



**DATE:** Thursday, December 19, 2024

**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
- D. Communications
- E. Continued Public Hearings
- F. Old Business
- G. New Public Hearings
- H. New Business
- I. Audience Participation
- J. Staff Report
- K. Study Session
  - [\*Imagine Urbana\*](#) Comprehensive Plan Draft
- 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@urbanaininois.us](mailto:Planning@urbanaininois.us). 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: 217.384.2455

Email: [hro@urbanaillinois.us](mailto:hro@urbanaillinois.us)

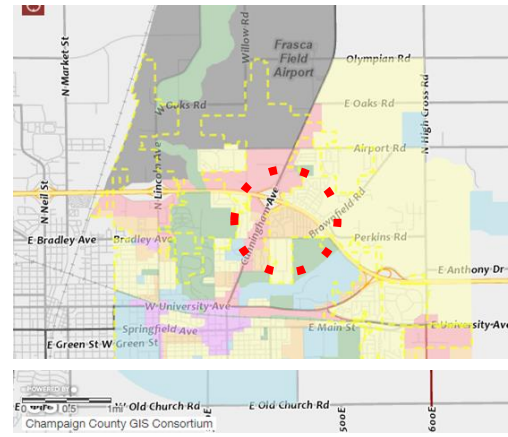
**Watching the Meeting via Streaming Services**

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://urbanaillinois.us/upty>.

# Place Types Descriptions

## Mixed-Residential Neighborhood

These neighborhoods contain a mix of housing types with detached housing alongside duplexes, townhouses, and apartments, including neighborhood-serving businesses and institutional uses.



**Part Future Land-Use Map**



*Current: 446 E Fairlawn Dr, Urbana, IL  
(Townhouses - Suburban pattern)*



*Example: 405 W Green St, Urbana, IL  
(Infill Urban Development pattern)*



*Current: 1204 Silver St, Urbana, IL  
(Multifamily apartment)*



*Example: 611 W Elm St, Urbana, IL  
(Infill Urban Development pattern)*

# Mixed-Residential Neighborhood Site Plan Prototype



- 1 Mix of Uses According to Context:** The plan offers a variety of housing options that include single-family homes, duplexes, triplexes, fourplexes, townhouses, and multifamily buildings; which are thoughtfully arranged according to local needs. Small neighborhood businesses are also included, creating a vibrant, community-oriented space
- 2 Designed Stormwater System:** Central green spaces with ponds are strategically placed to manage stormwater while enhancing the site's aesthetics. These features prevent flooding, and provide attractive, multi-functional community spaces.
- 3 Design Around Natural Amenities:** The site integrates green spaces and natural features, allowing residents easy access to outdoor recreational areas.
- 4 Connectivity:** Streets are aligned to seamlessly connect with the surrounding network, creating a cohesive flow with the broader urban context. Multiple access points and integrated pathways enhance movement, ensuring accessibility for both vehicles and pedestrians and cyclists; multiple bus stops enhance accessibility to public transit.
- 5 Walkability:** Buildings are positioned along the streets, creating active frontages that support pedestrian movement and safety. Sidewalks and short block lengths further enhance walkability, encouraging residents to walk rather than drive.
- 6 Response to Context:** The layout aligns with existing street networks and includes transit stops, ensuring integration with the area's infrastructure. The density and types of housing vary, creating smooth transitions between different zones and responding to the surrounding urban character.
- 7 Compact Design:** The high-density layout maximizes land use, fitting a variety of residential and community spaces within a compact footprint. This reduces the need for extensive infrastructure and promotes efficient land usage within a small area.

# Mixed-Residential Neighborhood 3D Prototype

Sidewalk

Transit Stop

Parking

High Density  
Apartments

Connectivity

Community  
Green Space

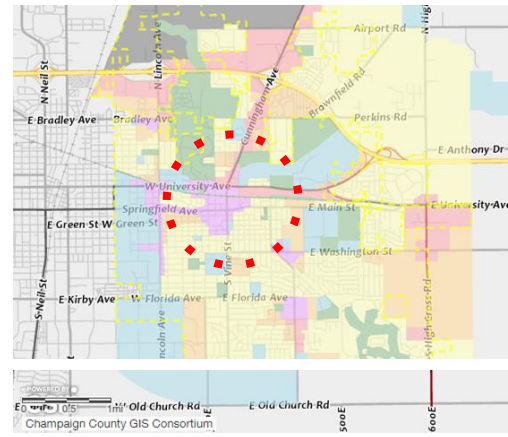


**Note:** This 3D rendering was created using an online AI tool called [PromeAI](#). First, a high-resolution 3D aerial view was captured from Google Earth and uploaded to the PromeAI tool. The tool then generated the rendered output. Additionally, the tool offers various other rendering options to explore.

# Place Types Descriptions

## Mixed Use

Clustered near Downtown Urbana and the University of Illinois campus (core), and in certain areas adjacent to residential neighborhoods (secondary), these medium to high-density areas contain a mix of businesses, offices, multi-story mixed residential, and institutional uses.



Part Future Land-Use Map



Current: 114 W Main St, Urbana, IL (Core)



Current: 1104 County Rd 1550 N, Urbana, IL (Secondary core)



Current: 123 W Main St, Urbana, IL (Core)



Current: 115 W Main St, Urbana, IL (Core)

# Mixed-Use Site Plan Prototype



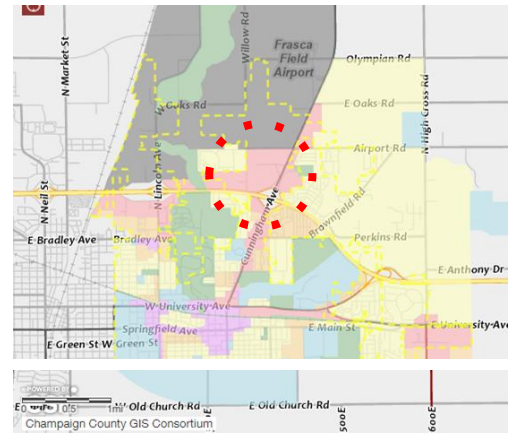
- 1 Walkability:** The design prioritizes walkability by implementing small block sizes and adequate pedestrian facilities that ensure safe and convenient movement. Proximity to commercial areas and access to public transit further encourage walking and reduce reliance on cars. Compact zoning helps concentrate amenities and services, making them easily reachable for residents on foot.
- 2 Land Use Mix:** The site features a mix of middle housing types integrated with existing commercial zones. This matches the surrounding density, allows for increased residential density, promoting a vibrant community feel. A recreational park space around the retention pond provides sustainable green infrastructure, enhancing livability by offering accessible green space for residents. The density of buildings is higher near commercial areas, supporting economic activity, while density decreases towards the site's edges, blending with the existing neighborhood context.
- 3 Connectivity:** A well-organized street network connects seamlessly with existing patterns, promoting smooth vehicular and pedestrian flow. Public transit access points and continuous footpaths throughout the site ensure safety and accessibility for people using various transportation modes. Streets with high vehicle movement are strategically positioned along the site's perimeter, effectively managing vehicular flow and enhancing pedestrian safety within the community core.
- 4 Character:** The site's character is defined by its blend of commercial and residential areas with varying building heights and types. Commercial zones feature single-story buildings, which foster a welcoming and human-scale environment. The residential areas offer a diverse range of structures, including duplexes, triplexes, fourplexes, townhouses, and low-rise apartments (up to three stories). This variety accommodates higher density while preserving the neighborhood's walkability and accessibility. The transition in building heights and types helps maintain visual harmony and ensures that the development aligns with the surrounding urban fabric, supporting a cohesive community identity.



# Place Types Descriptions

## Commercial

Intended for concentrated retail and commercial services generally located at the intersection of arterial roadways for community convenience, these areas include a wide range of business uses: retail, restaurants, entertainment venues, office, and professional services. Higher-density residential uses may also be appropriate.



**Part Future Land-Use Map**



*Current: N Cunningham Ave, Urbana, IL (On-street Food Truck Business)*



*Current: N Cunningham Ave, Urbana, IL (Corridor suburban pattern)*

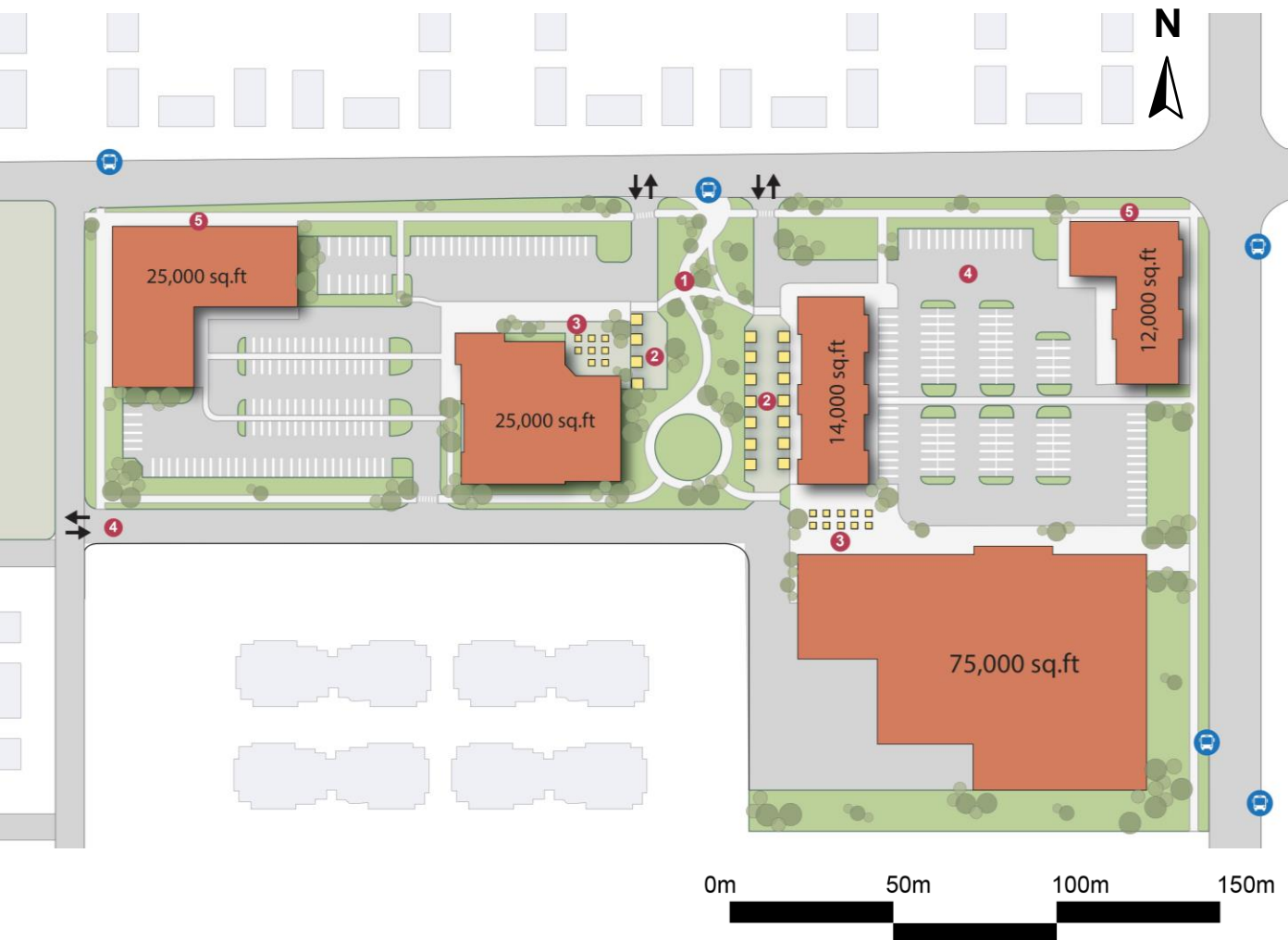


*Current: The Pines Shopping Centre, Urbana, IL (Commercial Park – Node suburban pattern)*



*Current: The Pines Shopping Centre, Urbana, IL (Commercial Park – Node suburban pattern)*

# Commercial Site Plan Prototype

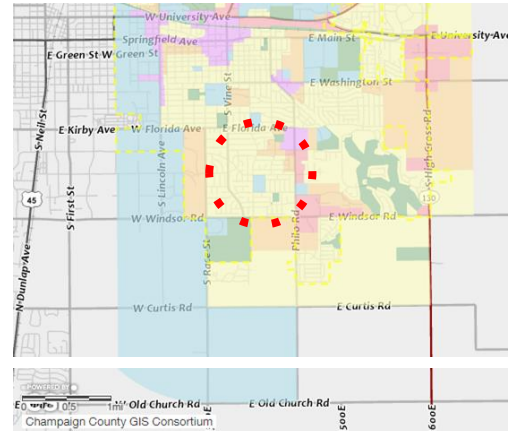


- 1 Walkability:** The central area emphasizes safe walkability and easy access between all commercial buildings. This pedestrian zone prioritizes foot traffic, creating a welcoming space for visitors to explore the site without vehicle interference. Also, access to the site is walkable from all points.
- 2 Farmer's Market Corridors:** Positioned along the central pedestrian zone, these corridors provide a dedicated space for farmers' markets, offering a vibrant setting for local vendors while enhancing the community feel of the site.
- 3 Pedestrian-Centered Design:** The site integrates green spaces and hard landscape, allowing easy access to outdoor recreational areas. The plaza includes wide sidewalks and a secure, inviting atmosphere, ideal for outdoor seating areas. Cafes and shops face this space, creating a dynamic area for social interaction and relaxation.
- 4 Connectivity:** Streets are aligned to seamlessly connect with the surrounding network, creating a cohesive flow with the broader urban context. The layout aligns with existing street networks and includes transit stops, ensuring integration with the area's infrastructure. Additionally, the parking is strategically dispersed, allowing easy vehicle circulation without interrupting pedestrian zones, promoting a balanced experience for both drivers and walkers.
- 5 Visually Active Frontage:** The buildings are positioned along the main collector road with direct access, ensuring the frontage of the site remains visually appealing by placing parking areas out of immediate sight. This design enhances the site's aesthetics and creates an inviting presence along the road.

# Place Types Descriptions

## Residential Neighborhood

Consisting primarily of detached housing, with some duplexes and townhouses, these neighborhoods may include lower-intensity neighborhood-serving businesses and institutional uses.



**Part Future Land-Use Map**



*Current: E Lexington Dr, Urbana, IL  
(Duplexes and SF Detached Homes -  
Suburban pattern)*



*Current: 1004 N Broadway Ave., Urbana, IL  
(SF Detached Homes)*



*Current: 1208 Eureka St, Urbana, IL  
(Suburban pattern)*



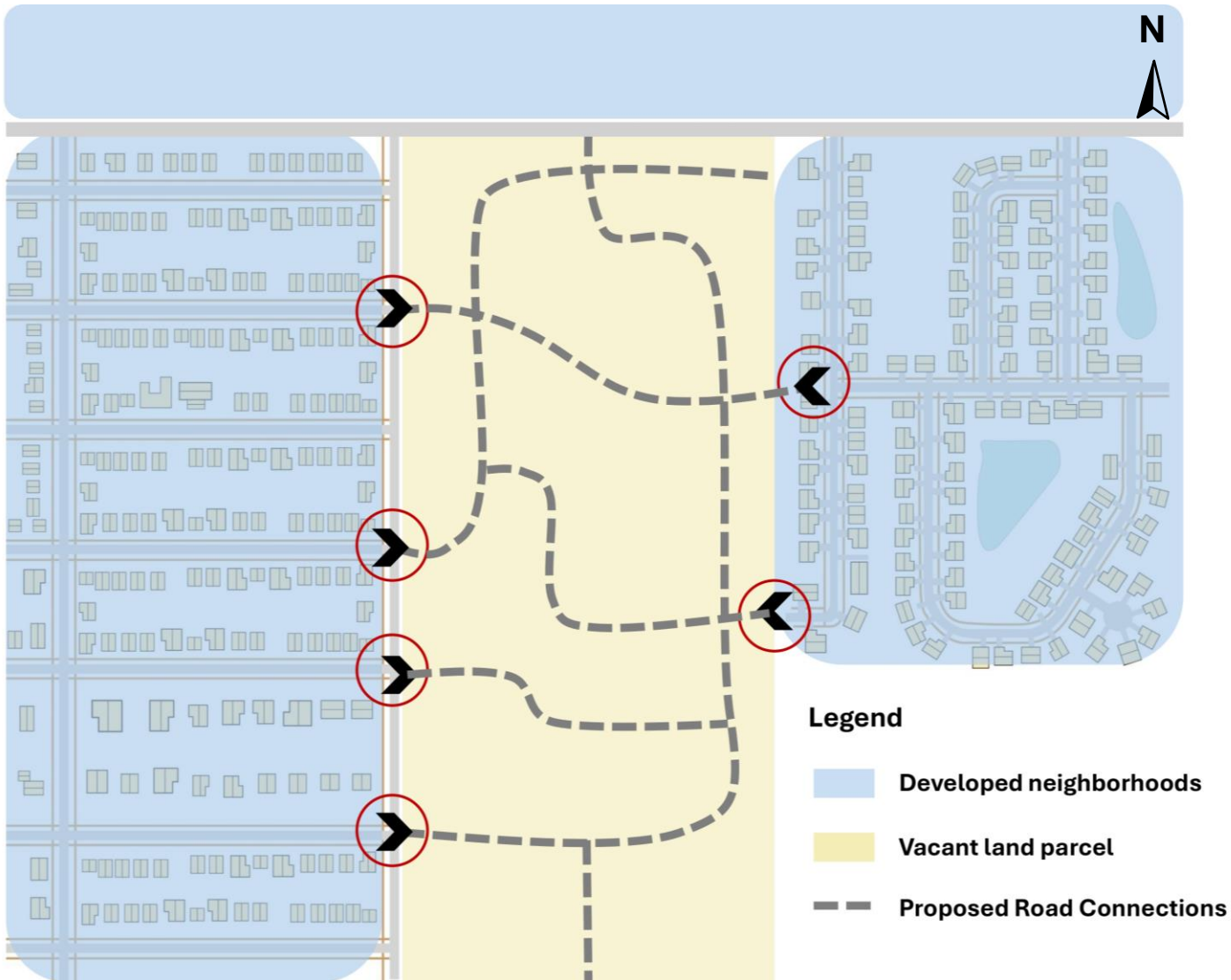
*Example: S Webber St & E Washington St,  
Urbana, IL (Duplex building)*



*Current: 208 S Vine St., Urbana, IL  
(Townhouses)*

# Residential Neighborhood Site Plan Prototype

## Development Over Time - Before



Plan view of Infill with vacant lots to be filled in.

# Residential Neighborhood Site Plan Prototype

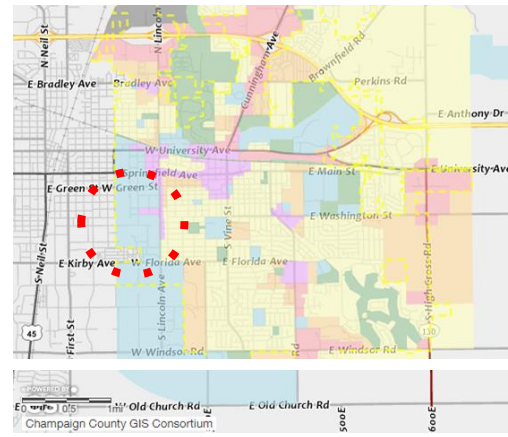


- 1 Responding to Context:** The design integrates proposed road connections (dashed lines) to link existing neighborhoods, addressing leapfrog development and fostering a more cohesive grid network.
- 2 Designed Stormwater System:** The stormwater system is integrated with green infrastructure, visible as ponds and water features that manage runoff and enhance environmental sustainability.
- 3 Connectivity and Traffic Calming:** The street layout and traffic calming measures, such as curvilinear roads and reduced intersections, encourage safer, lower-speed traffic flow while enhancing connectivity within the community.
- 4 Walkability:** Buildings are strategically placed along streets to promote walkability, with pedestrian pathways directly connecting to residential areas.
- 5 Diverse Housing lot Sizes for Different Incomes:** The neighborhood includes varied housing plot sizes to accommodate different income groups, ensuring affordability and offering diverse living options to a broad range of residents.

# Place Types Descriptions

## Institutional

Includes larger public, quasi-public, and not-for-profit entities, such as local, state, and federal governments, hospitals, transit systems, utilities, universities, schools, and religious uses.



**Part Future Land-Use Map**



*Current: 508 W Church St in north Urbana showing Carle Medical Campus*



*Current: 709 S Mathews Ave, Urbana, IL*



*Current: 1401 W Green St in campus, Urbana, IL*



*Photograph by Randall Juke*

*Current: Champaign County Court House, Urbana*

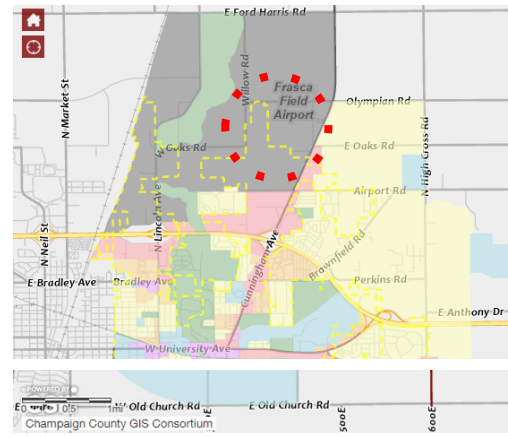


*Current: 1408 W Gregory Dr, Champaign, IL*

# Place Types Descriptions

## Industrial

Preferably located on the periphery of the City, away from residential areas, these are manufacturing and production areas that primarily include processing, research and development, warehousing, and distribution.



**Part Future Land-Use Map**



*Current: 2502 N Shore Dr in North Urban*

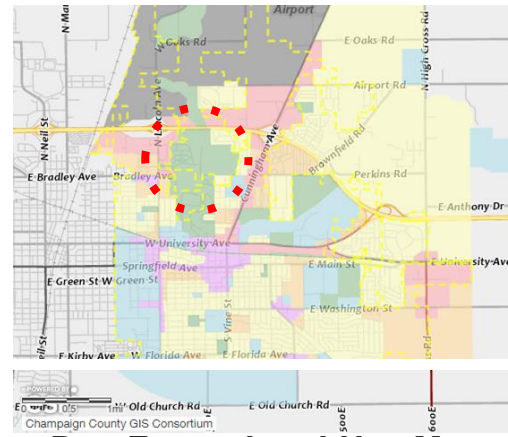


*Current: 2766 N Lincoln Ave in North Urbana*

# Place Types Descriptions

## Green Spaces and Recreation

Included are public parks, trails, golf courses, recreation areas, open spaces, and cemeteries



**Part Future Land-Use Map**



Source: Google Images

*Current: Crystal lake park, Urbana, IL*



*Current: Meadowbrook Park, Urbana, IL*



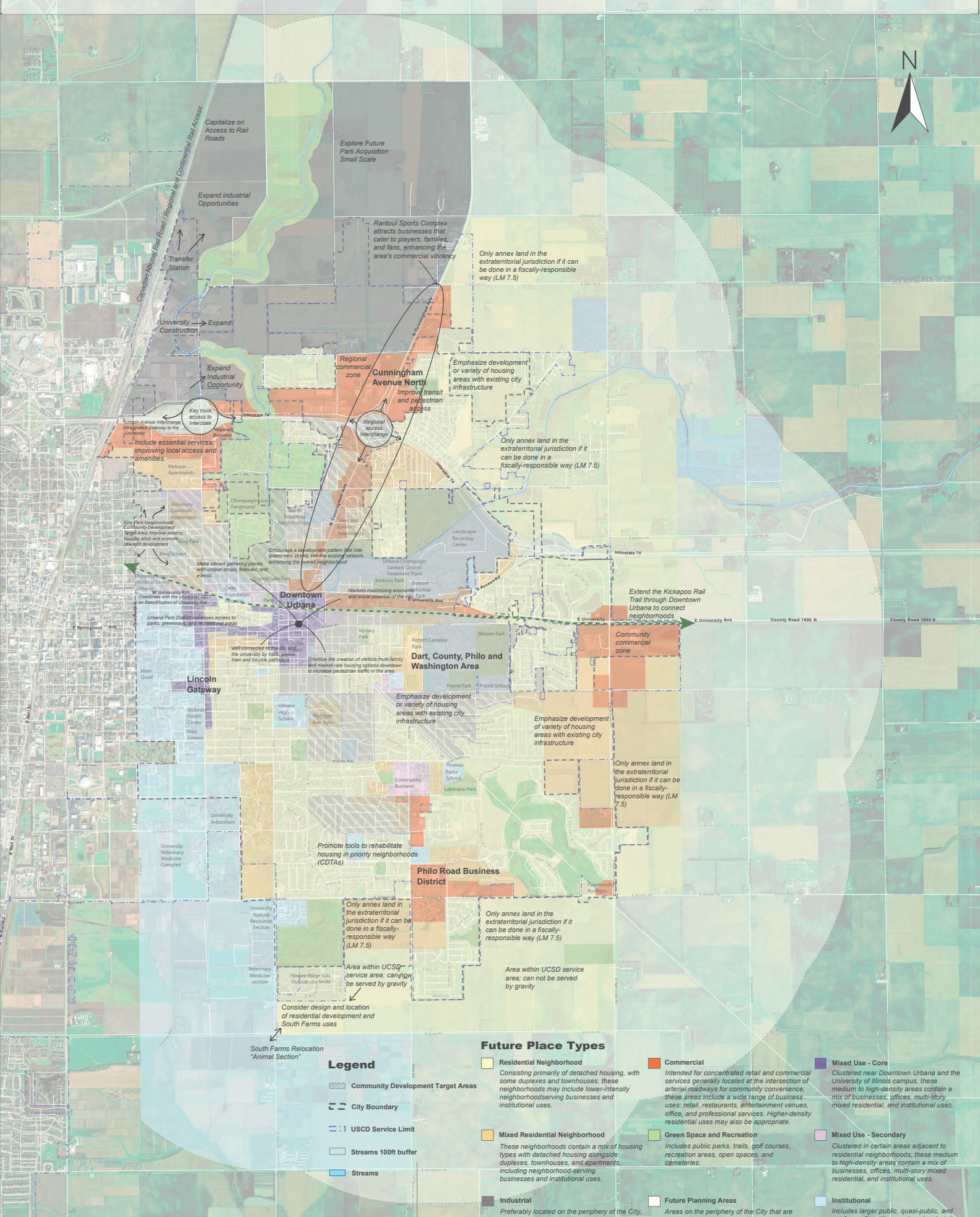
*Current: Meadowbrook Park, Urbana, IL*



*Current: Weaver Park, Urbana, IL*



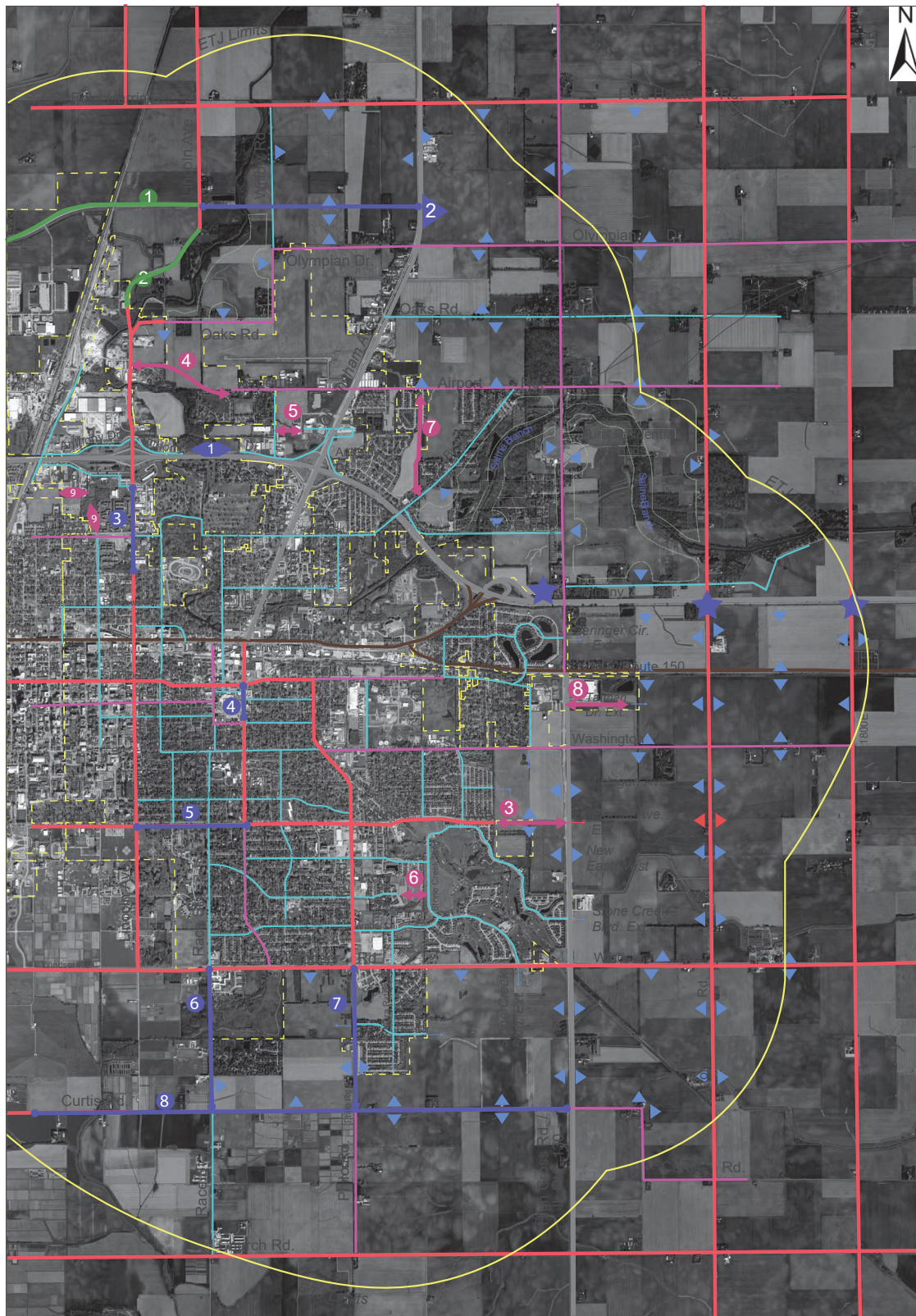
# Draft Future Urbana



- Legend**
- Community Development Target Areas
  - City Boundary
  - USCD Service Limit
  - Streams 100ft buffer
  - Streams

**Future Place Types**

- Residential Neighborhood**  
Consisting primarily of detached housing, with some duplexes and townhouses, these neighborhoods may include lower-intensity neighborhood-serving businesses and institutional uses.
- Commercial**  
Intended for concentrated retail and commercial services generally located at the intersection of arterial roadways for community convenience, these areas include a wide range of business uses: retail, restaurants, entertainment venues, office, and professional services. Higher-density residential uses may also be appropriate.
- Mixed Use - Core**  
Clustered near Downtown Urbana and the University of Illinois campus, these medium to high-density areas contain a mix of businesses, offices, multi-story mixed residential, and institutional uses.
- Green Space and Recreation**  
Includes public parks, trails, golf courses, recreation areas, open spaces, and cemeteries.
- Mixed Use - Secondary**  
Clustered in certain areas adjacent to residential neighborhoods, these medium to high-density areas contain a mix of businesses, offices, multi-story mixed residential, and institutional uses.
- Mixed Residential Neighborhood**  
These neighborhoods contain a mix of housing types with detached housing alongside duplexes, townhouses, and apartments, including neighborhood-serving businesses and institutional uses.
- Industrial**  
Preferably located on the periphery of the City, away from residential areas, these are manufacturing and production areas that primarily include processing, research and development, warehousing, and distribution.
- Future Planning Areas**  
Areas on the periphery of the City that are unlikely to be developed in the short-term.
- Institutional**  
Includes larger public, quasi-public, and not-for-profit entities, such as local, state and federal governments, hospitals, transit systems, utilities, universities, schools, and religious uses.



### Rural Residential Roads

In these locations a connected grid pattern of minor collector roads between major roadways may not be feasible or desired due to existing natural features such as the Saline Branch. "Rural Residential" style of development in these areas should be planned with limited minor access points out to major roadways.

- Interstate
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector

## Updated Mobility and Road Typology Map

### Potential Projects

Projects identified as needing additional study to determine necessity, design, location and function, economic, environmental and ecological impact.

- 1 Anthony Drive connection between Lincoln Avenue and Willow Road
- 2 Olympian Drive termination at U.S. Route 45 or continuation to High Cross Road
- Interstate 74 interchange alternatives when needed as Urbana grows east. High Cross Road, Cottonwood Road, 1800E.
  - Consideration of interchange alternatives to include: Rural Residential Development Area.
  - Ecological Areas.
  - Horizontal and vertical alignments of intersecting roads.
  - Desired land use patterns.
- 3 Pavement Rehabilitation with road width modification from 4 lanes to 3 lanes with bike lanes/shared use path and signal, street light etc. improvements
- 4 Pavement Rehabilitation, improved traffic signals, bus stops and shares use path
- 5 Pavement Rehabilitation with road width modification from 4 lanes to 3 lanes with bike lanes/shared use path and pedestrian improvements
- 6 7 Shoulder Addition, construction of shared use path on north side of Curtis Road
- 8 After grade separation implementation, reconstruction as a 2-lane rural cross section with 8 ft shoulders, pavement markings, and improved filed entrances, bridge

### Planned Roadway Extensions

Connections have been determined and planned for accordingly.

- Completed
- Ongoing
- 1 Olympian Drive relocation and extension west from U.S. Route 45
- 2 Lincoln Avenue re-aligned north between Oaks Road and Olympian Drive
- 3 Florida Avenue extended to east to High Cross Road
- 4 Airport Road extended to Lincoln Avenue
- 5 O'Brien Drive extended to Willow Road
- 6 Mumford Drive extended to Stone Creek Boulevard
- 7 North/South Collector between Brownfield Road and Airport Road
- 8 Tatman Drive extended east from High Cross Road

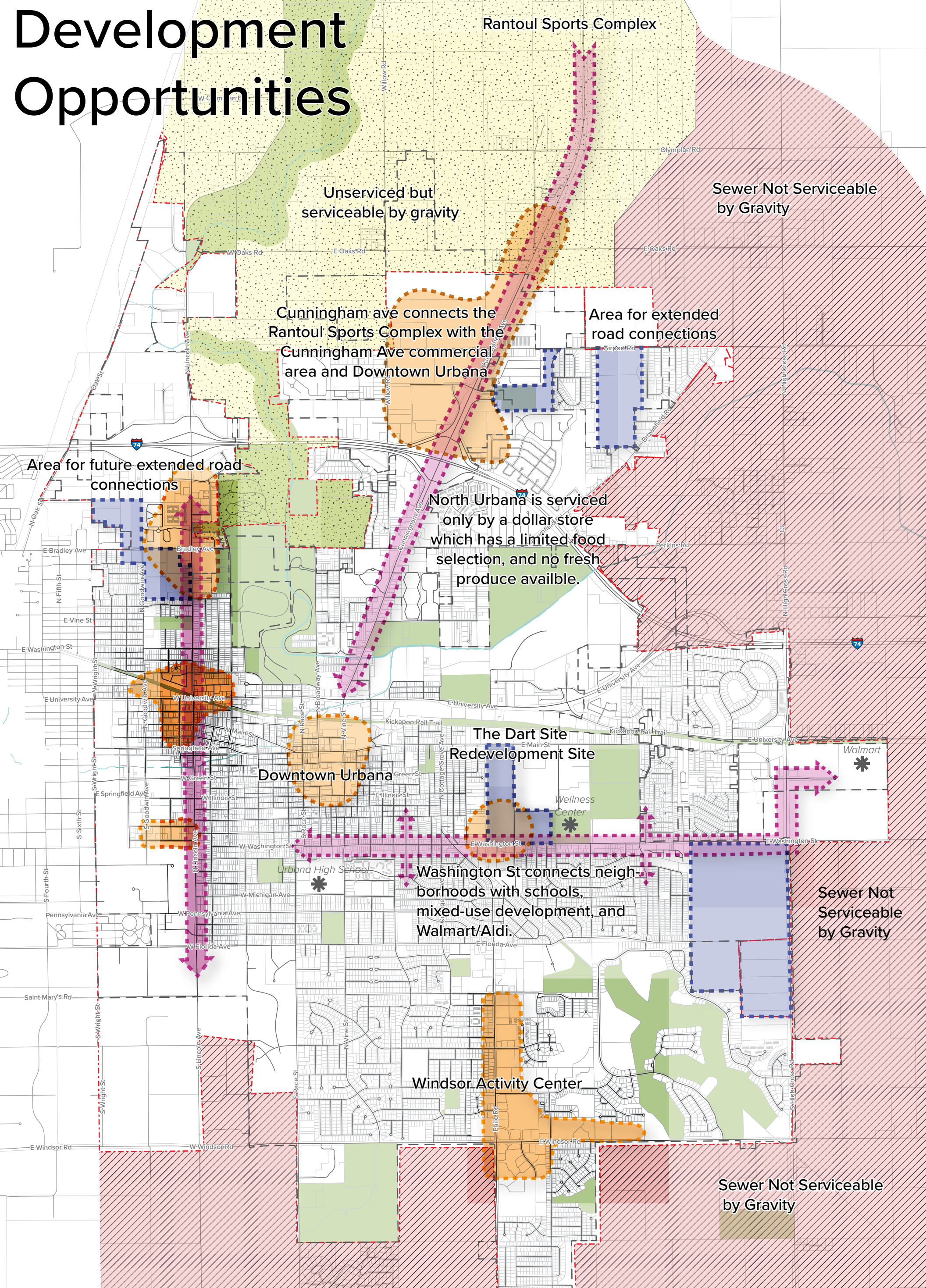
### Extending the Grid System

Extending a consistent system of collector and arterial roadways is critical to ensure adequate facilities are constructed in tandem with development. The map indicates general locations where the system shall be extended. The map identifies two different types of grid extension symbols:

- Direction and approximate location. The exact location of roadways and/or right-of-way dedication shall be determined depending on factors including (but not limited to) proposed development plans, natural features and safety needs.
- Pre-determined location for extension. The desired location of roadways and/or right-of-way dedication is known though further study is required to determine the final design.

Note: Colors indicate classification

# Development Opportunities



Unserviced but serviceable by gravity

Sewer Not Serviceable by Gravity

Cunningham ave connects the Rantoul Sports Complex with the Cunningham Ave commercial area and Downtown Urbana

Area for extended road connections

Area for future extended road connections

North Urbana is serviced only by a dollar store which has a limited food selection, and no fresh produce available.

Downtown Urbana

The Dart Site  
Redevelopment Site








Washington St connects neighborhoods with schools, mixed-use development, and Walmart/Aldi.

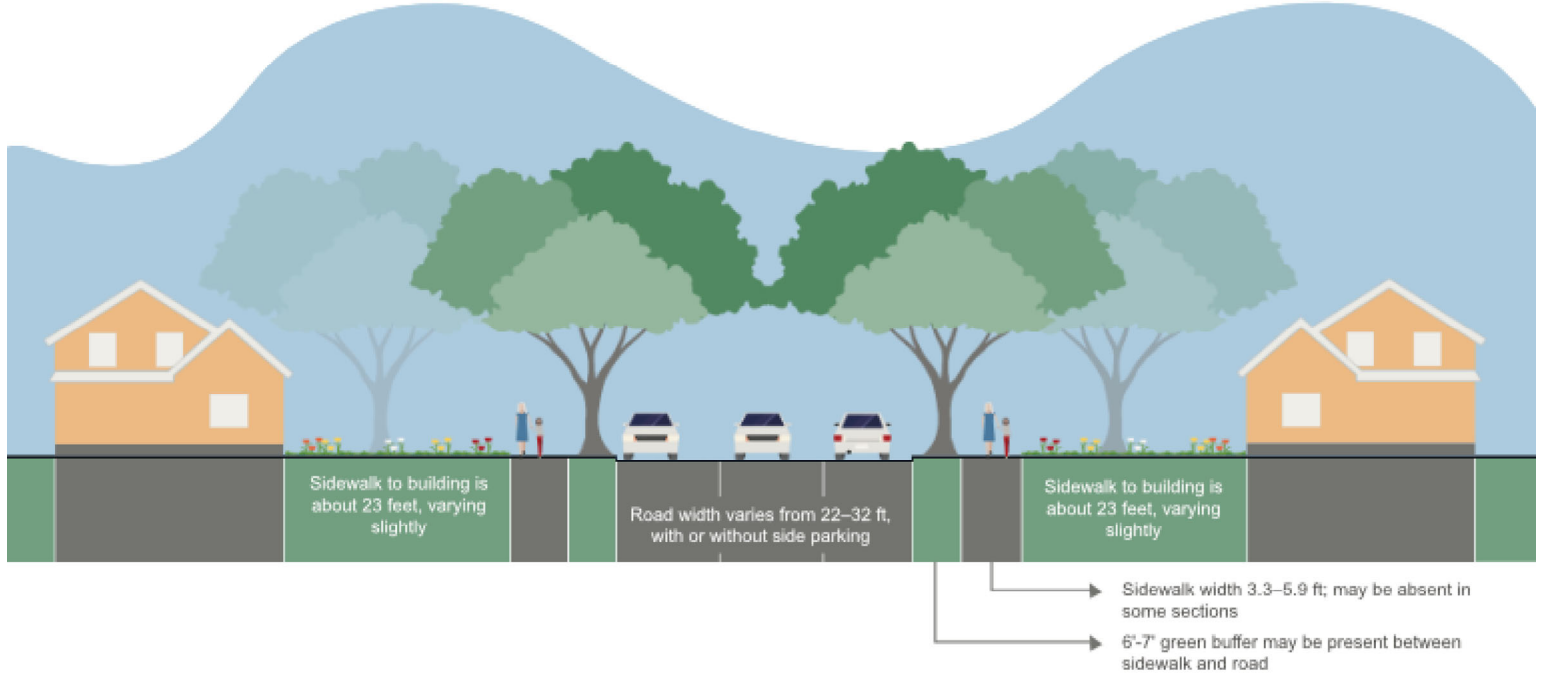
Sewer Not Serviceable by Gravity

Windsor Activity Center

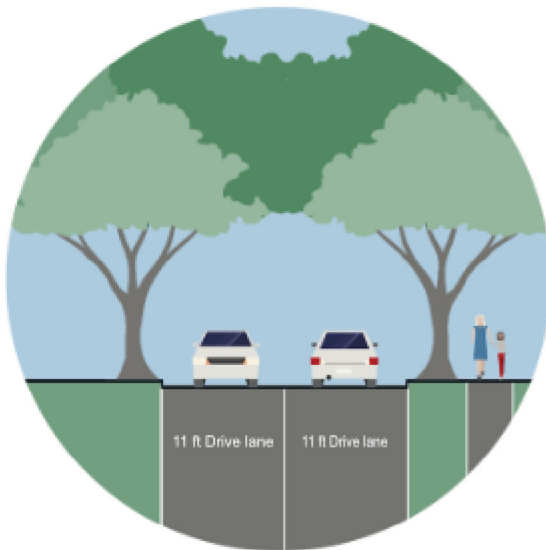
Sewer Not Serviceable by Gravity

## Legend

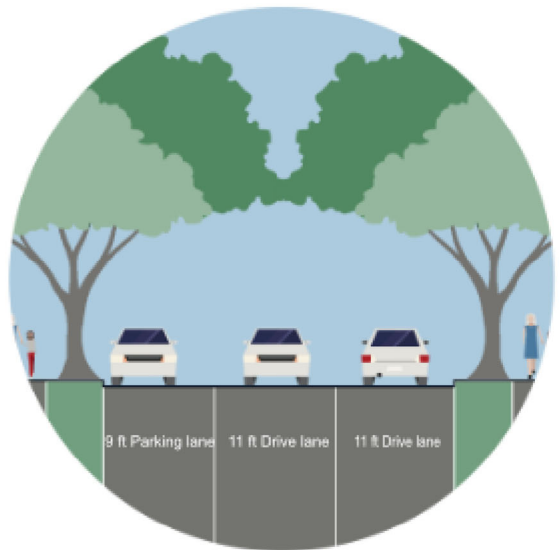
-  Activity Centers
-  Development Opportunity
-  UCSD Sewer Served
-  Sewer Not Serviceable
-  Corridor
-  Landmark
-  Sewer Serviceable by Gravity



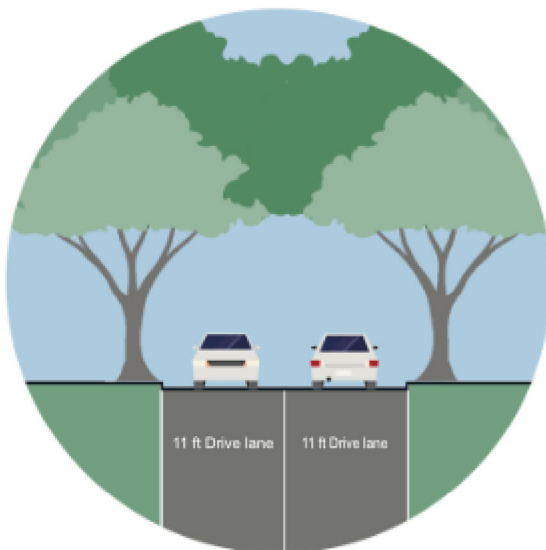
### Typical Cross-section of a Neighbourhood streets (Minor Collector/ Access Street)



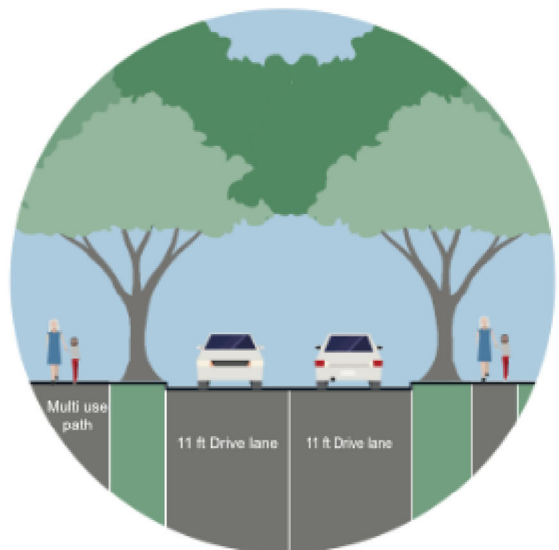
With sidewalks on One side



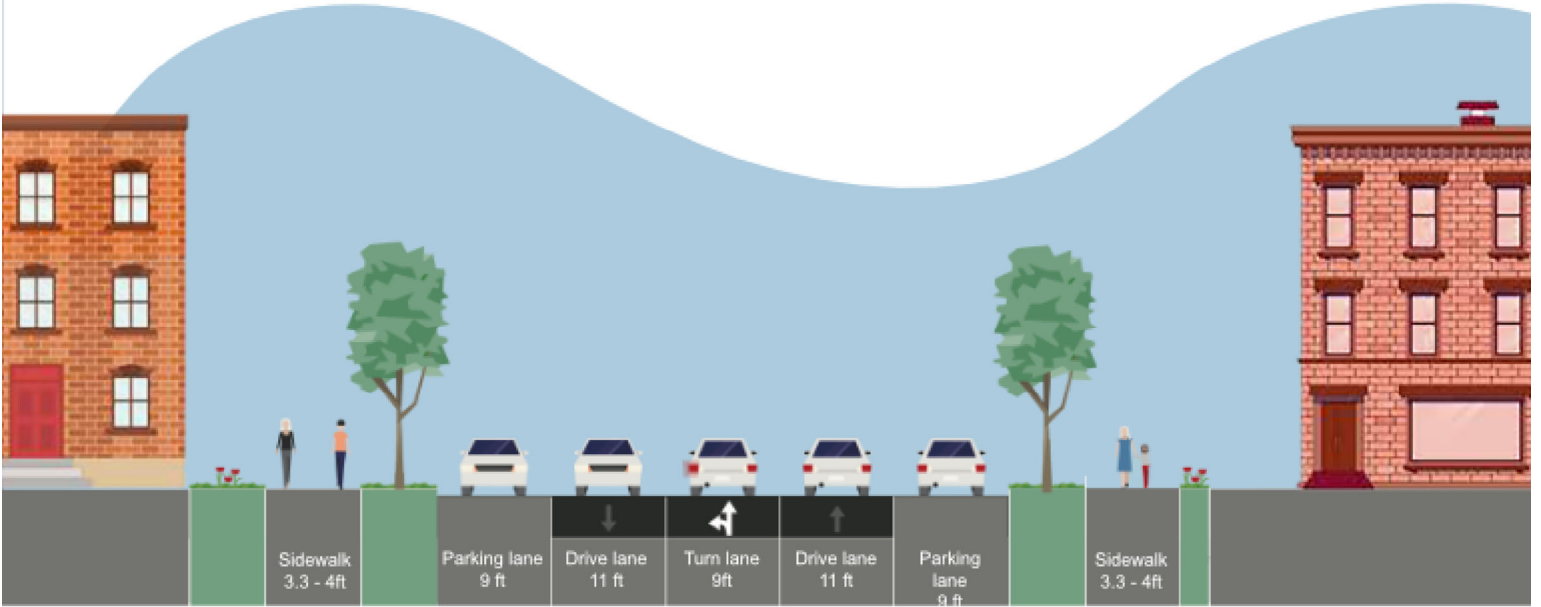
With Sidewalks and Parking lane



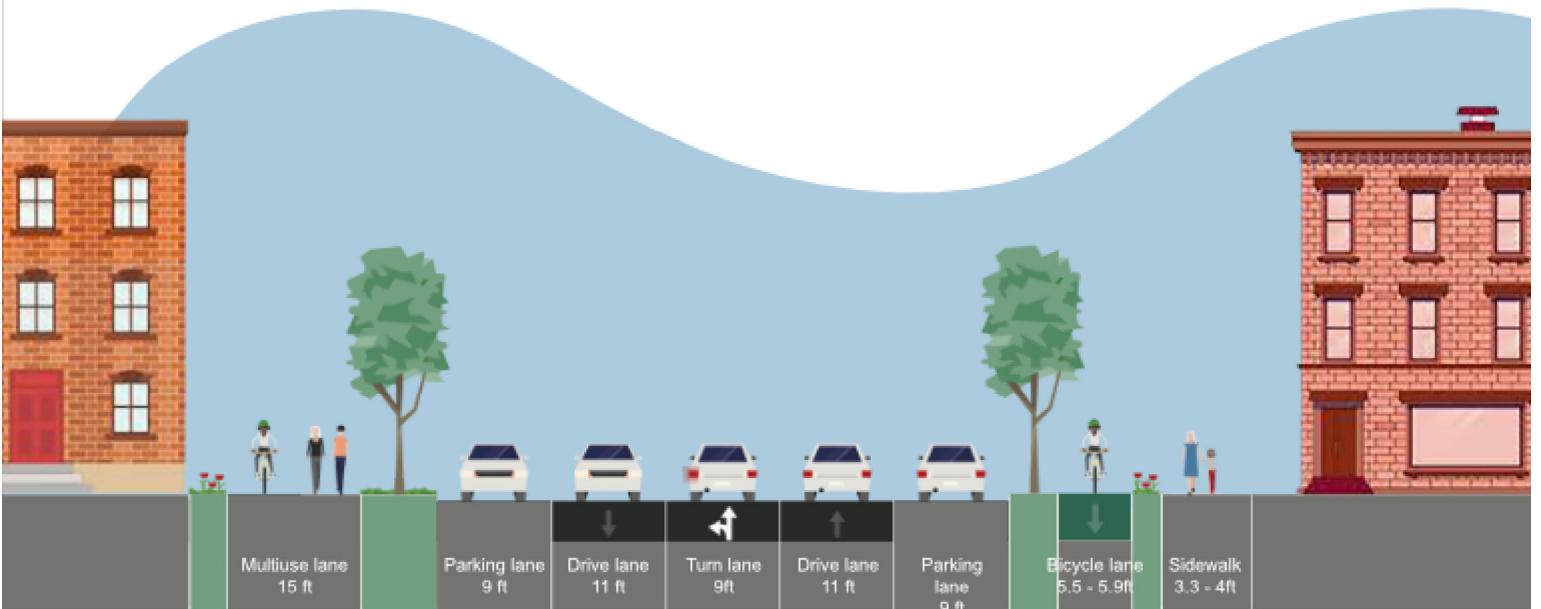
Without sidewalks or Parking lane



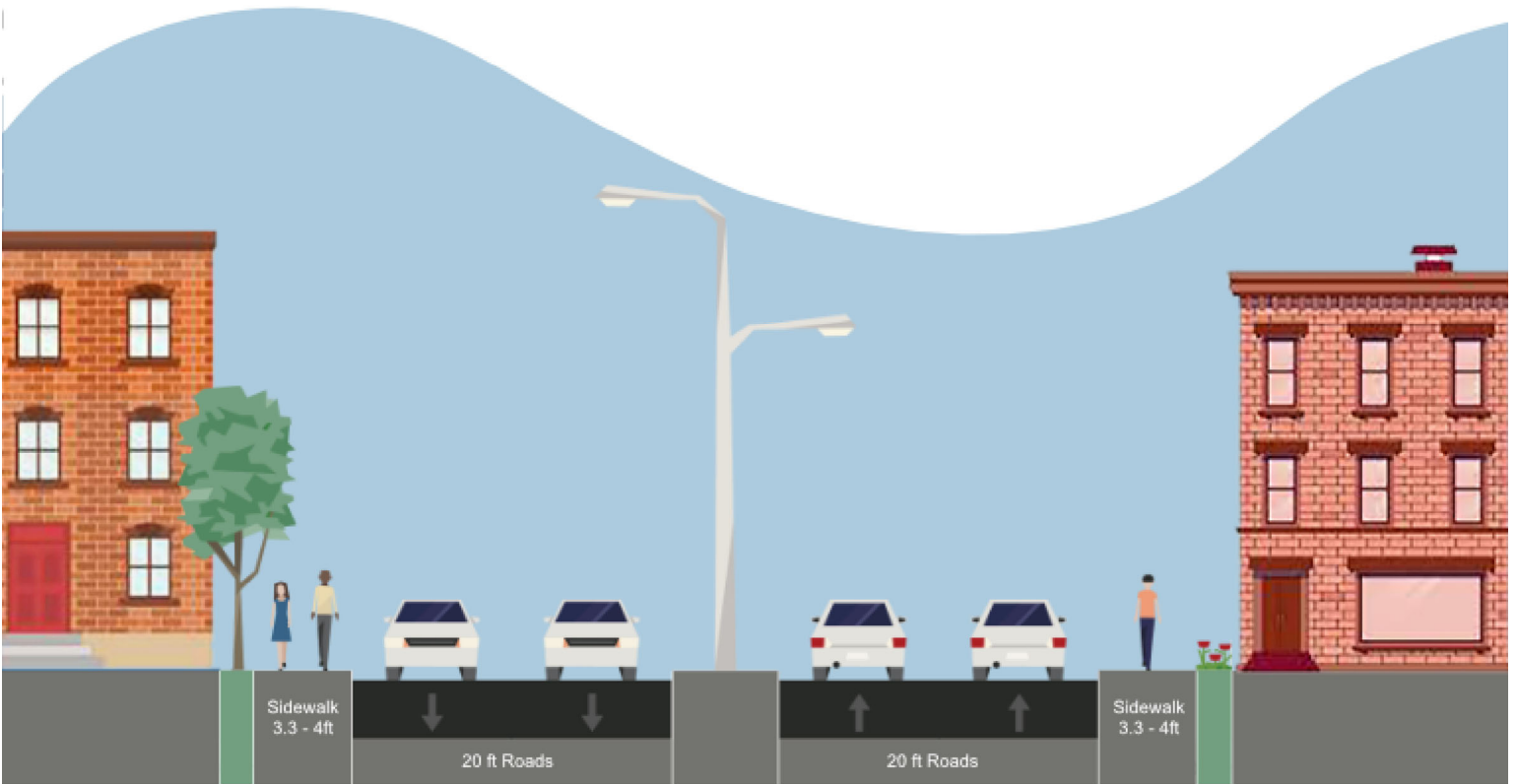
With sidewalks but No parking lane



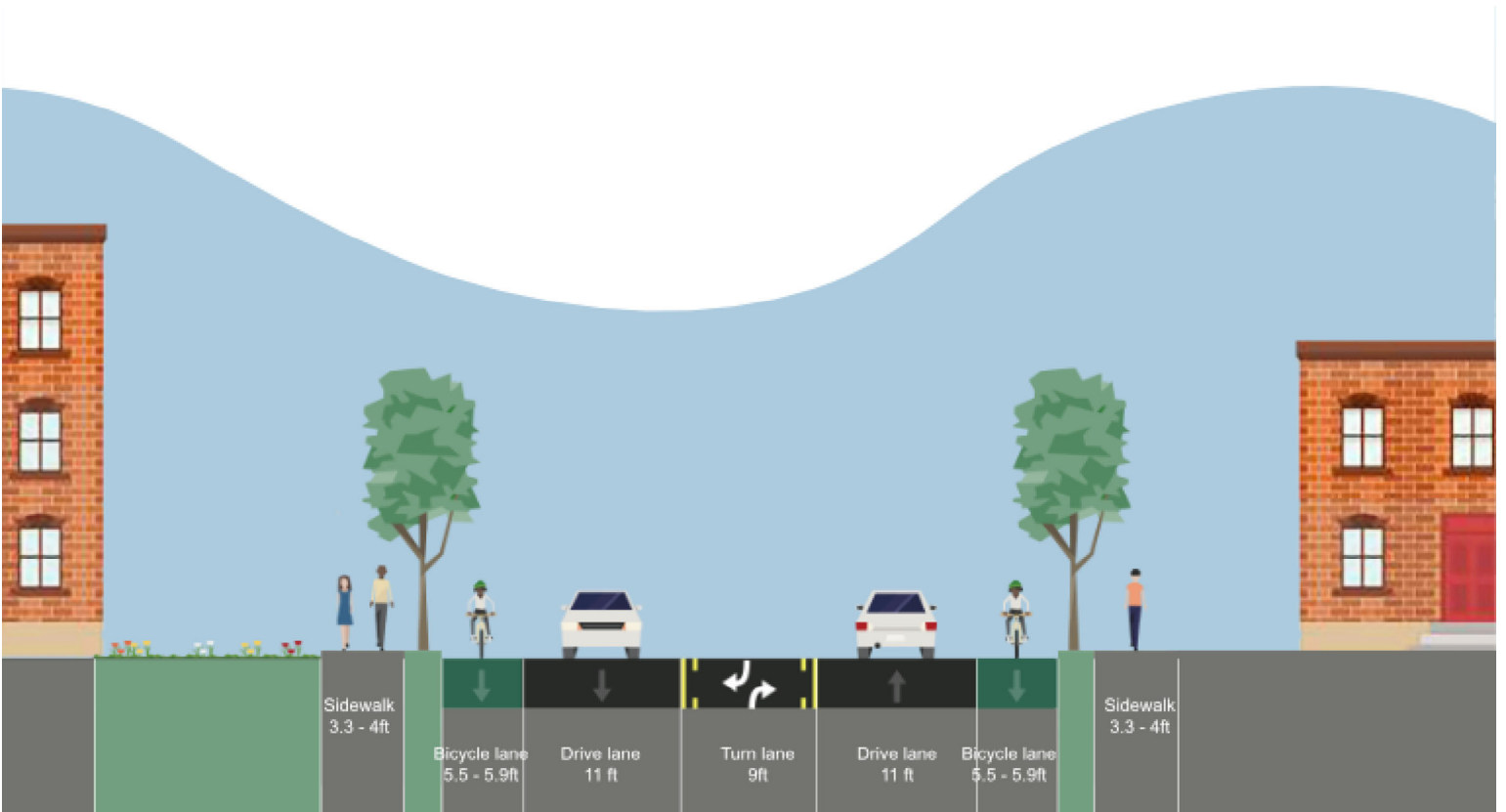
Mixed use street - Before  
(Major/Minor arterial)



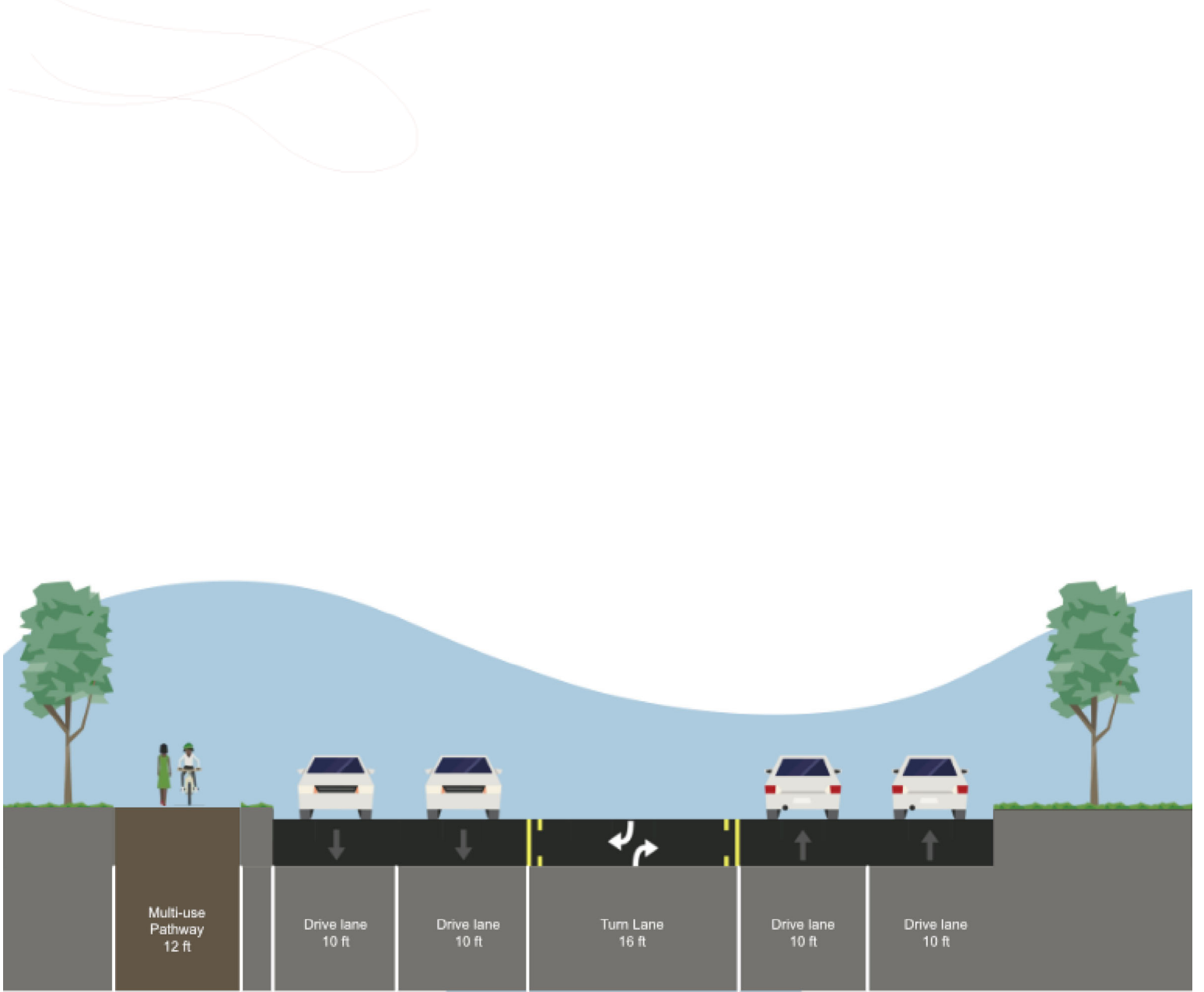
Mixed use street - After  
(Major/Minor arterial)



Main street - Before  
(Minor arterial/ Major Collector)



Main street - After  
(Minor arterial/ Major Collector)



Limited Access Street  
(Major/Minor Arterial)