



**URBANA PLAN COMMISSION  
REGULAR MEETING**

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**DATE:** Thursday, April 21, 2022  
**TIME:** 7:00 P.M.  
**PLACE:** City Council Chambers, 400 South Vine Street, Urbana, Illinois

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**A G E N D A**

1. **Call to Order, Roll Call & Declaration of Quorum**
2. **Changes to the Agenda**
3. **Approval of Minutes of Previous Meeting**  
Minutes of the March 24, 2022 Plan Commission meeting  
Minutes of the April 7, 2022 Plan Commission meeting
4. **Communications**
5. **Continued Public Hearings**  
**Plan Case No. 2438-T-22** – An application by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance to allow for limited residential, commercial and public uses in existing buildings located in the R-7 (University Residential) Zoning District.  
**Plan Case No. 2425-T-21** – A request by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance with changes to Article II (Definitions), Article V (Use Regulations), and Article VI (Development Regulations), and other relevant sections, to facilitate solar energy system installation.
6. **Old Business**
7. **New Public Hearings**
8. **New Business**  
**CCZBA-040-AT-22** – An amendment to the Champaign County Zoning Ordinance to allow private or commercial transmission and receiving towers over 100 feet in height as a second principal use on lots with an electrical substation in the AG-1 and AG-2 districts.
9. **Audience Participation**
10. **Staff Report**
11. **Study Session**
12. **Closed Session**  
To Consider Security Procedures, Pursuant to 5 ILCS 120/2(c)(8)
13. **Adjournment**

**NOTE:** Please note that the details of a request or application related to an agenda item may change during the public review process.

## 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**

Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: [Planning@urbanaillinois.us](mailto:Planning@urbanaillinois.us). The subject line of the email must include the words "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. Copies of emails will be posted after the meeting minutes have been approved.

### **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).

### **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 four (4) 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 may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

Persons with disabilities needing special services or accommodations for this meeting should contact the City of Urbana's Americans with Disabilities Coordinator at 384-2466.

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 Planning Division staff at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2440
- Email: [Planning@urbanaininois.us](mailto:Planning@urbanaininois.us)