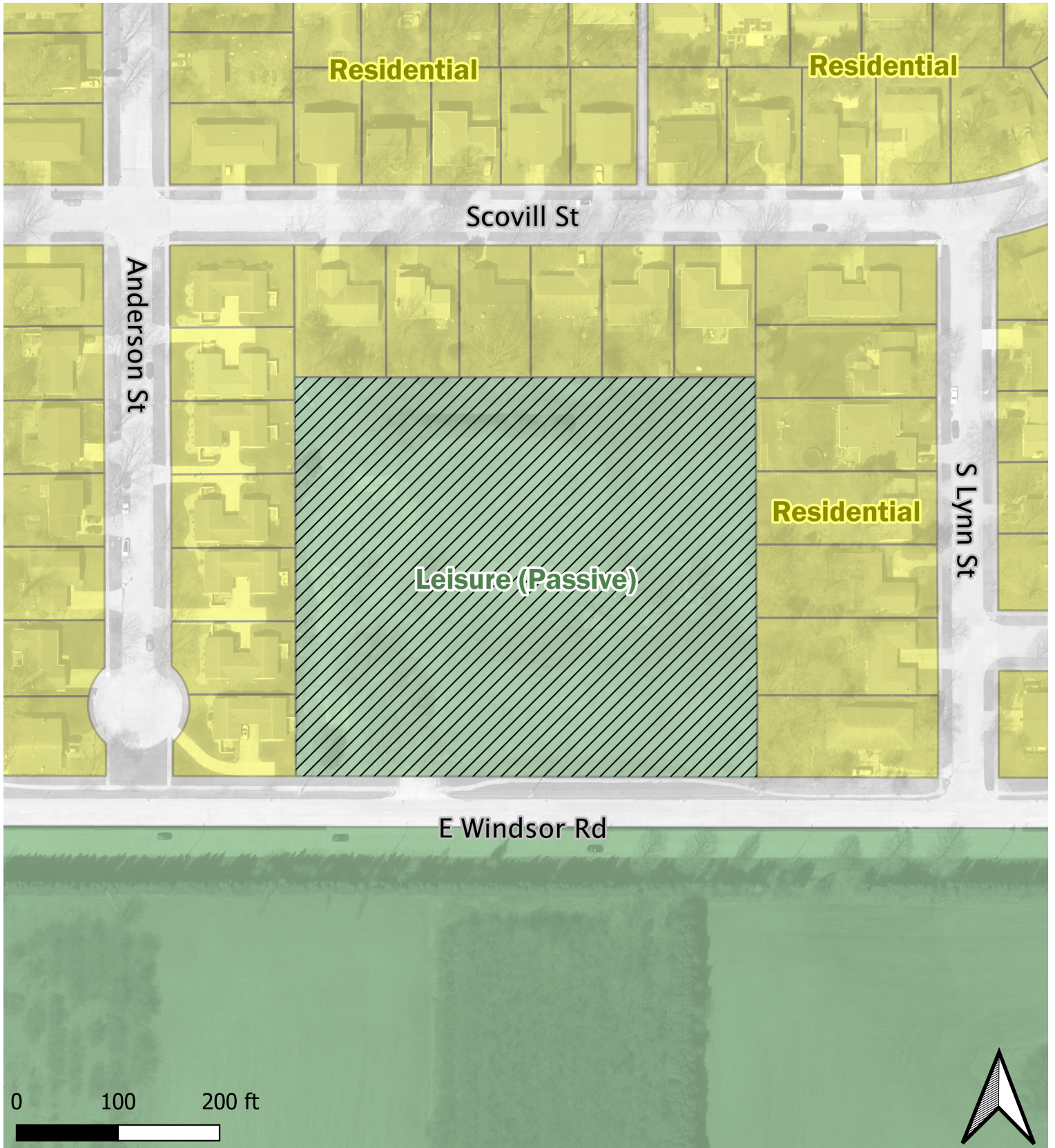
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Plan Case Nos. 2510-PUD-25 to the City Council with a recommendation for APPROVAL with the following conditions:

1. That the final development plans be in general conformance with the attached Site Plan, except that the Site Plan *may* be amended to reduce the number of automobile access points from two to one along Windsor Road.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Preliminary PUD Application
Exhibit E: Site Plan
Exhibit F: Previously-Approved Site Plan in Case No. 2172-PUD-12
Exhibit G: Previously-Approved Site Plan in Case Nos. 2219-PUD-13
Exhibit H: Neighborhood I Place Type description

cc: Wes Taylor (Applicant)

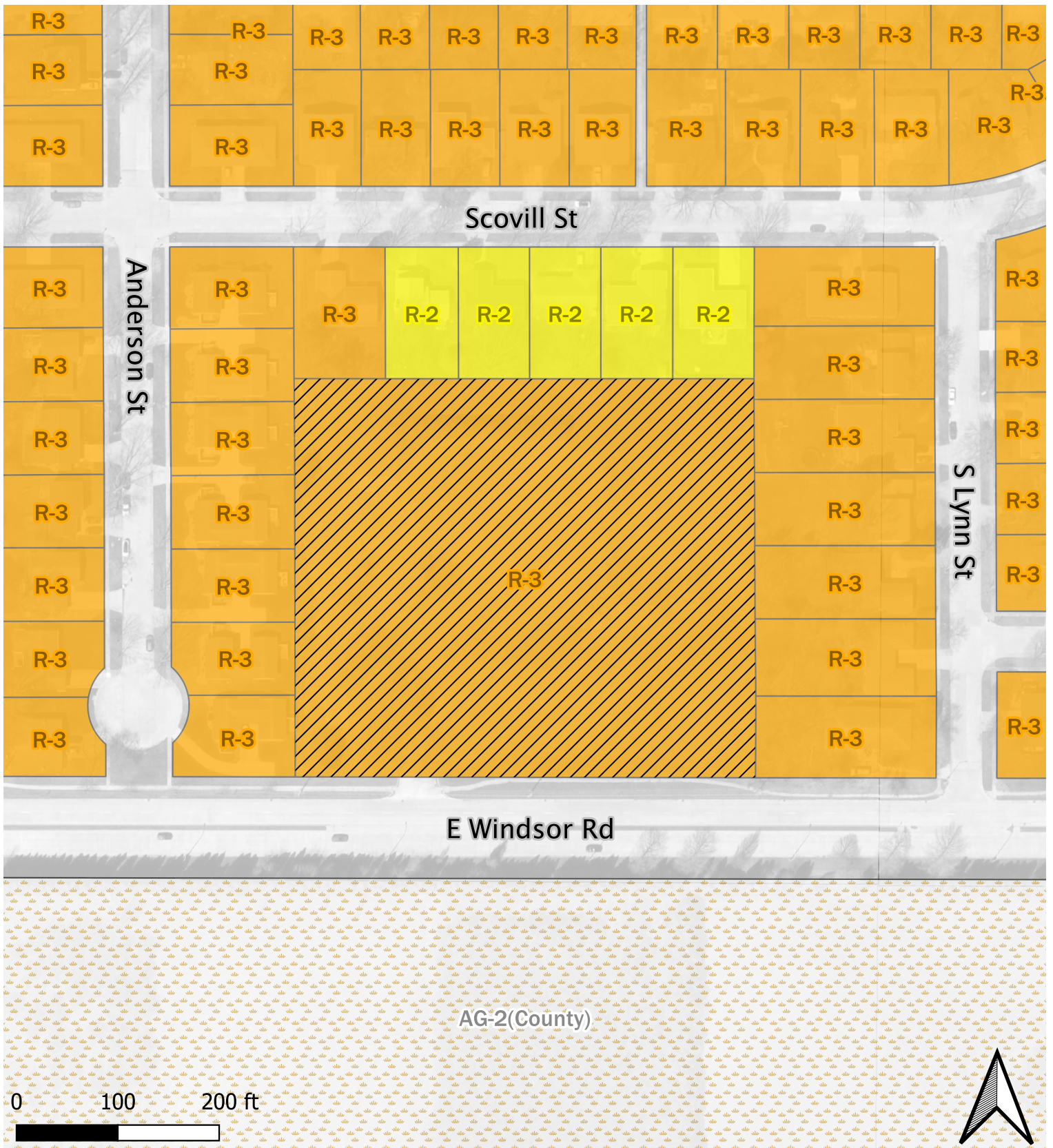
Exhibit A - Location & Land Use



Case: 2510-PUD-25
Subject: Windsor Oaks Preliminary PUD
Location: 704 East Windsor Road
Applicant: Wes Taylor

////, Subject Property

Exhibit B - Zoning



Case: 2510-PUD-25
 Subject: Windsor Oaks Preliminary PUD
 Location: 704 East Windsor Road
 Applicant: Wes Taylor

//// Subject Property

Exhibit C - Place Types



Case: 2510-PUD-25
Subject: Windsor Oaks Preliminary PUD
Location: 704 East Windsor Road
Applicant: Wes Taylor

////, Subject Property



Application for a Planned Unit Development - Preliminary

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City’s website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Petition Filed 09-23-2025 Plan Case No. 2509-PUD-25
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): pk elledge development llc Phone: 217-977-5967
Address (*street/city/state/zip code*): 3604 N. Cunningham Ave.
Email Address: wes@buildwithtaylor.com
Property interest of Applicant(s) (*Owner, Contract Buyer, etc.*): owner

2. OWNER INFORMATION

Name of Owner(s): wes taylor Phone: _____
Address (*street/city/state/zip code*): _____
Email Address: _____

Is this property owned by a Land Trust? Yes No

If yes, please attach a list of all individuals holding an interest in said Trust.

NOTE: Applications must be submitted and signed by the owners of more than 50% of the property’s ownership.

3. PROPERTY INFORMATION

Name of Planned Unit Development: windsor oaks
Address/Location of Subject Site: 704 E. Windsor Rd.
PIN # of Location: 93-21-21-357-024
Lot Size: 3.89 acres
Current Zoning Designation: R3

Current Land Use (*vacant, residence, grocery, factory, etc*): vacant

Proposed Land Use: subdivision - mix of duplexes and townhouse buildings

Present Comprehensive Plan Designation: neighborhood 1

How does this request conform to the Comprehensive Plan? it conforms very well.

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

4. CONSULTANT INFORMATION

Name of Architect(s): n/a

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s): mark miller

Phone: 217-202-8049

Address (*street/city/state/zip code*): po box 784 champaign illinois 61824

Email Address: mark@precisioneg.com

Name of Surveyor(s): merle ingersoll

Phone: 217-840-7785

Address (*street/city/state/zip code*): po box 784 champaign illinois 61824

Email Address: merle@precisioneg.com

Name of Professional Site Planner(s): n/a

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Attorney(s): mea law - kyle emkes

Phone: 217-337-0700

Address (*street/city/state/zip code*): 2102 Windsor Pl Suite 1, Champaign, IL 61820

Email Address: realestate@mealaw.com

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has the applicant arranged for a preliminary conference as specified in Section XIII-3.F of the Zoning Ordinance?

Yes

No

Date of Preliminary Conference: 8/11/25

Type of PUD proposed: (*See Section XIII-3.A for descriptions of the following.*)

Residential

Commercial

Mixed Use

Industrial

In order to qualify as a PUD, the development plan must include a gross site area of **at least one-half acre** and meet **at least one** of the following:

- a) *Mixed-Use*. Either in the same building or with a “campus” approach, provide for a mixture of single-family, two-family, multi-family, commercial, office, and/or recreational uses.
- b) *Conservation*. Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.
- c) *Infill*. Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.
- d) *Unique Development*. Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

Briefly describe the proposed PUD and how it meets the above criteria. (Attach additional sheets if necessary)

Infill -

The Proposed PUD will allow a redevelopment of the currently vacant parcel, making it a much more useful area within the already developed neighborhood surrounding it.

It will be a mix of two family duplex style homes and townhouse style buildings. We would like to build approximately 10 duplex style buildings (20 units) total, and 3 townhouse buildings, ranging in size from 6-8 units.

Unit mix would also consist of variations of 2-3 bedroom style. Proposed duplexes would be single story, and townhouses would be 2 story.

We intend to maintain and protect the overall character of the surrounding area and homes, by doing a mix of units that will blend in and generally conform to the area around it.

Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

- a) To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
- b) To promote infill development in a manner consistent with the surrounding area;
- c) To promote flexibility in subdivision and development design where necessary;
- d) To provide public amenities not typically promoted by the Zoning Ordinance;
- e) To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
- f) To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
- g) To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
- h) To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
- i) To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

(Attach additional sheets if necessary)

[SEE ATTACHED]

Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval is requested now, at the preliminary development plan approval stage, or will be requested at the final development plan approval stage. (Attach additional sheets if necessary)

- A. minimum lot size - waiver to adjust the minimum lot size down so that we are able to maximize the usable / buildable area of the property
- B. minimum street width - waiver to adjust the minimum street width down so that we are able to maximize the usable / buildable area of the property
- C. Note: These waivers will allow us to do the proposed development at a lower cost by adding more units, in turn making them more affordable.
- D.

Does the proposed development plan involve a zoning map amendment? Yes No
If yes, please describe:

Does the proposed development plan involve a subdivision plat? Yes No

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are anticipated to be incorporated into the proposed PUD.

Building Layout, Lighting, Access Internal Connectivity, External Connectivity, Maximum Parking, Parking Area Landscaping, Street Trees, open space, drainage areas, architectural consistency, openings, exterior surfaces, building street relationship, materials, accessibility

5. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:

A preliminary development plan must be submitted with this application and should be conceptual but must minimally include the following materials: *(Blanks are provided to help in determining whether submission is complete)*

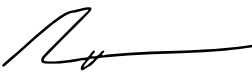
- A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
- A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings, and public lands.
- A conceptual site plan with the following information:
 - Any adjacent and/or contiguous parcels of land owned or controlled by the petitioner(s).
 - Proposed land uses, building locations, and any conservation areas.
 - Existing and proposed streets, sidewalks, and multi-use paths.
 - Buffers between different land uses.
- Any other information deemed necessary by Secretary of the Plan Commission.

NOTE: *If additional space is needed to accurately answer any question, please attach extra pages to the application.*

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner’s behalf.



Applicant’s Signature

9/16/25
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

That certain real property located in City of Champaign, State of Illinois, more particularly described as

93-21-21-357-024 (Owner- Verdant Prairies, LLC)

follows:

Permanent Index Number (PIN): **The South 384.305 feet of the East 453.39 feet of the West 758.39**

feet of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and A part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the Northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; thence South along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim Club Co. property, as per deed recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge Fifteenth Subdivision, thence North along the East line of said Lot 360, the East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois,

EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis **Ridge** Fifteenth Subdivision, thence on a local bearing North 89°30'30" East, along the South right of way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the Northwest corner of Lot 369 of said Subdivision, thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision, thence North West, along said Easterly line, 130.0 feet to the point of beginning, in Champaign County, Illinois.

Common Address: 704 East Windsor Road, Urbana, Illinois

Windsor Swim Club Site



470

Feet

This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.



Anderson St

NO RECORDED EASEMENTS
NO FLOODPLAINS
LAND IS VACANT WITH NO BUILDINGS
NO WOODED AREAS
NO SIGNIFICANT SOIL TYPES

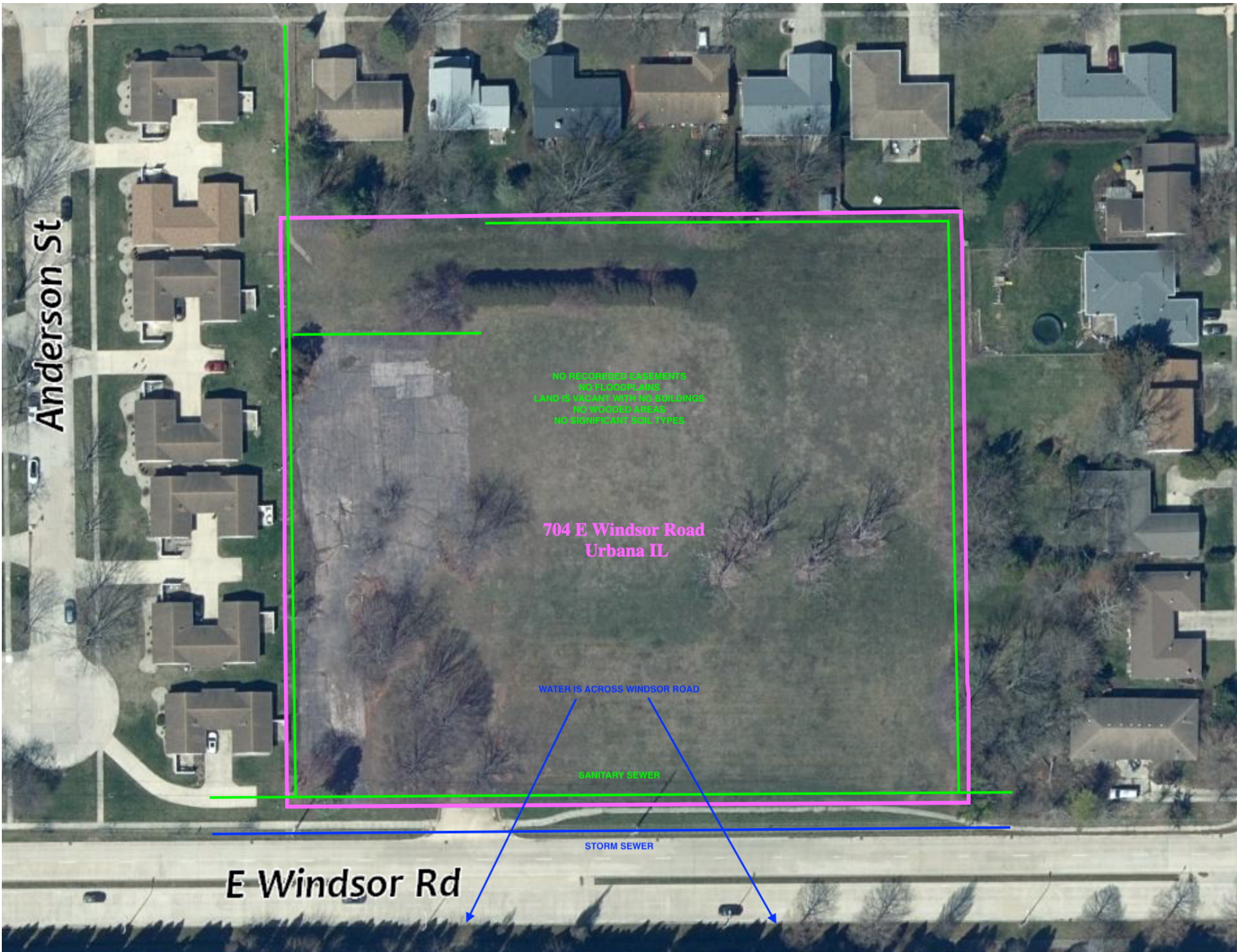
704 E Windsor Road
Urbana IL

WATER IS ACROSS WINDSOR ROAD

SANITARY SEWERS

STORM SEWER

E Windsor Rd



Ennis
Ridge 15th
Sub

R-2 Single-Family
Residential
District

Windsor Place

Anderson St

S Lynn St

R-3 Single-Family
and Two-Family
Residential District

357-001

357-002

357-003

357-004

357-005

357-006

357-007

357-018

357-019

357-020

357-021

357-022

357-023

357-010

357-011

357-012

357-013

357-014

357-015

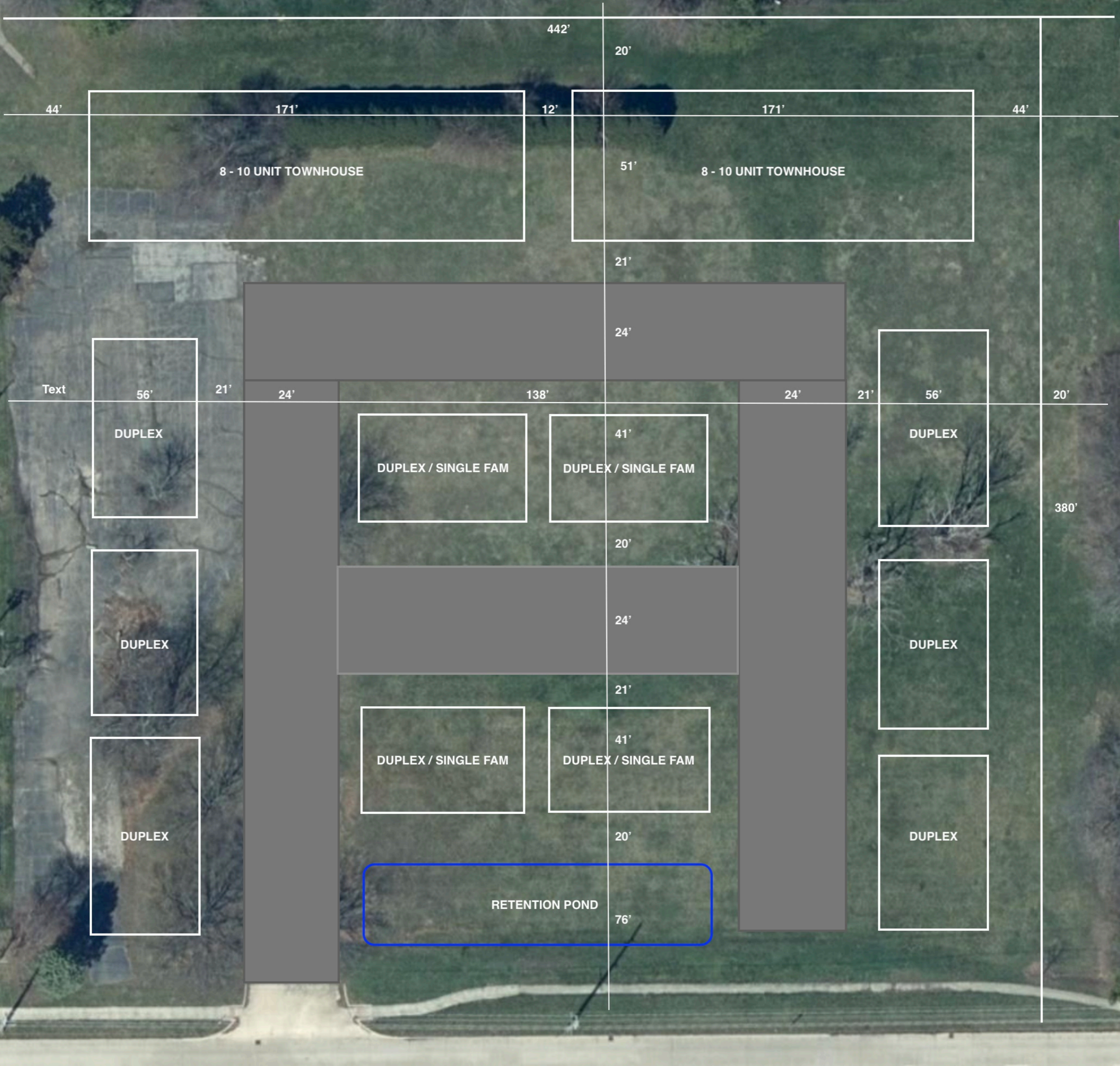
357-016

50

76

80

60



442'

20'

44'

171'

12'

171'

44'

8 - 10 UNIT TOWNHOUSE

51'

8 - 10 UNIT TOWNHOUSE

21'

24'

Text

56'

21'

24'

138'

24'

21'

56'

20'

DUPLEX

DUPLEX / SINGLE FAM

DUPLEX / SINGLE FAM

DUPLEX

380'

20'

DUPLEX

24'

DUPLEX

21'

DUPLEX / SINGLE FAM

DUPLEX / SINGLE FAM

DUPLEX

20'

DUPLEX

RETENTION POND

76'



Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

a) To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;

The proposed use would take a vacant property and transform it to a beautiful mix of well built, quality homes, for residents of Urbana that seek housing available near the campus.

b) To promote infill development in a manner consistent with the surrounding area;

All proposed construction will generally conform with the residences and properties that surround it.

c) To promote flexibility in subdivision and development design where necessary;

The PUD will allow us the flexibility within the LDC to make the most of the space we have available by allowing us to adjust lot sizes and streets to be more conducive to the overall goal of the development.

d) To provide public amenities not typically promoted by the Zoning Ordinance;

The PUD will allow us to meet the need for more affordable, available, housing close to campus.

e) To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;

The overall use of the proposed development site is largely the same as its current zoning, in essence preserving the desire Urbana had for this area when the plan and zoning was set originally.

f) To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.

Streets within the development will connect to windsor road at the location the curb is already cut, and all current public sidewalks will remain as they are.

g) To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;

All buildings within the development will be aesthetically similar and cohesive.

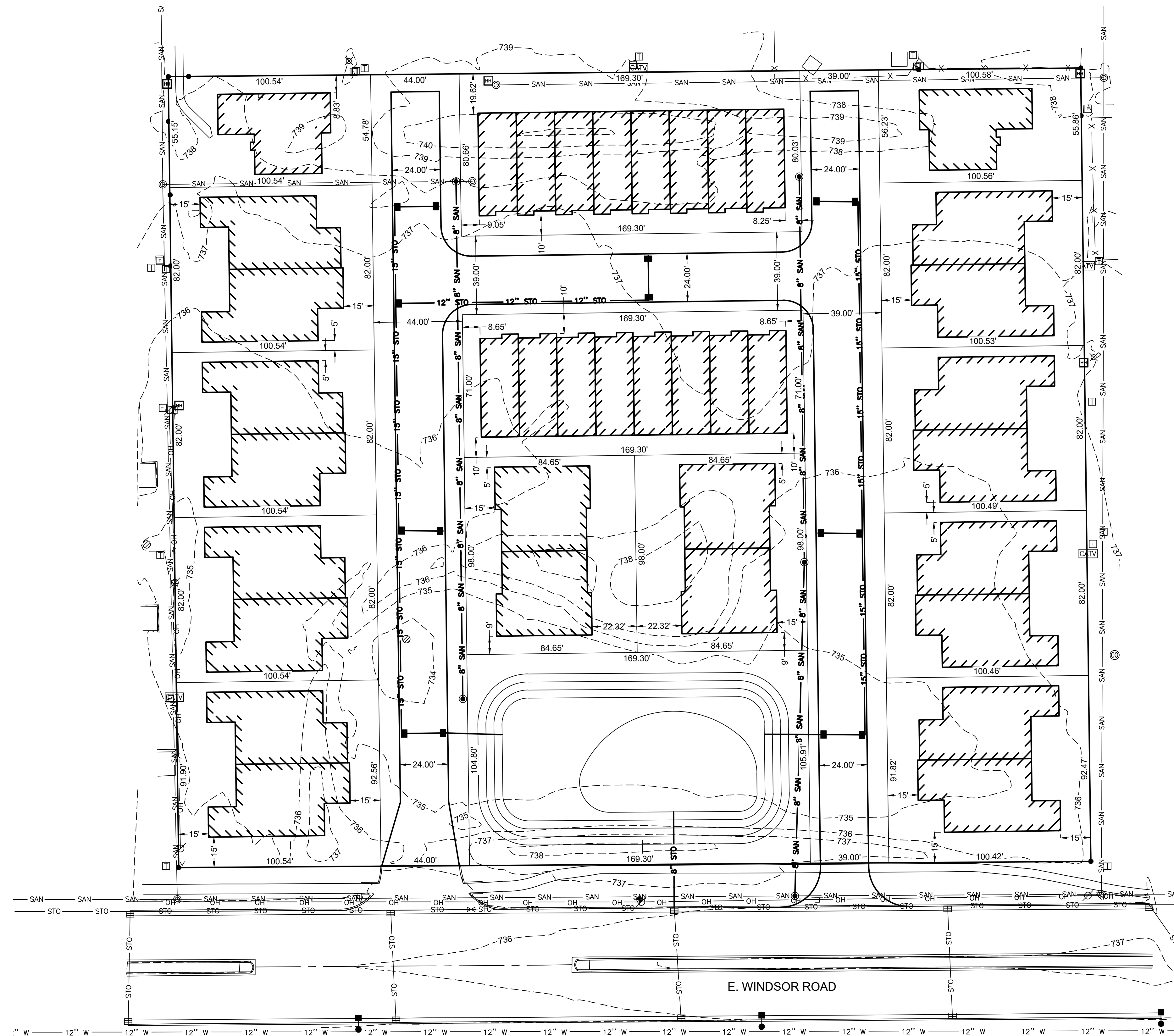
h) To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;

We propose to create a space that can be used by those within the development as a green space for public recreation.

i) To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a

N/A

File Name: S:\000 Projects\411 Taylor Construction and Design\41125006 Prel Site.dwg



REV. #	REV. DATE:	REVISION MADE:
DATE:	10/07/25	SCALE: AS SHOWN
FIELD BOOK:	2/18	DRAWN BY: MAM
CHECKED BY:	MEI	
PRELIMINARY SITE PLAN		
TAYLOR - 704 EAST WINDSOR ROAD PART OF SEC. 19, T. 19 N., R. 9 E., 3rd P.M. URBANA, ILLINOIS		FILE # 41125006 SHEET 1 OF 1



PRECISION ENGINEERING GROUP, INC.
 P.O. BOX 784 CHAMPAIGN, IL 61824-0784
 PHONE: 217.202.8049
 CIVIL ENGINEERING - LAND SURVEYING
 ILLINOIS DESIGN FIRM REGISTRATION NO. 184007595

PREVIOUSLY APPROVED SITE PLAN FROM EARLIER CASE, FOR REFERENCE - NOT WHAT IS CURRENTLY BEING PROPOSED



Exhibit F

CONSTRUCTION PHASES

PHASE ONE

22 DWELLING UNITS + CLUBHOUSE
PRIVATE ROADWAY & DRIVEWAYS
UTILITY INFRASTRUCTURE
SOUTH & WEST SIDE PATH & WALKWAYS

PHASE TWO

22 DWELLING UNITS
PRIVATE DRIVEWAYS
EXTEND WALKING PATH TO NORTH & EAST

PHASE THREE

'A' - ADD 4 DWELLING UNITS + ENHANCEMENTS TO CLUBHOUSE
'B' - 0 UNITS + COVERED (5) LANE LAP POOL + ENHANCEMENTS TO CLUBHOUSE
'C' - DO NOTHING (LEAVE GRASSY FIELD W/ PERIMETER TREES)

PARKING CRITERIA

DEDICATED PARKING

BLDG	ENCLOSED	OPEN
A	23, 1 HA	22, 3 HA
B	8	8
C	8	8
D	8	8
E	8	8
F	23, 1 HA	2, 1 HA
G	8	8
TOTAL	86, 2 HA	64, 4 HA

TOTAL SITE ACREAGE:
4.01 ACRES

BUILDING FOOTPRINT TOTAL:
1.27 ACRES

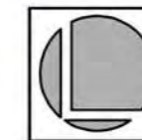
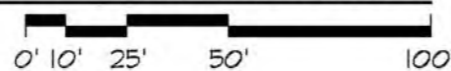
TOTAL PAVED SURFACE AREA (EXCLUDING PERIMETER TRACK):
1.05 ACRES

LINEAR LENGTH OF PERIMETER TRACK:
.388 MILES

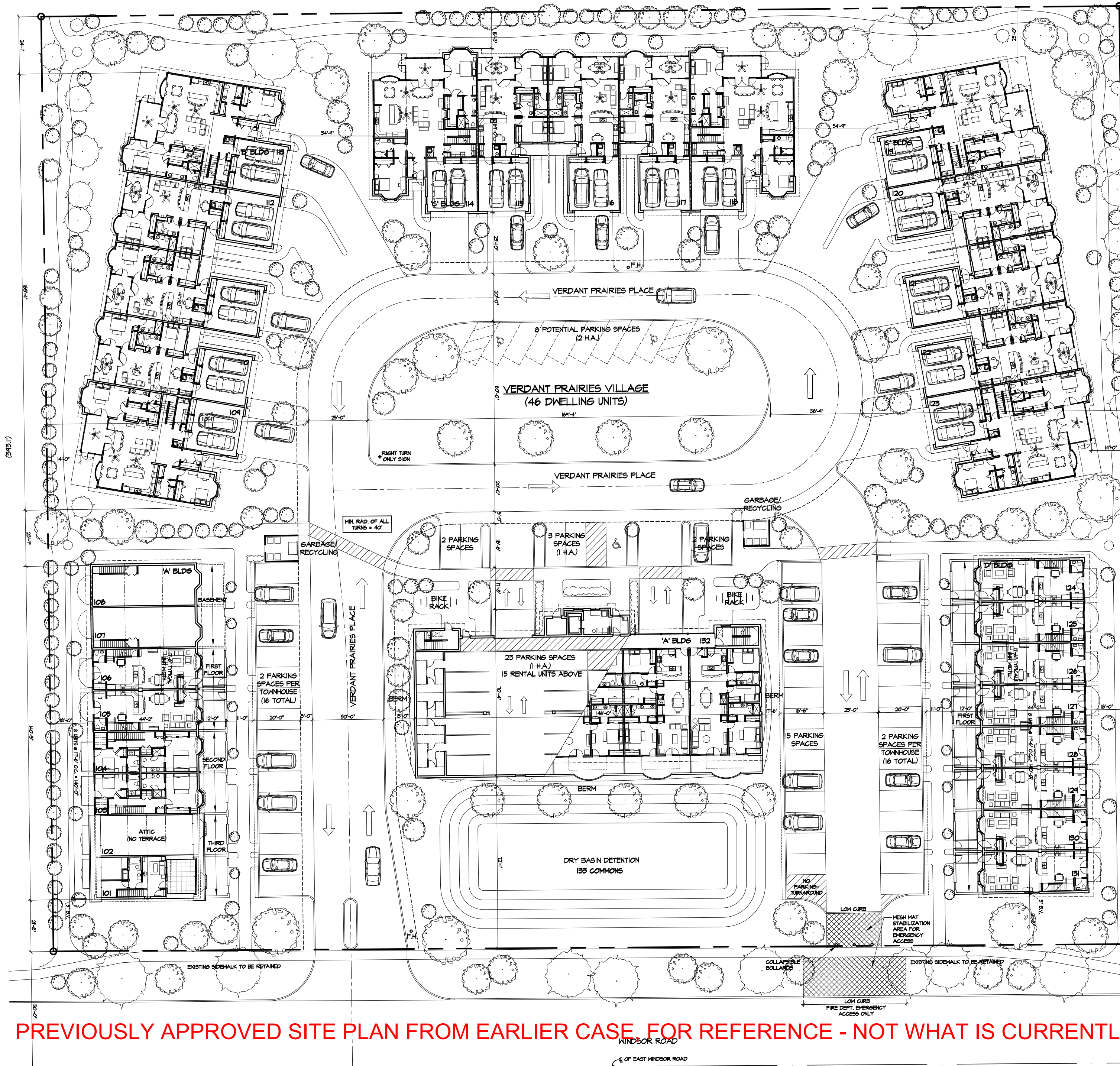
PREVIOUSLY APPROVED SITE PLAN FROM EARLIER CASE, FOR REFERENCE - NOT WHAT IS CURRENTLY BEING PROPOSED



VERDANT PRAIRIES CONDOMINIUMS
SITE PLAN



OLSEN+ASSOCIATES
Architecture ■ Development ■ Planning
3121 VILLAGE OFFICE PLACE ■ VILLAGE AT THE CROSSING
CHAMPAIGN ■ ILLINOIS ■ 61822 ■ 217-359-3453



CONSTRUCTION PHASES

PHASE ONE
 NORTH HALF OF SITE
 - THREE FIVE VILLA UNITS
 - WEST TO EAST SIDE OF SITE

PHASE TWO
 SOUTHEAST & SOUTHWEST CORNERS OF SITE
 - EIGHT TOWNHOUSE UNITS EACH (16 TOTAL)
 - SOUTH TO NORTH SIDE OF SITE

PHASE THREE
 SOUTH MIDDLE OF SITE
 - FIFTEEN APARTMENT UNITS
 - THREE STORIES OF UNITS OVER
 ON GRADE PARKING

PARKING CRITERIA

BLDG	ENCLOSED	OPEN	H.A.
A	0	16*	0
B	0	16	0
C	0	16	0
D	0	16*	0
E	22	0	0
ONSITE POTENTIAL	0	21	1
SUBTOTAL	22	64	4

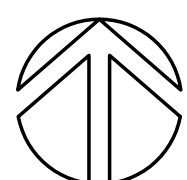
*OPTIONAL GARAGE ENCLOSURE OR CARPORT COVER

TOTAL SPACES ON SITE = 145 (INCLUDES 8 POTENTIAL SPACES)

NO. OF SPACES PER UNIT = 3.15

ONSITE BICYCLE PARKING = 28 @ (2) BIKES PER RACK

PREVIOUSLY APPROVED SITE PLAN FROM EARLIER CASE, FOR REFERENCE - NOT WHAT IS CURRENTLY BEING PROPOSED



VERDANT PRAIRIES VILLAGE

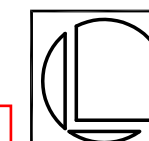
SITE PLAN

SCALE: 1" = 30'-0"

DATE 12-15-2013 O+A JOB# 1303



URBANA, ILLINOIS



OLSEN + ASSOCIATES

Architecture • Development • Planning

321 VILLAGE OFFICE PLACE • VILLAGE AT THE CROSSING
 CHAMPAIGN • ILLINOIS • 61822 • 217-369-3463



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Kevin Garcia, Principal Planner
DATE: October 16, 2025
SUBJECT: **Plan Case 2511-M-25:** A request by Jon Cairns, on behalf of Fairlawn Capital, to rezone 905 West Oregon Street from R-6, High Density Multiple-Family Residential, and 907 and 909 West Oregon Street from R-5, Medium High Density Multiple-Family Residential, to CMU, Campus Mixed Use.

Introduction & Background

Fairlawn Capital (“Fairlawn”) and the University of Illinois (“University”) are in discussions to develop three adjacent parcels – one owned by the University, and two owned by Fairlawn – as a five-story, mixed-use building containing institutional and residential uses. A mixed-use building is not possible under the current zoning designations for these parcels, but it would be possible in the CMU, Campus Mixed Use, Zoning District.

Staff’s recommendation to the Plan Commission is contingent upon the outcome of Plan Case 2509-T-25, as that case pertains to building heights in the CMU district (see “Recommendation” below).

Description of Site and Area

The site contains three separate parcels in the 900-block of West Oregon Street. It is approximately two-thirds of an acre (29,566sf). The westernmost parcel is owned by the University of Illinois and is vacant. Until recently, it contained a building used by the Music Department. That building had outlived its usefulness and was demolished. The remaining two parcels contain apartment buildings that were built in the 1990s (see Exhibit A). The western two parcels are zoned R-5, Medium High Density Multiple-Family Residential, while the eastern parcel is zoned R-6, High Density Multiple-Family Residential (see Exhibit B). Table 1 below identifies the current zoning, existing land use, and future place type of the site and surrounding properties (see Exhibit C).

Discussion

Fairlawn and the University have been discussing redeveloping the three parcels with a multi-story building that would provide space for the University’s School of Social Work as well as multiple floors of apartments. The planned development aligns well with the “University Neighborhood” designation in the Imagine Urbana Comprehensive Plan (“Imagine Urbana”), however, the existing zoning does not allow for mixed-use buildings. In practice, the existing zoning also makes it difficult to develop high-density residential due to a combination of parking requirements, floor-area ratios, open space ratios, and required yards.

The proposed rezoning to the Campus Mixed-Use (CMU) district would allow for both a mixed-use building and higher-density residential, in an area identified as being appropriate for those things in

Imagine Urbana. However, the CMU district currently allows buildings up to 120 feet-tall, or 10 to 11 stories, while Imagine Urbana calls for a maximum of five stories in the area containing the site. Staff therefore only recommend that Plan Commission recommend approval of the rezoning if the Commission also recommends approval of the CMU zoning text amendment (2509-T-25).

Table 1. Zoning, Land Use, and Place Type

Location	Zoning	Existing Land Use	Place Types
Site	R-5 (Medium High Density Multiple-Family Residential) R-6, High Density Multiple-Family Residential	Apartments, Vacant	University Neighborhood
North	R-5 (Medium High Density Multiple-Family Residential)	University of Illinois	Campus
South	R-5 (Medium High Density Multiple-Family Residential)	University of Illinois	University Neighborhood
East	R-5 (Medium High Density Multiple-Family Residential)	Apartments	University Neighborhood
West	R-5 (Medium High Density Multiple-Family Residential)	Parking	University Neighborhood

Rezoning Criteria

In the case of *La Salle National Bank v. County of Cook*, the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. In addition to the six La Salle Criteria, the court developed two more factors in the case of *Sinclair Pipe Line Co. v. Village of Richton Park*. Together, all eight factors are discussed below to compare the current zoning to the proposed zoning.

1. *The existing land uses and zoning of the nearby property.*

Nearby properties are a mix of R-5, R-6, CCD (Campus Commercial District), and CRE (Conservation-Recreation-Education), with commercial, apartment, and institutional (mostly University) uses. The proposed rezoning would allow a mix of uses that would align well with the surrounding area. This weighs in favor of the proposed rezoning.

2. *The extent to which property values are diminished by the restrictions of the ordinance.*

There is no evidence that the ordinance has diminished the property values in this cases. However, the proposed rezoning would likely increase the value of the subject property as well as surrounding properties, since it would facilitate the replacement of a vacant lot and two unattractive apartment buildings with a new development. This weighs in favor of the proposed rezoning.

3. *The extent to which the ordinance promotes the health, safety, morals, or general welfare of the public.*

The proposed rezoning to CMU would allow the property owners to develop a mixed-use building, replacing two aging apartment buildings and one vacant lot. Redevelopment of the three parcels

would be beneficial to the general welfare of the public. This weighs in favor of the proposed rezoning.

4. *The relative gain to the public as compared to the hardship imposed on the individual property owner.*

The CMU district is designed to ensure that new developments have basic design elements that contribute to a better public realm (e.g. pedestrian entrances that face the street, parking hidden behind buildings, no blank facades facing the street). To that end, the rezoning would benefit the public by allowing a new development that will be more pleasing than a vacant lot and two unattractive, aging apartment buildings. The current zoning imposes a hardship on the property owners by not allowing a mix of uses in an area where Imagine Urbana encourages them, and by requiring more parking than data show is needed in areas close to the University. These factors – adding public benefit while also adding benefit to the property owners – weigh heavily in favor of the proposed rezoning.

5. *The suitability of the subject property for the zoned purposes.*

The property is well-suited for pedestrian-friendly, mixed use developments, which is what the CMU district allows and encourages. It is located right next to the University of Illinois and Gregory Place, in a highly walkable area. This weighs in favor of the proposed rezoning.

6. *The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

The only vacant parcel of the three has been vacant for less than a year, but it was cleared in anticipation of redevelopment. If the proposed rezoning is not granted, that parcel could remain vacant, or, given the zoning, could be redeveloped as part of a single-use residential development. This weighs in favor of the proposed rezoning.

7. *The community's need for more of the proposed use.*

Imagine Urbana calls for high-density residential and mixed uses in this area. The rezoning would allow the replacement of relatively few older apartments with a higher number of new apartments in this location, west of Lincoln Avenue. That will help alleviate development pressure to the east of Lincoln Avenue. In addition, the rezoning would provide new space for University uses. This weighs in favor of the proposed rezoning.

8. *The care with which the community has planned its land use development.*

Imagine Urbana designates this area as “University Neighborhood”. The closest zoning district that Urbana has to match that designation is Campus Mixed Use. This weighs in favor of the proposed rezoning.

Overall, the request meets all eight criteria for a rezoning.

Summary of Findings

1. The proposed rezoning to CMU (Campus Mixed-Use) would allow for higher-density, mixed uses, and would be compatible with the “University Neighborhood” Place Type designation in Imagine Urbana.
2. The proposed rezoning would allow buildings up to 120 feet tall, which is incompatible with the Place Types map in Imagine Urbana, which identifies the area as being appropriate for

buildings up to five stories tall. The rezoning should therefore only be approved if Case No. 2509-T-25 is also approved; that case would limit heights in the CMU district in the area containing the subject properties to 65 feet/five stories.

3. The proposed rezoning meets all eight of the rezoning criteria.

Options

The Plan Commission has the following options in Plan Case 2511-M-25:

1. Forward the case to City Council with a recommendation to approve the rezoning request.
2. Forward the case to City Council with a recommendation to deny the rezoning request.

Recommendation

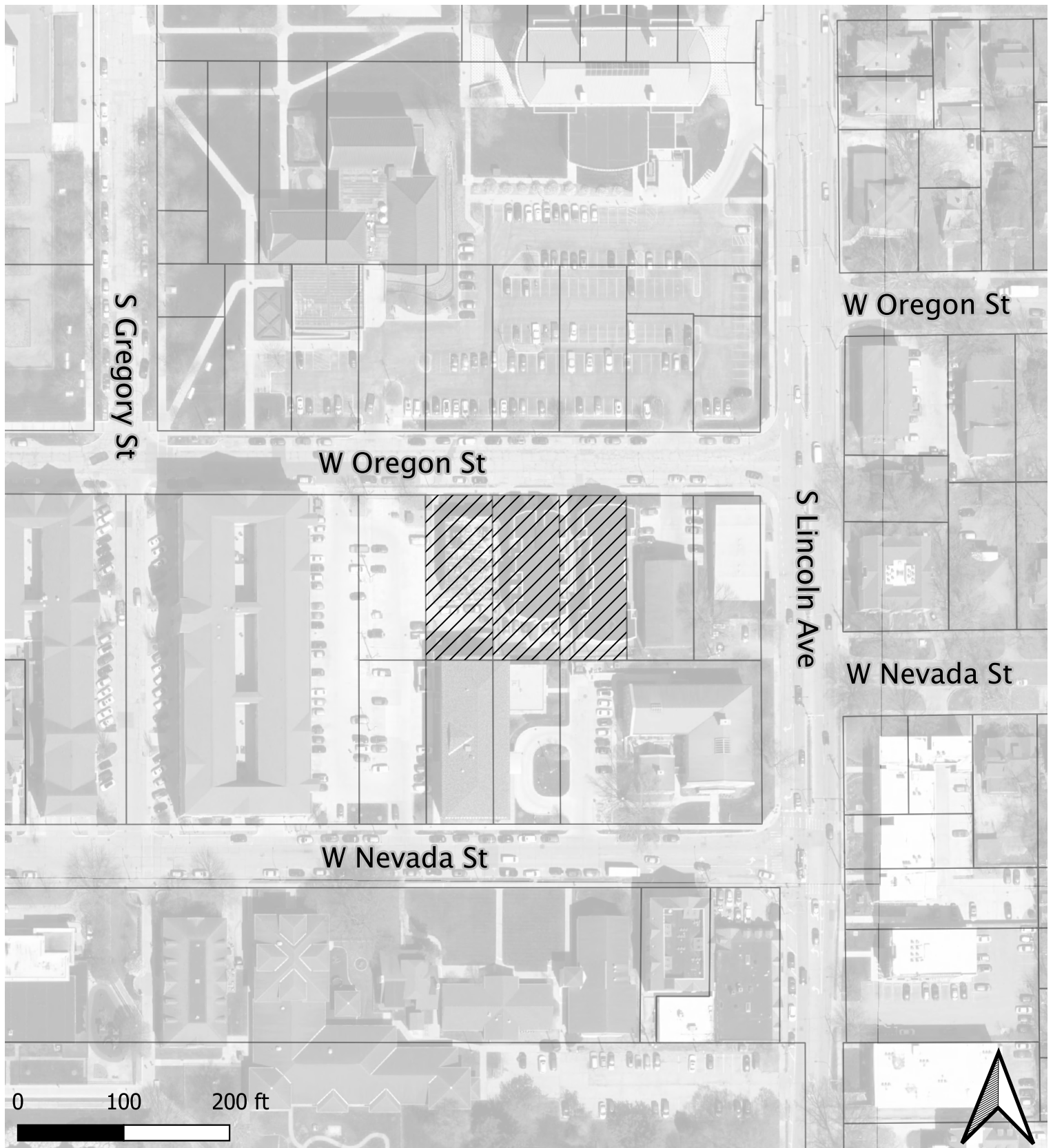
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the following:

1. If the Plan Commission recommends approval of Plan Case 2509-T-25, the Plan Commission should recommend APPROVAL of the rezoning request;
2. If the Plan Commission recommends denial of Plan Case 2509-T-25, the Plan Commission should recommend DENIAL of the rezoning request.

Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Place Types Map
Exhibit D: Application for Zoning Map Amendment
Exhibit E: Site Photos & Aerials
Exhibit F: Zoning Description Sheets: R-5, R-6, CMU

cc: Chris Hartman, Jon Cairns (Fairlawn Capital, Applicants)

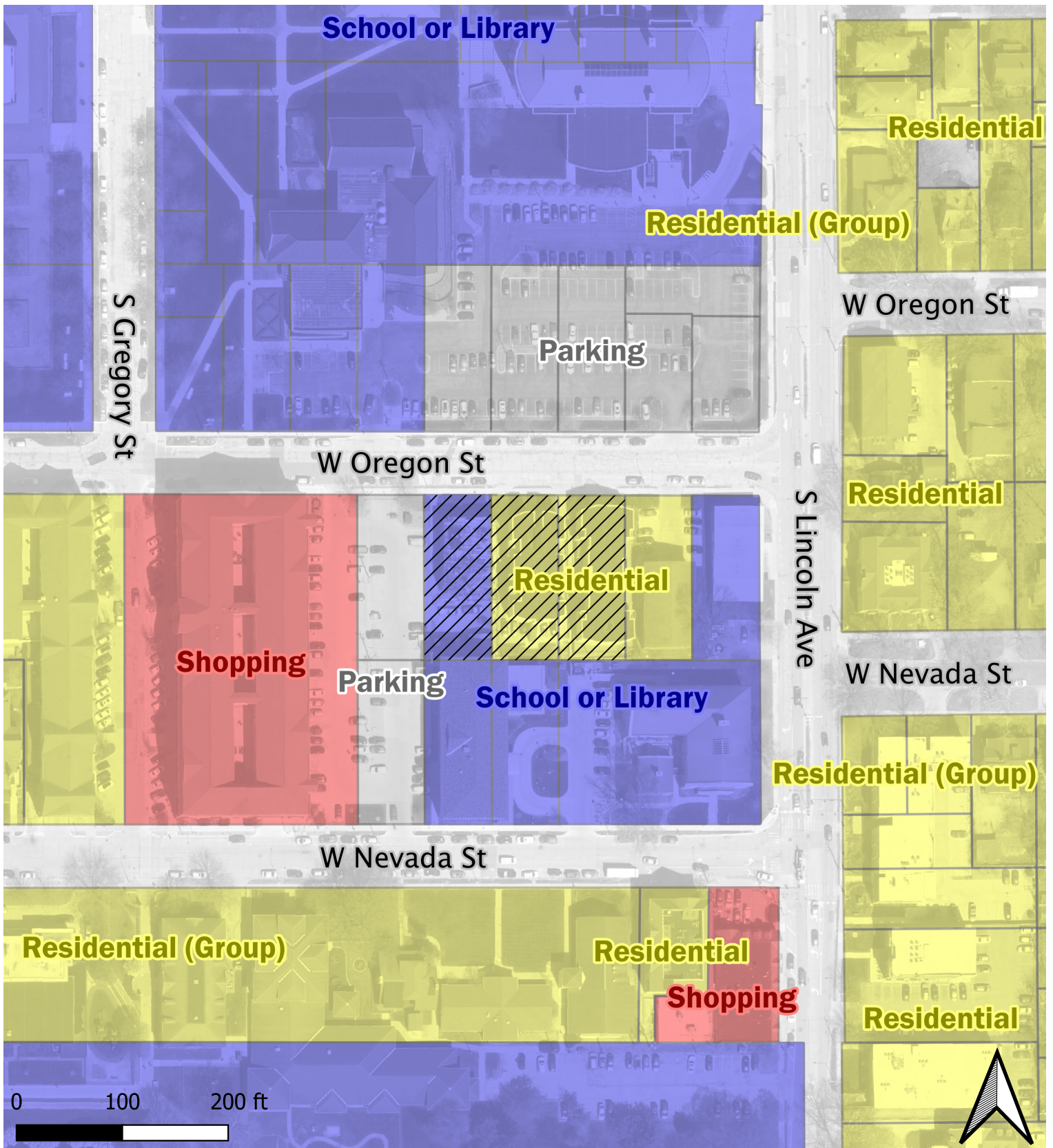
Location Map



Case: 2511-M-25
Subject: Rezoning to CMU
Location: 905, 907, 909 W Oregon St
Applicant: Fairlawn Capital

//// Subject Property

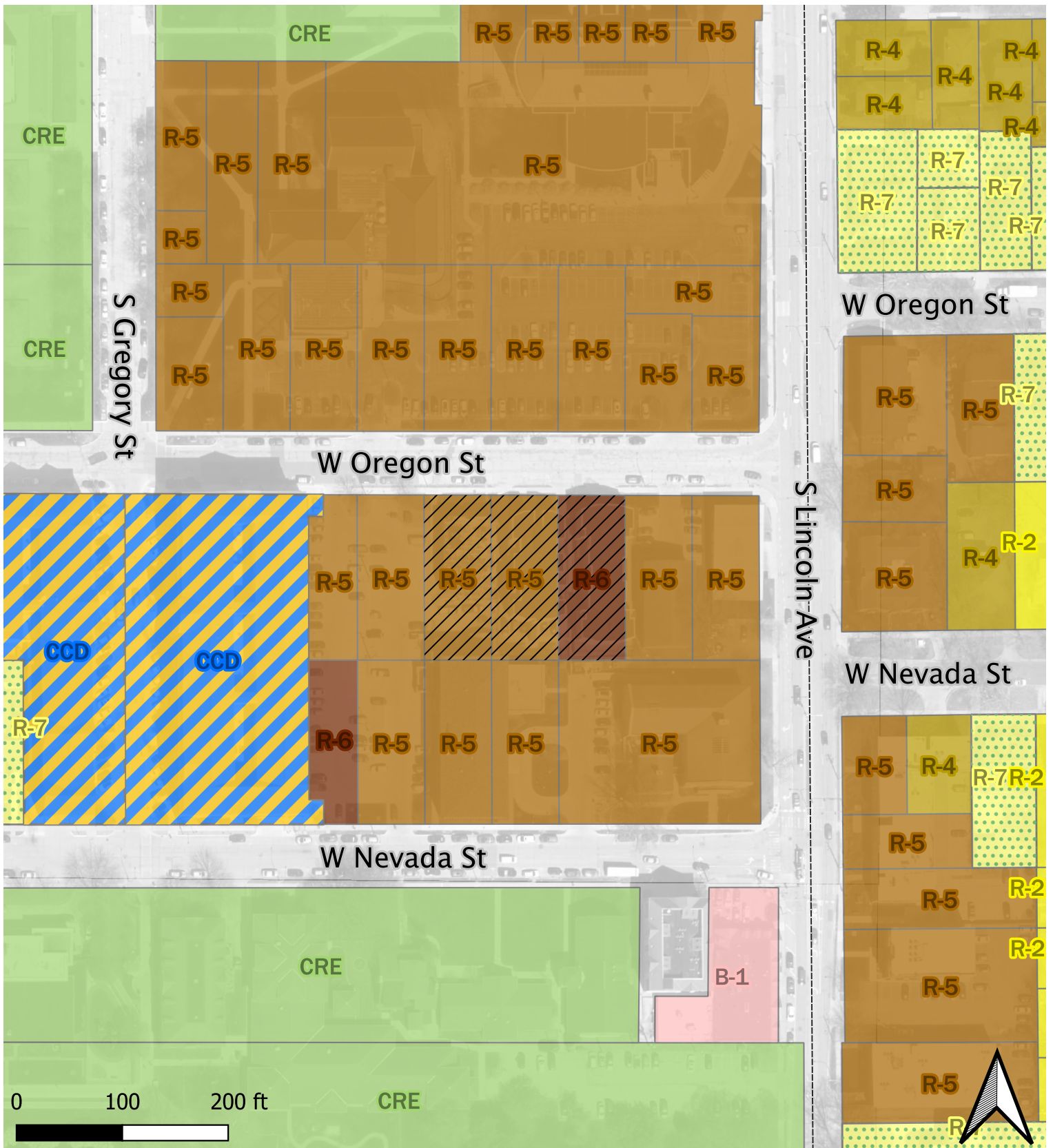
Exhibit A - Location & Land Use



Case: 2511-M-25
 Subject: Rezoning to CMU
 Location: 905, 907, 909 W Oregon St
 Applicant: Fairlawn Capital

//// Subject Property

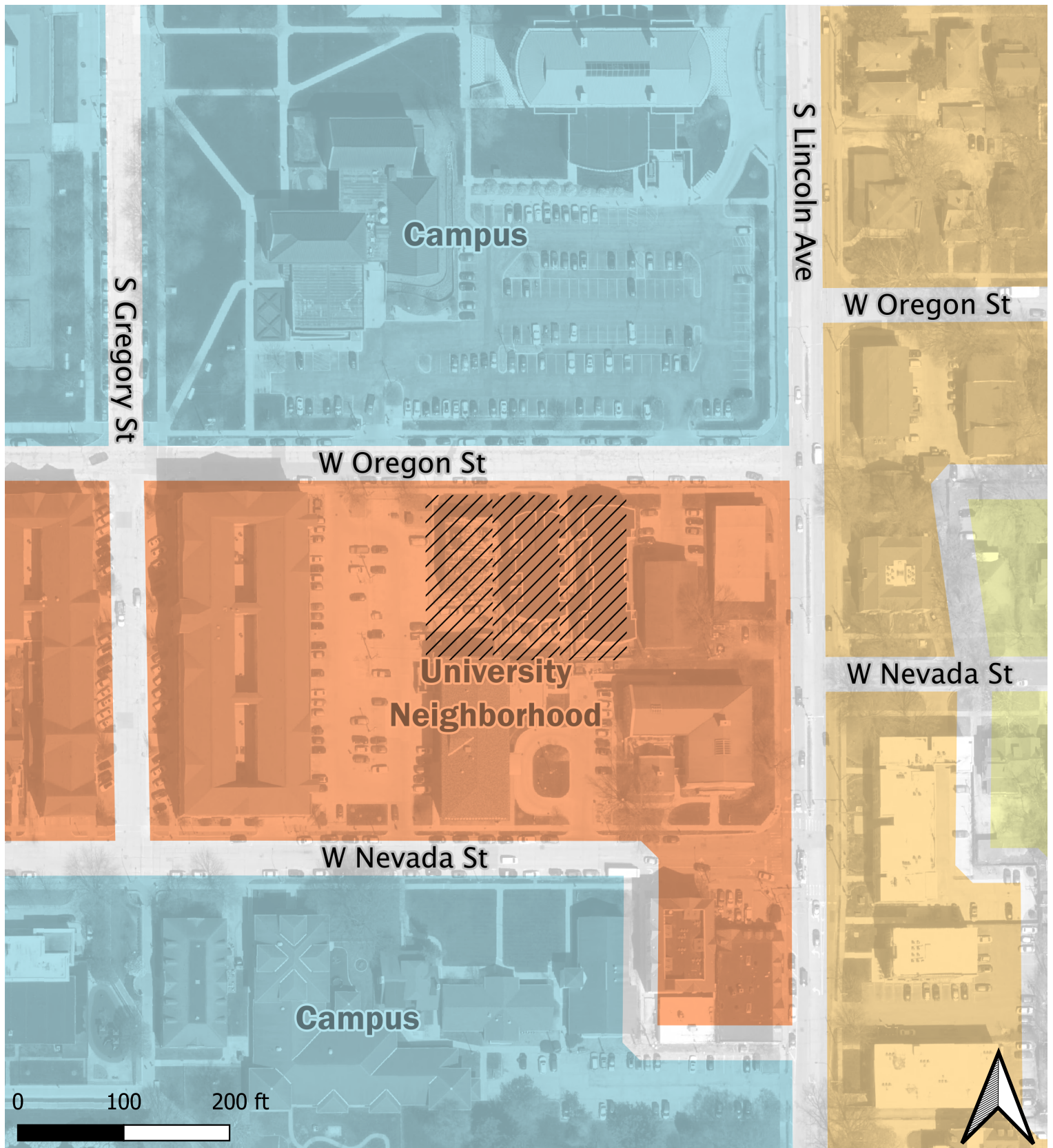
Exhibit B - Zoning



Case: 2511-M-25
 Subject: Rezoning to CMU
 Location: 905, 907, 909 W Oregon St
 Applicant: Fairlawn Capital

//// Subject Property

Exhibit C - Place Types



Case: 2511-M-25
Subject: Rezoning to CMU
Location: 905, 907, 909 W Oregon St
Applicant: Fairlawn Capital

//// Subject Property



PERMIT PROJECT

FILE #: 25-003071

905 WEST OREGON STREET URBANA IL 61801

THERE IS AN ACTIVE RENTAL REGISTRATION ON THIS PARCEL.

MIXED-USE DEVELOPMENT PROJECT



Address

All Addresses



PERMIT #: MAP25-000001

Permit Type

Zoning Map Amendment

Subtype

Zoning Map Amendment



Work Description:

Mixed-use Development containing Student Housing, University Space and Retail

Applicant

Fairlawn Capital - Jon Cairns



Status

Online Application Received



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

0.00

Permit Fees

220.00

Total Amount

220.00

Amount Paid

220.00

Balance Due

0.00



Non-Billable



PERMIT DATES

Application Date

09/24/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

OFFICE USE ONLY

PLANNING CASE NUMBER

2511-M-25

Neighbor Notice Mailed

Sign Posted Date

Legal Ad Published

Plan Commission Meeting Date

Plan Commission Recommendation



City Council Action Date

City Council Action



Recorded Document Number

Date Recorded

Planning Case Notes

APPLICATION

The application fee must be paid when submitting the application. For the current fee amount, please refer to the most recent version of the City's 'Schedule of Fees - Excluding Liquor License Fees', which can be found at <https://www.urbanillinois.us/fees>.

The applicant is also responsible for paying the cost of the legal ad publication fees. The News-Gazette will bill the applicant directly. Legal ad publication fees vary from \$75.00 and up.

If you need assistance completing this form, please contact the Planning Department at Planning@urbanillinois.us or (217) 384-2440.

PROPERTY INFORMATION

| Current Zoning District

R-6 - High Density Multiple Family Residential



| Proposed Zoning District

CMU - Campus Mixed Use



 | Current Land Use

Dwelling, Multifamily

Proposed Land Use

Dwelling, Multifamily, University/ College, Retail Trade

Lot Size (SqFt)

30615

Legal Description Provided by Applicant

LOTS 32, 33, and 34 IN UNIVERSITY ADDITION AS PER PLAT RECORDED IN PLAT BOOK "B" AT PAGE 18, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

Verified Legal Description by Planner

CONSULTANT INFORMATION

Architect Name, Email and Phone

Architect



Engineer Name, Email and Phone

Engineer



Surveyor Name, Email and Phone

Surveyor



Site Planner Name, Email and Phone

Site Planner



Attorney Name, Email and Phone

Attorney



REASONS FOR AMENDMENT

What error in the existing ordinance would be corrected by the Proposed Amendment?

The request is based on changing conditions and not an error

What changed or changing conditions warrant the approval of this amendment?

The City recently adopted a new comprehensive plan, which identifies this area as a "University Neighborhood". This amendment would allow new development on the site to better match the intent for the district. The current zoning does not allow for mixed-use development.

Explain why the subject property is suitable for the proposed zoning


The subject property's location makes it ideal for a mixed-use building that would bring retail, university space, and student housing to the site. Nearby parcels already allow for the same mixed uses.

What other circumstances justify the zoning amendment

The University has already demolished the Music Education Annex building at 909 W Oregon, and the existing residential buildings at 905 and 907 W Oregon are aging and in need of replacement. The zoning amendment would allow for collaboration with the University to bring a larger-scale mixed-use development to the site.

Time schedule for development (if applicable)

We hope to begin construction in late 2026.

 Additional exhibits submitted by the applicant



CERTIFICATION

I grant permission for City staff to post a temporary yard sign on the subject property announcing the public hearing to be held for my request (if required).

Agree

I acknowledge that my electronic or digital signature on this application has the full legal effect as that of my written signature.

Agree

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on behalf of the owner.

Agree

Applicant Signature Upload

[signature.png](#)

Signer Name

Jon Cairns

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Nevada Street

Gregory
Place →

904 W NEVADA
ST

908 W NEVADA
ST

908 W NEVADA
ST

1004 W NEVADA
ST

901 W OREGON
ST

903 W OREGON
ST

905 W OREGON
ST

907 W OREGON
ST

909 W OREGON
ST

VILLA LN

Oregon Street

VILLA LN

VILLA LN

601 S LINCOLN
AVE

VILLA LN

VILLA LN

VILLA LN

VILLA LN

VILLA LN



WARNING
No parking
No loading
No unloading
No storage



907

WARNING
Unauthorized persons are not permitted to enter this building. Violators will be prosecuted.

smile
905-907 W. Oregon
www.smileapartments.com



Window on the left side of the building.

Window on the second floor of the left section.

Window on the second floor of the left section.

Window on the second floor of the left section.

Window on the ground floor of the left section.

Balcony on the second floor of the middle section.

Balcony on the first floor of the middle section.

Window on the second floor of the middle section.

Window on the second floor of the middle section.

Window on the first floor of the middle section.

Window on the first floor of the middle section.

Balcony on the second floor of the right section.

Balcony on the first floor of the right section.



WARNING

smile
Fairlawn Student Living
905-907 W. Oregon
smilestudentliving.com 217-903-0440

UNIVERSITY OF ILLINOIS
AT URBANA
Notice of
Public Hearing
PLAN COMMISSION
The Board of Trustees of the University of Illinois, acting through the Plan Commission, has adopted the following plan for the University of Illinois at Urbana-Champaign. The plan is subject to public hearing and approval by the Board of Trustees of the University of Illinois.



R-5 – MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-5 Zoning District is as follows:

"The R-5, Medium High Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at densities ranging up to medium high."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-5 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Lodge or Private Club

Public and Quasi-Public

Church, Temple or Mosque

Elementary, Junior High School or Senior High School

Institution of an Educational or Charitable Nature

Library, Museum or Gallery

Municipal or Government Building

Park

Residential

Assisted Living Facility

Boarding or Rooming House

Dormitory

Dwelling, Community Living Facility, Category I, Category II and Category III

Dwelling, Duplex***

Dwelling, Duplex (*Extended Occupancy*)***

Dwelling, Home for Adjustment

Dwelling, Multifamily

Dwelling, Multiple-Unit Common-Lot-Line***

Dwelling, Single Family

Dwelling, Single Family (*Extended Occupancy*)

Dwelling, Transitional Home, Category I and II

Dwelling, Two-Unit Common-Lot-Line***

Nursing Home

SPECIAL USES:

Industrial

Solar Farm

Public and Quasi-Public

Hospital or Clinic

Methadone Treatment Facility

Police or Fire Station

Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Mixed-Use Planned Unit Development (*See Section XIII-3*)

Residential

Residential Planned Unit Development (*See Section XIII-3*)

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business – Personal Services

Mortuary

Business – Professional and Financial Services

Professional and Business Office

Public and Quasi-Public

Electrical Substation

Residential

Bed and Breakfast, Owner Occupied

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

DEVELOPMENT REGULATIONS IN THE R-5 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
R-5	6,000	60	35	0.90	0.30	15 ⁹	5 ¹⁸	5 ¹⁸

FAR = Floor Area Ratio

OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Section VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance No. 2001-03-018, 03-05-01*)

Footnote¹⁸ – In the Multiple-Family Residential, Business or Industrial Districts, a buffer yard and/or landscaping buffer may be required if the property is adjacent to the MOR Zoning District or any residential district, in accordance with Table V-1 Buffer Yards and Table VI-2 Landscaping Buffer.

For more information on zoning in the City of Urbana call or visit:

City of Urbana

Community Development Services Department

Planning Division

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone | Email: Planning@urbanail.gov

City Website: www.urbanail.gov



R-6 – HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-6 Zoning District is as follows:

"The R-6, High Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at densities ranging up to high."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-6 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course
Lodge or Private Club

Public and Quasi-Public

Church, Temple or Mosque
Elementary, Junior High School or Senior High School
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park

Residential

Assisted Living Facility
Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex***
Dwelling, Duplex (*Extended Occupancy*)***
Dwelling, Home for Adjustment
Dwelling, Multifamily
Dwelling, Multiple-Unit Common-Lot-Line***
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Transitional Home, Category I and II
Dwelling, Two-Unit Common-Lot-Line***
Nursing Home

SPECIAL USES:

Industrial

Solar Farm

Public and Quasi-Public

Hospital or Clinic
Police or Fire Station
Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Mixed-Use Planned Unit Development (*See Section XIII-3*)

Residential

Residential Planned Unit Development (*See Section XIII-3*)

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business – Personal Services

Mortuary

Business – Professional and Financial Services

Professional and Business Office

Public and Quasi-Public

Electrical Substation

Residential

Bed and Breakfast, Owner Occupied

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

DEVELOPMENT REGULATIONS IN THE R-6 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
R-6	6,000	60	See Note ¹⁵	1.40	0.25	15	5 ¹⁸	10 ¹⁸

FAR = Floor Area Ratio

OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote¹⁵ – In the R-6 and R-6B Districts, the maximum height is twice the distance from the street centerline to the face of the building.

Footnote¹⁸ – In the Multiple Family Residential, Business, or Industrial Districts, a buffer yard and/or landscaping buffer may be required if the property is adjacent to the MOR Zoning District or any residential district, in accordance with Table VI-1 Buffer Yards, and Table VI-2 Landscaping Buffer.

For more information on zoning in the City of Urbana call or visit:

City of Urbana

Community Development Services Department

Planning Division

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone | Email: Planning@urbanail.gov

City Website: www.urbanail.gov

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the CMU Zoning District is as follows:

"The *CMU, Campus Mixed-Use District* is intended to provide opportunities to redevelop areas close to the University of Illinois campus at high densities, with a mix of commercial, office, and residential uses. Developments should be designed to be pedestrian-scale, with buildings close to the street, wide sidewalks, landscaped areas, few driveways, on-street parking, and parking behind structures. Large-scale developments containing only single uses are discouraged within this classification.

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the CMU District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Garden Shop
Roadside Produce Sales Stand

Business - Cannabis

Craft Grower
Dispensary (*Non-Medical*)
Infuser* (*3,500 square feet or less per floor*)

Business - Food Sales and Services

Bakery (*Less than 2,500 square feet*)
Banquet Facility
Café or Deli
Catering Service
Confectionery Store
Convenience Store
Fast-Food Restaurant
Liquor Store
Meat and Fish Market
Restaurant
Supermarket or Grocery Store
Tavern or Night Club

Business - Miscellaneous

Auction Sales (*Non-Animal*)
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Day Care Facility (*Non-Home Based*)
Lawn Care and Landscaping Service
Mail Order Business (*10,000 square feet of gross floor area or less*)
Radio or TV Studio

Business - Personal Services

Ambulance Service
Barber/ Beauty Shop
Dry Cleaning or Laundry Establishment
Health Club/ Fitness
Laundry and/or Dry Cleaning Pickup
Massage Therapist
Medical Carrier Service
Mortuary
Pet Care/ Grooming
Self-Service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

PERMITTED USES Continued:

Business - Professional and Financial Services

Bank/ Savings and Loan Association
Check Cashing Service
Copy and Printing Service
Packaging/Mailing Service
Professional and Business Office
Vocational, Trade or Business School

Business – Recreation

Athletic Training Facility
Bowling Alley
Dancing School
Lodge or Private Club
Outdoor Commercial Recreation Enterprise
(*Except Amusement Park*)****
Pool Hall
Private Indoor Recreational Development
Theater, Indoor

Business - Retail Trade

Antique or Used Furniture Sales and Service
Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Building Material Sales (*All Indoors Excluding
Concrete or Asphalt Mixing*)
Clothing Store
Department Store
Drugstore
Electronic Sales and Service
Florist
Hardware Store
Heating, Ventilating, Air Conditioning Sales and
Service
Jewelry Store
Monument Sales (*Excludes Stone Cutting*)
Music Store
Office Supplies/ Equipment Sales and Service
Pet Store
Photographic Studio and Equipment Sales and
Service
Shoe Store
Sporting Goods
Stationery, Gifts and Art Supplies
Tobacconist
Variety Store
Video Store
All Other Retail Stores

Business - Vehicular Sales and Service

Automobile Accessories (*New*)

Industrial

Electronics and Related Accessories – Applied
Research and Limited Manufacturing

Public and Quasi-Public

Church, Temple or Mosque
Institution of an Educational or Charitable
Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park
Police Station or Fire Station
University/ College
Utility Provider

Residential

Assisted Living Facility
Bed and Breakfast Inn
Bed and Breakfast, Owner Occupied
Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I,
Category II, and Category III
Dwelling, Duplex***
Dwelling, Duplex (*Extended Occupancy*)***
Dwelling, Home for Adjustment
Dwelling, Loft
Dwelling, Multifamily
Dwelling, Multiple-Unit Common-Lot-Line***
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Transitional Home, Category I and II
Hotel or Motel
Nursing Home

SPECIAL USES:

Business – Miscellaneous

Mail Order Business (*Greater than 10,000 square feet of gross floor area*)

Public and Quasi-Public

Hospital or Clinic
Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Commercial Planned Unit Development (*See Section XIII-3*)
Mixed-Use Planned Unit Development (*See Section XIII-3*)
Residential Planned Unit Development (*See Section XIII-3*)

CONDITIONAL USES:

Agriculture

Plant Nursery or Greenhouse

Business – Miscellaneous

Crematorium
Veterinary Hospital (*Small Animal*)****

Business – Transportation

Taxi Service

Public and Quasi-Public

Nonprofit or Governmental, Educational and
Research Agencies
Radio or Television Tower and Station

Industrial

Bookbinding
Confectionery Products Manufacturing and
Packaging
Engineering, Laboratory, Scientific and Research
Instruments Manufacturing
Motion Picture Production Studio
Printing and Publishing Plants for Newspapers,
Periodicals, Books, Stationery and
Commercial Printing
Surgical, Medical, Dental and Mortuary
Instruments and Supplies Manufacturing

Table V-1 Notes:

- * Use permitted by right when the gross square footage of the use is 3,500 square feet or less per floor, and by conditional use when the gross square footage is greater than 3,500 square feet per floor.
- *** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.
- **** See Table VII-1 for Standards for Specific Conditional Uses.

DEVELOPMENT REGULATIONS IN THE B-3U DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
CMU	6,000	60	120	None	None	10 Min 20 Max	None	None

FAR = Floor Area Ratio

OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Additional Regulatory Information for the CMU District

Section V-7. Additional Regulations in the CMU District

- A. Buildings must have one main pedestrian entrance facing the street from which the building is addressed.
- B. Building walls that face a street must have at least 20 percent transparent glass.
- C. For buildings with first-floor residential uses, front yards must be landscaped.
- D. Parking is not allowed in front yards, and must be located behind the principal face of a building. Parking shall be screened to minimize visibility from the street.
- E. When parking is provided, access to parking must be off an alley, when available.
- F. Mechanical equipment and trash enclosures must be screened from view at ground level from public rights-of-way, excluding alleys. No mechanical equipment or trash enclosures are allowed in front yards.

Section VIII-5. Amount of Parking Required

- N. CMU, Campus Mixed-Use District Parking Requirements.
 - 1. Off-street parking is only required for residential developments containing more than 20 bedrooms.
 - 2. For every bedroom beyond the first 20, parking shall be provided at a rate of 0.25 spaces per bedroom.

Table VIII-6. Bicycle Parking Requirements by Use¹

Use	Number of Spaces Required
Multi-family, Boarding or Rooming House, or Dormitory ²	1 for every 2 dwelling units; 1 for every dwelling unit in the CMU District
Public and Quasi Public Uses ^{2,3,5}	
All schools	4 for every classroom
All other uses	10% of required automobile parking up to a maximum of 25 bicycle parking spaces
Commercial Uses ^{2,3,4,5}	
All uses	10% of required automobile parking up to a maximum of 25 bicycle parking spaces
Industrial, Transportation & Related Uses ^{2,3,5}	
All uses	4% of required automobile parking up to a maximum of 25 bicycle parking spaces
<p>¹ The Zoning Administrator shall determine whether proposed developments are subject to these bicycle parking requirements based upon demand generated by the use, the location of the development, the proximity to other uses with bicycle parking demand, and other relevant factors.</p> <p>² The Zoning Administrator shall further have the ability to reduce the number of required bicycle parking spaces by up to 50% in response to evidence regarding expected bicycle use submitted by the petitioner.</p> <p>³ For non-residential uses, bicycle parking spaces shall be required only for developments with 10 or more automobile parking spaces required.</p> <p>⁴ Commercial uses include the following categories from Table VIII-7: Office and Related Uses, Service Business Uses, Retail Business Uses, and Commercial Recreational Uses.</p> <p>⁵ In the CMU district, see Table VIII-7 to calculate the amount of automobile parking that would normally be required, based on use, and provide bicycle parking at the rate given in this table (Table VIII-6).</p>	

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