

URBANA CITY COUNCIL MEETING

URBANA CITY COUNCIL CHAMBERS

Monday, May 7, 2001

7:30 P.M.

A G E N D A

A. MINUTES OF PREVIOUS MEETING

B. ADDITIONS TO THE AGENDA

C. COUNCIL MEMBER PRESENTATIONS AND COMMENTS

D. OATH OF OFFICE FOR NEW COUNCIL MEMBERS

E. PETITIONS AND COMMUNICATIONS

F. OLD BUSINESS

1. Ordinance No. 2001-04-040: An Ordinance Amending Chapter Twenty-Five of the Code of Ordinances, City of Urbana, Illinois, Regulating Vegetation

G. REPORTS OF STANDING COMMITTEE

1. Committee Of The Whole

- a. Ordinance No. 2001-04-041: An Ordinance Annexing Certain Territory to the City of Urbana, Illinois (Riley Homes Lot / 2205 Philo Road)
- b. Ordinance No. 2001-04-042: An Ordinance Approving and Authorizing the Execution of an Agreement With Member Agencies of the Champaign-Urbana Urbanized Area Transportation Study (CUUATS)
- c. Resolution No. 2001-05-013: A Resolution Approving the City of Urbana and Champaign/Urbana/Champaign County Home Consortium FY 2001-2002 Annual Action Plan

H. REPORTS OF SPECIAL COMMITTEES

I. REPORTS OF OFFICERS

J. NEW BUSINESS

1. Ordinance No. 2001-05-044: An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Additions to Section IX-3.C, Measurement of Outdoor Advertising Sign Structure Surface Display Area; and Amendments to Table IX-5, Standards for Future Outdoor Advertising Sign Structures)
2. Ordinance No. 2001-05-045: An Ordinance Approving an Annexation Agreement with the Sylvia G. Douglas Trust, Raymond G. Douglas Trust, Carl Hill, and H. Allen Dooley (To annex 60.0 ± acres located on the east side of Philo Road to the south of Baronry Drive, Myra Ridge Drive and Ridge Park Drive)
3. Mayoral Appointment to Zoning Board of Appeals

K. ADJOURNMENT

OTHER ITEMS/DOCUMENTS INCLUDED IN PACKET FOR INFO. PURPOSES ONLY, NO ACTION:

Quarterly Investment Report

ORDINANCE NO. 2001-04-040

AN ORDINANCE AMENDING CHAPTER TWENTY-FIVE AND CHAPTER ELEVEN OF
THE CODE OF ORDINANCES, CITY OF URBANA, ILLINOIS REGULATING
VEGETATION.

WHEREAS, the Illinois Municipal Code (65 ILCS 5/11-60, et. seq.) states that the corporate authorities of each municipality may define, prevent, and abate nuisances; and

WHEREAS, the Illinois Municipal Code (65ILCS 5/11-20, et. seq.) states that the corporate authorities may provide for the destruction of weeds; and

WHEREAS, the City Council has adopted codes regulating vegetation and finds that it is in the best interests of the health, safety, and welfare of the citizens of Urbana to amend the regulations concerning vegetation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That existing Article III, “Noxious Weeds” of Chapter 25, “Vegetation”, of the Code of Ordinances, City of Urbana, Illinois, is hereby repealed in it’s entirety.

Section 2. That new Division 3, “Landscape Management”, is hereby added to Article IV, “Nuisances”, Chapter 11, “Health and Sanitation”, of the Code of Ordinances, City of Urbana, Illinois, to read as follows:

DIVISION 3. LANDSCAPE MANAGEMENT

Sec. 11-61. Definitions.

The following words and phrases, when used in this division, shall have the meanings respectively ascribed to them:

Vegetation means all species of woody or herbaceous plants, such as: grasses, vines, flowers, vegetables, herbs, fruit, ornamentals, or accumulations thereof, whether alive or dead, excluding trees and shrubs.

Sec. 11-62. Nuisances, specifically defined.

Under this division, public nuisances shall include, but not be limited to the following acts, conducts, omissions, conditions or things found on any premises:

(A) Vegetation, trees or shrubs which may reasonably be expected to injure other forms of life such as: Jimson Weed (*Datura stramonium L.*), Poison Hemlock (*Conium maculatum L.*), Poison Oak (*Rhus toxicodendron L.*), Poison Sumac (*Rhus vernix L.*), or Poison Ivy (*Rhus radicans L.*);

(B) The occurrence of plants defined as noxious plants in the Illinois Noxious Weed Law: Johnson grass and all perennial sorghums (*Sorghum halepense (L.) Pers.*), Canada thistle (*Cirsium arvense (L.) Scop.*), Musk thistle (*Carduus nutans L.*), Marijauna (*Cannabis sativa L.*), Perennial Sow thistle (*Sonchus arvensis L.*), Giant Ragweed (*Ambrosia trifida L.*), and Common Ragweed (*Ambrosia artemisiifolia, L.*);

(C) Vegetation or shrubs which aids in the breeding or harboring of rats, or other vermin, or insects which may reasonably be expected to injure or harm human life;

(D) Vegetation, trees and shrubs which hinders the expedient removal of municipal waste or any nuisance abatement measures;

(E) Vegetation, trees or shrubs, or portions thereof, constituting an imminent hazard;

(F) Vegetation, shrubs or trees, except city owned and maintained trees, which prevents the free and unobstructed travel of pedestrians within a sidewalk corridor, such corridor is defined as being the full horizontal width of a paved sidewalk and seven (7) feet in vertical height above the sidewalk, or which otherwise negatively affect traffic or pedestrian safety by impairing the visibility of pedestrians or vehicle operators ingressing or egressing from driveways;

(G) The occurrence of vegetation in excess of eight (8) inches in height, on premises except the following:

(1) Trees, shrubs, vines and annual and perennial herbaceous ornamental plants which are maintained in such a manner so as to not be considered a nuisance as provided herein;

(2) Edible vegetation that constitutes part of a managed crop or vegetable garden, provided such crop or vegetable garden is not considered a nuisance as provided herein;

(3) Vegetation allowed under the managed landscape plan permit;

(4) Land zoned agriculture (AG) or conservation-recreation-education (CRE) as shown and designated on the official zoning map of the city, provided however, that the portions of those lands exempted by this subsection which are within twelve (12) feet of the property line or the right-of-way of a street or alley, must be maintained at a height of eight (8) inches or less;

(H) Vegetation or shrubs which is aggressively invasive, or by way of growth or maturity clearly encroach upon neighboring property owners property, such as: Japanese Honeysuckle (*Lonicera japonica*), Ribbongrass (*Pharlaris arundinacea*) or Purple Loosestrife (*Lythrum salicaria*);

(I) Vegetation, tree or shrub debris, or accumulations thereof, which by reason of the manner, location, or condition of such results in visual blight or constitutes a health or safety concern.

Violation(s) of this section is declared to be a class 1 offense.

Section 11-63. Compliance with state laws.

Nothing in this division shall be construed as relieving any person of responsibility for complying with any state laws pertaining to noxious weeds and control thereof.

Section 11-64. Managed landscape plan permit.

(A) Application for permit.

Any person who controls land in the city may apply for approval of a managed landscape plan, for a permit granting conditional exception where the vegetation exceeds eight (8) inches in height on premises, with the public works department.

(B) Plan description.

Managed landscape plan means a written plan relating to management of the vegetation within the area described together with a statement of intent and purpose of such area and a general description of the vegetational types, plants and plant succession involved and the specific management and maintenance techniques to be employed. The plan must include provisions for cutting and maintaining vegetation at a length not greater than eight (8) inches for that portion between the sidewalk and the street or a strip of not less than four (4) feet adjacent to the street where there is no sidewalk, and at least a three (3) foot strip adjacent to neighboring property lines unless waived by the abutting property owner on the side so affected.

(C) Form and submission of application.

Each application for a managed landscape plan permit shall be submitted on a form provided by the public works department. If the lot(s) for which a permit is sought is located in a R-1, R-2, or R-3 zoning district, the city shall, seven (7) days prior to issuing the permit, send by 1st class mail a copy of the application to each of the property owners immediately adjacent to such lot(s). A managed landscape plan permit shall be valid for one year from date of issuance unless sooner revoked. Mailing copies of the application to adjacent property owners shall not be required if the renewal application is unchanged from the previous year.

(D) Revocation of permit.

The permit issued hereunder may be revoked by the public works department for failure to comply with the conditions of the permit or the provisions of this division. Within twenty-one (21) days after issuance of a managed landscape plan permit, an initial inspection will be made to ensure compliance with the plan. Periodic inspections shall also be made to determine if the permit holder has complied with the plan and if the permit holder has not complied with the proposed plan, the permit may be immediately revoked. Notice of revocation shall be mailed to the permit holder by first class mail. The permit holder may appeal such decision to revoke the permit to a committee of the city council by mailing a notice of appeal within seven (7) days of the date of the notice of revocation to the environmental manager of the public works department. Hearing of the appeal shall follow the procedures for hearing an appeal as provided in subsection (E). If no notice of appeal is submitted within

seven (7) days of the date of the notice of revocation and the property still constitutes a nuisance as defined in this division, the city or designated agent may take steps to bring the property into conformity with this division.

(E) Denial of permit.

(1) If, after due consideration of the information in the application the public works department determines that the plan is unsatisfactory, the application will be denied and a permit will not be issued. A notice of denial will be sent to the applicant by first class mail within fifteen (15) days.

(2) Denial of issuance of a permit may be appealed by mailing to the environmental manager of the public works department a notice of appeal within seven (7) days of receipt of notice of denial. A hearing on this appeal shall take place at a regularly scheduled city council committee meeting, not less than fifteen (15) days after receipt of the request for hearing.

(3) At the conclusion of this hearing, the decision of whether denial of the permit (or revocation of the permit, as the case may be) should be upheld, shall be decided by a majority vote of those city council members present.

(4) Where a permit is denied following an application for such and the nuisance(s) has not been abated, the denial of a permit shall function as renote requiring abatement of the nuisance within seven (7) days of receipt of such denial unless an appeal is sought. When an appeal has been sought and the council committee affirms to uphold denial of the permit, such affirmation shall function as renote requiring abatement of the nuisance within seven (7) days of the mailing of notice of the denial of the appeal.

Sections 11-65 – 11-70 Reserved.

PASSED by the City Council on this _____ day of _____, 2001.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

Approved by the Mayor this _____ day of _____, 2001

Tod Satterthwaite, Mayor



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Officer

FROM: Reed A. Berger, AICP, Economic Development Coordinator

DATE: April 19, 2001

SUBJECT: **Annexation of 2205 S. Philo Road / Riley Homes lot**

Introduction

Staff is requesting the City Council to consider the annexation of one unincorporated lot located at 2205 S. Philo Road at the regular meeting of the Urbana City Council scheduled for 7:30 pm Monday, May 7, 2001. A map is attached to help illustrate the location of the area proposed to be annexed.

Background

John North, one of the owners of Riley Homes, Inc. purchased the vacant lot last year with the intent to construct a single family home. Mr. North submitted the attached annexation petition as a prerequisite to obtain a building permit from the City and connect to the sanitary sewer. The subject lot is one of three lots surrounded by the City's corporate boundaries when Eagle Ridge Subdivision was annexed in 1987.

Issues and discussion

The subject property is one of several properties surrounded by the City limits that have been targeted for involuntary annexation this year. State law provides that unincorporated territory comprising 60 acres or less and wholly surrounded by a municipality is subject to involuntary (or "forced") annexation at the election of the corporate authorities. However, the timing of the involuntary annexation process for this particular lot will not meet the timing of the proposed construction and occupancy of the single family home.

If the lot was not annexed by the City it could be constructed in the County and consequently would not be subject to the City's building codes. Furthermore, upon such time that annexation was to occur after a home was built on the lot, the City would be subjected to a significant increase in the amount of property tax State law requires the City reimburse to the fire protection district and township for the lost tax revenues as a result of annexation. In other words, if the City elects to delay annexation it will be reimbursing other taxing districts based on the assessed value of the new home, versus only the vacant lot.

It may be of interest to note that this lot is located next to the City's south fire station on Philo Road

but is currently served by the Philo Fire Protection District.

Recommendation

Staff recommends that Committee of the Whole forward the attached “Ordinance Annexing Certain Territory to the City of Urbana” to the regular City Council meeting scheduled for 7:30 pm Monday, May 7, 2001.

Prepared by: _____
Reed Berger, AICP, Economic Development Coordinator

c: Mayor Satterthwaite and City Council Members
City Department Heads
Petitioner

Petition for Annexation
to
THE CITY COUNCIL OF THE CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

The Petitioner, **Riley Homes, Inc., an Illinois Corporation**, respectfully states under oath:

1. Petitioner is the sole owner of record of the following legally described land (hereinafter sometimes referred to as the Tract), except any public right-of-way property to wit:

Commencing at the Northeast Corner of the Southwest Quarter of Section 21 in Township 19 North, Range 9 East of the Third Principal Meridian, thence South along the East line of the Southwest Quarter of said Section 21, 534.5 feet for a true place of beginning; thence West along the South line of the land of R.P. Wingler and Dorothy Wingler, his wife (being the South line of the land described in the deed recorded in Book 621 at page 672 as document no 629429), 170 feet; thence South parallel with the East line of the Southwest Quarter of said Section 21, 93 feet; thence East along the North line of Lot 150 of Ennis Ridge Fourth Subdivision, 170 feet to the East line of the Southwest quarter of said Section 21, thence North to the place of beginning.

Commonly known as **2205 Philo Road** and also identified as Parcel Index Number **30-21-21-332-024**.

2. Said Tract is not situated within the corporate limits of any municipality, but is contiguous to the City of Urbana, Illinois at the time said tract is annexed to the City of Urbana.

3. There are no electors residing in said Tract.

PETITIONER RESPECTFULLY REQUESTS:

1. That said Tract described above herein be annexed to the City of Urbana, Illinois pursuant to Section 5/7-1-8 of the Municipal Code of the State of Illinois, as amended (65 ILCS 5/7-1-8).

Dated this _____ day of _____, 2001.

PETITIONER:
Riley Homes, Inc.,
an Illinois Corporation

by its :

Attest by its :

Subscribed and sworn to before me this

_____ day of _____, 2001, A.D.

Notary Public

My Commission Expires: _____

ORDINANCE NO. 2001-04-041

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF URBANA

(Riley Homes lot / 2205 S. Philo Road)

WHEREAS, the hereinafter described territory is situated in unincorporated territory adjacent to and contiguous to the City of Urbana, Illinois, and is part of the Philo Fire Protection District, and includes certain territory within the Urbana Township, and Notice was given to the Trustees of said Fire Protection District, the Board of Township Trustees, and the Township Commissioner of Highways, said notices being mailed on April 12, 2001, that this Ordinance would be voted upon at the regular meeting of this Council at 7:30 p.m., Monday, May 7, 2001, and the Affidavit of mailing such Notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois, on the _____ day of April, 2001; and

WHEREAS, there are no electors residing within such territory; and

WHEREAS, the territory to be annexed by this Ordinance is presently located within Champaign County's R-3 Two Family Residence district and upon annexation will automatically be classified R-3 Single and Two Family Residential in accordance with Article IV, Section IV-5 of the Urbana Zoning Ordinance; and

WHEREAS, it has been determined that said petition complies with all requirements of the law therefore; and

WHEREAS, the majority of the Members of the Council are of the opinion that it would be for the best interests of the people of the City of Urbana, Illinois, that said territory be annexed to and made a part of the said City.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA,

ILLINOIS:

Section 1. That the following described real estate, viz:

Commencing at the Northeast Corner of the Southwest Quarter of Section 21 in Township 19 North, Range 9 East of the Third Principal Meridian, thence South along the East line of the Southwest Quarter of said Section 21, 534.5 feet for a true place of beginning; thence West along the South line of the land of R.P. Wingle and Dorothy Wingle, his wife (being the South line of the land described in the deed recorded in Book 621 at page 672 as document no 629429), 170 feet; thence South parallel with the East line of the Southwest Quarter of said Section 21, 93 feet; thence East along the North line of Lot 150 of Ennis Ridge Fourth Subdivision, 170 feet to the East line of the Southwest quarter of said Section 21, thence North to the place of beginning.

commonly known for reference as 2205 S. Philo Road, Urbana, Illinois, be and the same is hereby annexed to the City of Urbana, Illinois. The above-described parcel, prior to annexation, has the parcel index number 30-21-21-332-024 and following annexation the said parcel should bear the parcel index number 91-21-21-332-024.

Section 2. That the City Clerk be authorized and directed to record a certified copy of this Ordinance together with an accurate map of the territory hereinabove described in the Recorder's Office of Champaign County, Illinois.

Section 3. That the City Clerk be authorized and directed to file, for record, a certified copy of this Ordinance together with an accurate map of the territory hereinabove described in the Office of the County Clerk and County Election Authority of Champaign County, Illinois.

Section 4. The Zoning Ordinance of the City of Urbana, Illinois, and the Zoning Map of Urbana, Illinois, are hereby amended to classify the real property herein annexed as R-3 Single and Two Family Residential upon annexation and in accordance with Article IV, Section IV-5 of the Urbana Zoning Ordinance.

Section 5. The territory annexed herein is assigned to City of Urbana Ward 7.

Section 6. This Ordinance shall take effect at 12:00 p.m. CDT, May 10, 2001.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the ____ day of _____, 2001, A.D.

PASSED by the City Council this ____ day of _____, 2001.

AYES:

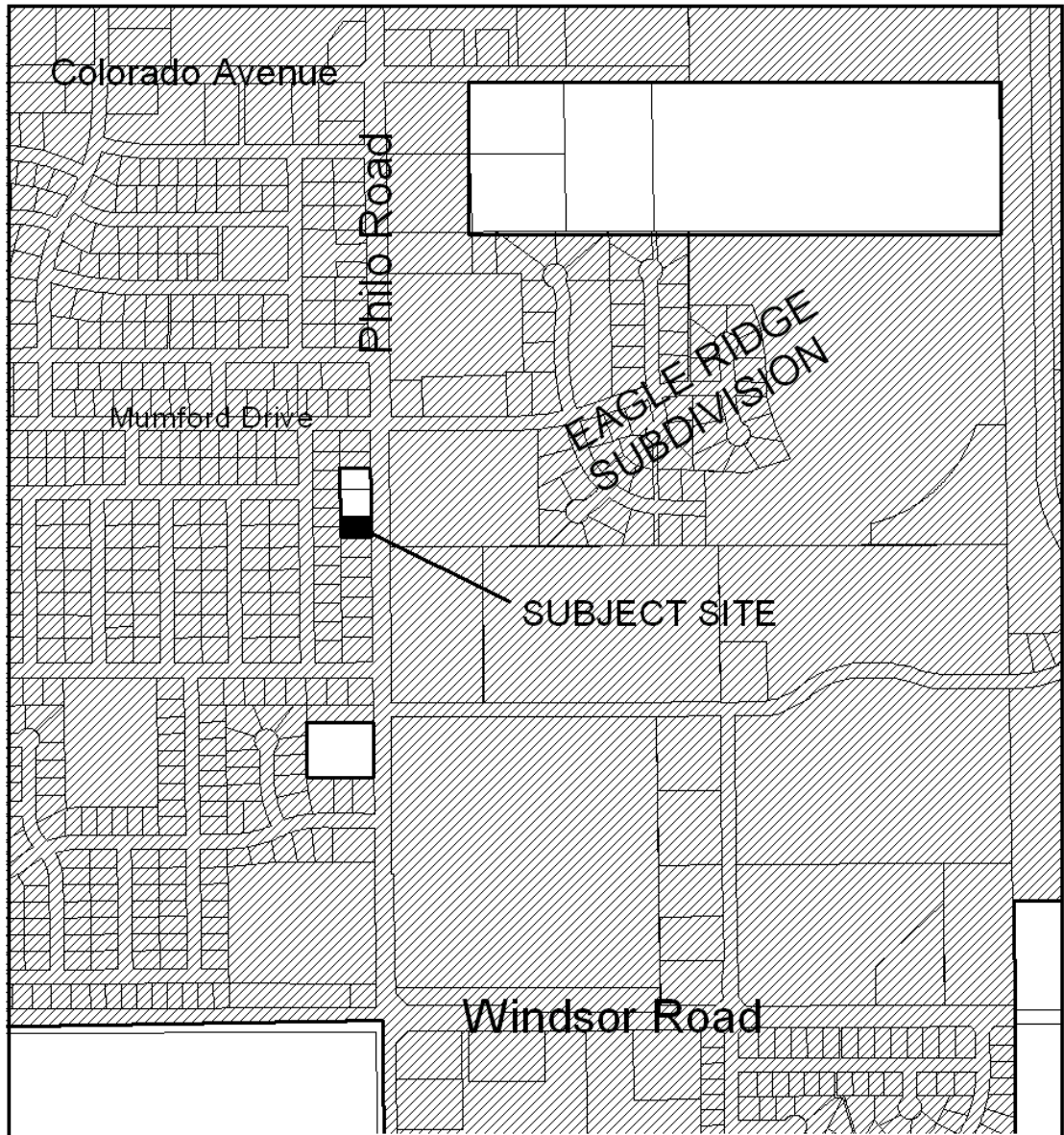
NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2001.

Tod Satterthwaite, Mayor



Proposed Annexation to City of Urbana
2205 S. Philo Road / Riley Homes Lot





**CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS**

ADMINISTRATION

M E M O R A N D U M

TO: Bruce K. Walden, Chief Administrative Officer

FROM: William R. Gray, P. E., Public Works Director

DATE: April 19, 2001

RE: **Cooperative Agreement Between the Member Agencies of the
Champaign-Urbana Urbanized Area Transportation Study [CUUATS]**

INTRODUCTION

The existing cooperative agreement between the member agencies of the Champaign-Urbana Urbanized Transportation Study document was approved in 1979. Recently, the Federal Transit Authority [FTA] has reviewed the Champaign-Urbana Mass Transit District [MTD]. One of the FTA's findings was the current CUUATS agreement is out of date and needs to be revised to make it compliant with today's regulations. In the last three months CUUATS staff has developed a new interagency agreement, which is attached. Also attached for your information is the 1979 CUUATS agreement.

The significant differences between the 1979 and the 2001 Cooperative Agreement are as follows, the 2001 Cooperative Agreement:

1. Updates references to regulations/legislation, which led to deletion of some text and insertion of other text. (See Whereas Sections)
2. Omits any reference to the Citizens Advisory Committee. (See Page 2 of the 1979 Agreement)
3. Inserts Article 1: Purpose; in 1979, these sections were not defined. (See Page 2 of the 2001 Agreement)
4. Defines CUUATS Policy Committee as the highest authority in transportation planning concerns for the urbanized area, whereas in the 1979 Agreement no hierarchy was established. (See Page 2 of 2001, Articles 1 and 2)

5. Inserts Article 2: Planning Activities, which defines CUUATS' specific reports and responsibilities; in 1979, mention was made only of general report creation. (See Article 2 of 2001 vs. Page 3 of 1979)
6. Divides Committees into two articles each: Membership/Voting/Quorum and Responsibilities; in 1979, mention was made only of membership and voting for Policy and Technical, not CUTEC. (See Pages 3-5 of 2001 vs. Page 2 of 1979)
7. Responsibilities of each committee are outlined; no mention was made of this in the 1979 document. (See Pages 3-5 of 2001)
8. Integrates CUTEC into document, further demonstrating the existing hierarchy within CUUATS. (See Pages 5-6 of 2001)
9. Integrates TEA-21 legislation; in 1979, ISTEA did not yet exist. (See Whereas Sections of both documents; Page 6, Article 8B-D in 2001)
10. Omits Air Quality Management Section; C-U has minimal air quality problems. (See Page 3 of 1979)
11. Inserts Equal Opportunity Assurance; in 1979, civil rights and open meetings were not even mentioned. (See Page 6 of 2001)
12. Responsibilities of the MPO are outlined in the 2001 Agreement. (See Whereas Section; Page 2, Article 2E of 2001)
13. Overall, clarifies the intention of the interagency agreement, and organizes it to establish jurisdictions so that no confusion of responsibilities can be inferred.

Other changes in the 2001 agreement include the Policy Committee membership has been reduced from eight agencies to seven. The Chair of the Regional Planning Commission was a voting member and is now omitted. This change was made because, depending who was Chair of the Regional Planning Commission, an agency could have two votes versus the other's one vote. Secondly, the Regional Planning Commission could be outside the Champaign-Urbana area, which the CUUATS Technical Committee felt was not appropriate.

The agreement will also include Township representation at the Technical Committee without voting rights at this time. This action is in response to the desire to have a greater awareness among the townships into transportation projects that impact those townships.

In order to fulfill the Federal Transit Authority's desire to have an updated interagency agreement, it is the member agency's goal to review and approve the draft agreement no later than May 2001.

FISCAL IMPACTS

The City of Urbana, along with the other six agencies, is a dues-paying member and belongs to the CUUATS planning organization. The local share is leveraged with an 80% planning grant received from the State of Illinois that helps fund numerous activities that are elaborated in the Annual Technical Work Program Report. Each year, the appropriate amount is budgeted to maintain City participation in CUUATS. The current amount is \$14,000, which is in the Community Development Department's budget.

RECOMMENDATIONS

It is recommended that the City Council approve "AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH MEMBER AGENCIES OF THE CHAMPAIGN-URBANA URBANIZED AREA TRANSPORTATION STUDY."

WRG:klf
Attachments

ORDINANCE NO. 2001-04-042

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT
WITH MEMBER AGENCIES OF THE CHAMPAIGN-URBANA URBANIZED
AREA TRANSPORTATION STUDY

(CUUATS)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That a Cooperative Agreement Between the Member Agencies of the
Champaign-Urbana Urbanized Area Transportation Study, in substantially the form of
the copy of said Agreement attached hereto and hereby incorporated by reference, be and
the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is
hereby authorized to execute and deliver and the City Clerk of the City of Urbana,
Illinois, be and the same is authorized to attest to said execution of said Agreement as so
authorized and approved for and on behalf of the City of Urbana, Illinois.

PASSED by the City Council this _____ day of _____,
_____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
_____.

Tod Satterthwaite, Mayor

**2001 AGREEMENT
COOPERATIVE AGREEMENT BETWEEN THE MEMBER AGENCIES OF
THE CHAMPAIGN-URBANA URBANIZED AREA TRANSPORTATION
STUDY**

**City of Champaign
City of Urbana
Village of Savoy
Champaign County
University of Illinois
Champaign-Urbana Mass Transit District
Champaign County Regional Planning Commission
Illinois Department of Transportation**

This cooperative Agreement, entered into by and between the City of Champaign and City of Urbana (herein referred to as "CITIES"), the Village of Savoy (herein referred to as "VILLAGE"), Champaign County (herein referred to as "COUNTY"), the University of Illinois (herein referred to as "U of I"), the Champaign-Urbana Mass Transit District (herein referred to as "CUMTD"), the Champaign County Regional Planning Commission (herein referred to as "CCRPC"), and the Illinois Department of Transportation (herein referred to as "IDOT") is for the purpose of documenting the ongoing framework of a continuing, cooperative, and comprehensive transportation planning process that results in plans and programs consistent with the comprehensively planned development of the Champaign-Urbana urbanized area.

WHEREAS Article VII, Section 10A, of the Constitution of the State of Illinois and the Intergovernmental Cooperation Act enable the parties hereto to enter into agreements among themselves and provide authority for intergovernmental cooperation, and;

WHEREAS 23 USC Section 134, and Section 1203 of the Transportation Equity Act for the 21st Century (TEA-21), require that each urbanized area with a population of 50,000 or more as a condition to the receipt of Federal capital or operating assistance, have a continuing, cooperative, and comprehensive transportation planning process that results in plans and programs consistent with the comprehensively planned development of the urbanized area, and;

WHEREAS the Governor of Illinois has designated the CCRPC as the Metropolitan Planning Organization (herein referred to as "MPO") responsible for carrying out the 23 USC Section 134 planning requirements for the area in cooperation with the state, and;

WHEREAS This agreement updates the previous MPO agreement from 1979 in order to meet revised federal planning regulations; following the passage of ISTEA, federal planning

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regulations require that the MPO and the grantees review any existing agreements to ensure they continue to meet the requirements and modify or adopt a new agreement that is consistent with current regulations, and;

WHEREAS the CCRPC has overseen the Champaign-Urbana Urbanized Area Transportation Study (herein referred to as "CUUATS") as it performed comprehensive transportation planning for the Champaign-Urbana urbanized area, in accordance with the above stated Federal laws.

NOW THEREFORE, IT IS AGREED by and between the parties hereto, that:

Article I: Purpose

- A. CCRPC shall perform and carry out a continuing, cooperative, and comprehensive area-wide transportation planning process for the Champaign-Urbana urbanized area in accordance with requirements of federal law, policy, and procedure with the cooperation and assistance of its members, IDOT, and the US Department of Transportation.
- B. CCRPC shall maintain a MPO transportation policy committee, known as the CUUATS Policy Committee, to oversee and coordinate the process in a manner that will insure that transportation planning and programming decisions are reflective of the needs of local and state governments, transit operations, and the general public.
- C. CCRPC shall direct and oversee the planning process to ensure accordance with State and Federal laws concerning the involvement of appropriate public and private transportation providers, including the freight industry and the general public.

Article II: Planning Activities, Responsibilities

- A. CCRPC shall provide a forum for cooperative transportation planning and programming, and establish a public involvement process that ensures opportunities for early and continuing involvement of local governmental units, transit operators, special interest groups, and the general public in the formulation, review, and evaluation of all transportation plans and programs, in accordance with the Public Involvement Policy document.
- B. A Unified Technical Work Program (UTWP) shall be adopted annually by the CCRPC Board upon recommendation of the Policy Committee following cooperative development of the UTWP by the Technical Committee and appropriate Illinois and US DOT representatives. The UTWP shall include all elements required by state and federal transportation authorities in addition to elements requested by local government representatives.

- C. A Long Range Transportation Plan (LRTP) for land use, facilities, and services in the CUUATS planning area shall be developed under guidance and recommendation of the CUUATS Technical Committee, endorsed by the CUUATS Policy Committee and recommended to the CCRPC Board, who shall be responsible for final adoption of the LRTP. In no instance shall the CCRPC Board modify the LRTP recommended by the CUUATS Policy Committee, but it shall return the LRTP (within 60 days of receipt) to the Policy Committee, noting specific inconsistencies that exist between the recommended plan and other regional plans, policies, or studies. The CUUATS Policy Committee shall review their recommendation and report back to the CCRPC Board within 60 days. If no inconsistencies have been reported within this time period, then it is assumed that the LRTP has been approved.
- D. The CUUATS Policy Committee shall be solely responsible for the final adoption of the Transportation Improvement Program (TIP), which identifies an annual and multi-year implementation schedule for projects within the metropolitan planning boundary. Such action shall include other required endorsements of planning and programming consistencies.
- E. The CCRPC, as the designated MPO, shall be the recipient of Federal Highway Administration (FHWA) PL and Federal Transit Administration (FTA) Section 5303 Planning funds. Staff of the CCRPC shall serve as staff to the CUUATS Policy Committee. Depending upon State and Federal appropriations for Planning (PL) and Section 5303 funds and subject to IDOT's MPO Distribution Agreement, IDOT shall make funds available to the MPO for the purpose of carrying out these responsibilities.

Article III: CUUATS Policy Committee Membership, Voting, Quorum

- A. The CUUATS Policy Committee shall be composed of the following representatives, each having one vote:
1. County of Champaign: *Chairman, County Board*
 2. City of Champaign: *Mayor*
 3. City of Urbana: *Mayor*
 4. Village of Savoy: *Village President*
 5. University of Illinois: *Vice Chancellor for Administrative Affairs*
 6. Mass Transit District: *Chairman*
 7. State of Illinois: *District Engineer*
- B. The CUUATS Policy Committee shall elect a Chairperson from its membership, said election to occur every even-numbered year in June, or when a vacancy occurs. The Chairperson of the CUUATS Policy Committee shall not be the

- District Engineer of IDOT. The Chairperson or any member presiding over the Committee may vote and make or second motions.
- C. Any member of the CUUATS Policy Committee may select a designated voting representative to represent them at the meeting in their absence.
 - D. As designated by the CUUATS Policy Committee, technical advisors may be called upon to attend the CUUATS Policy Committee meetings. Advisors will be non-voting members.
 - E. A quorum of the CUUATS Policy Committee shall consist of a simple majority.

Article IV: Policy Committee Responsibilities

- A. The CUUATS Policy Committee and IDOT shall jointly share the responsibility for developing and maintaining the transportation plans and programs as required by State and Federal law.
- B. The CUUATS Policy Committee shall have the authority to determine membership changes or additions on the Technical Committee, or any sub-committee, in accordance with the terms set forth in this Agreement.
- C. The CUUATS Policy Committee shall have the authority to enact bylaws governing or directing the activities and procedures of CUUATS and expanding the terms of this Agreement, provided such bylaws do not conflict with the terms of this Agreement.
- D. Subject to approval by the CCRPC Board, the CUUATS Policy Committee is empowered to enter into contracts and agreements with units of Federal, State, and local government, private corporations, not-for-profit organizations, partners and individuals for purposes within the authority of the MPO.
- E. Subject to approval by the CCRPC Board, CUUATS is empowered to receive grants, loans, gifts, bequests, and funding from Federal, State, and local units of government, and from public and private sources. All said funding shall be coordinated annually through the MPO Unified Technical Work Program (UTWP) and/or the Transportation Improvement Program (TIP).

Article V: CUUATS Technical Committee Formation, Voting, Quorum

The CUUATS Policy Committee shall appoint and direct a CUUATS Technical Committee composed of technical staff from the jurisdictions represented by the Policy Committee.

- A. The CUUATS Technical Committee shall be composed of the following representatives, each having one vote:
1. County of Champaign (2 voting members):
County Engineer, Assistant County Engineer
 2. City of Champaign (2 voting members):
Director of Public Works, City Engineer
 3. City of Urbana (2 voting members):
Director of Public Works or City Engineer, Community Development Director
 4. Village of Savoy (2 voting members):
Director of Public Works, Village Administrator
 5. University of Illinois (2 voting members):
University Traffic Engineer, Director of Campus Parking & Transportation
 6. Mass Transit District (1 voting member): *Managing Director of CUMTD*
 7. Regional Planning Commission (1 voting member): *Executive Director*
 8. State of Illinois (2 voting members):
Planning and Services Supervisor, Bureau Chief of Program Development
 9. Technical Advisors (non-voting):
IDOT Central Bureau of Urban Program Planning; FHWA Division Office; IEPA; IDOT Public Transportation Division; UMTA Division Office; Airport, Rail, and Freight Representatives; Township Representatives (Somerset, Hensley, Champaign, Urbana)
- B. The CUUATS Technical Committee shall rotate Chairperson and Vice Chairperson so that after two years of service a different Technical Committee member will become Chairperson and Vice Chairperson. The rotation shall be in the following order:
- i. City of Urbana
 - ii. City of Champaign
 - iii. University of Illinois
 - iv. Village of Savoy
 - v. Champaign County
 - vi. Champaign-Urbana Mass Transit District
 - vii. Illinois Department of Transportation
- C. Any member of the CUUATS Technical Committee may select a designated voting representative to represent them at the meeting in their absence.
- D. A quorum of the CUUATS Technical Committee shall consist of a simple majority.

Article VI: CUUATS Technical Committee Responsibilities

ADMINISTRATION · ARBOR · ENGINEERING · ENVIRONMENTAL MANAGEMENT
EQUIPMENT SERVICES · OPERATIONS · PUBLIC FACILITIES

- A. The CUUATS Technical Committee shall provide technical advice and recommendations to the Policy Committee on all matters pertaining to the technical planning functions of CUUATS and on other related matters referred to them by the CUUATS Policy Committee.
- B. The CUUATS Technical Committee shall provide to MPO staff technical advice concerning special transportation studies.
- C. The CUUATS Technical Committee shall develop the annual Unified Technical Work Program (UTWP) to be reviewed by the CCRPC Board.
- D. The CUUATS Technical Committee shall assign funding and develop a prioritized list of projects for the annual Transportation Improvement Program (TIP), to be reviewed by the CUUATS Policy Committee.
- E. The CUUATS Technical Committee shall perform other duties as assigned by the Policy Committee.

Article VII: CUTEK Formation, Voting, Quorum

The CUUATS Policy and Technical Committees shall form a sub-committee of the CUUATS Technical Committee, known as the Champaign-Urbana Traffic Engineering Committee (CUTEK).

- A. Members of CUTEK shall elect a Chairperson and Vice-Chairperson from its membership, said election to occur in even-numbered years in June or when a vacancy occurs.
- B. A quorum of CUTEK shall consist of a simple majority.

Article VIII: CUTEK Responsibilities

- A. CUTEK shall act as a working subcommittee under the CUUATS Technical Committee.
- B. CUTEK shall coordinate work in the areas of Transportation System Management (TSM) and Traffic Signal Coordination, in accordance with the management systems included in the Transportation Equity Act for the 21st Century (TEA-21).

- C. CUTEC shall serve as a forum for transportation information exchange, to coordinate transportation operations work elements, to inform CUTEC members of CUUATS member agency activities, and to provide engineering assistance related to TEA-21 management systems.

Article IX: Equal Opportunity Assurance

The parties involved in this Agreement hereby certify that as a condition of receiving Federal financial assistance to conduct transportation planning activities, they will ensure:

- A. That the intent of Title VI of the 1964 Civil Rights Act (42 USC 2000d-1) which states "No person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance" is met.
- B. That the CCRPC will compile, maintain, and submit in a timely manner Title VI information required by FTA Circular 4702.1 and in compliance with the US Department of Transportation Title VI regulation 49 CFR Part 21.9.
- C. That the CCRPC will make it known to the public that the person or persons alleging discrimination on the basis of age, race, color, or national origin, as it relates to the provision of transportation services and transit-related benefits, may file a complaint with the Federal Transit Administration and/or the US Department of Transportation.
- D. All meetings shall be open to the public and conducted in accordance with the Illinois Open Meetings Act.

Article X: Amendments, Severability

- A. If any one or more of the provisions of this Agreement is declared unconstitutional or contrary to law, the validity of the remainder of the Agreement shall not be affected thereby.
- B. This Agreement is subject to amendment when a majority of all representatives of the member agencies adopt the amendment.

Article XI: Ratification, Termination

- A. This cooperative Agreement shall become effective upon approval by all signatory parties.

- B. Approval of this Agreement by the State shall be considered its acceptance of the provisions and objectives contained herein and shall constitute an agreement between the jurisdictions heretofore mentioned to cooperate in the continuing, cooperative, and comprehensive transportation planning process for the Champaign-Urbana urbanized area.
- C. A jurisdiction which is eligible and wishes to be part of this Agreement may do so by adoption of a resolution; said resolution agreeing to provisions of this Agreement shall be delivered to the CCRPC. Approval by a majority of member agencies is required.
- D. This Agreement shall remain in force continuously and shall be automatically renewed on each succeeding June 30th following initial ratification.
- E. Any party to this Agreement may withdraw by giving written notice to the CCRPC. Termination from this agreement shall not relieve the withdrawing party from compliance with Federal requirements for cooperative transportation planning and programming.

Mayor, City of Champaign Date

Mayor, City of Urbana Date

Village President, Village of Savoy Date

Chairperson, Champaign County Board Date

Secretary, Board of Trustees, University of Illinois Date

Comptroller, Board of Trustees, University of Illinois Date

Chairperson, Champaign-Urbana Mass Transit District Date

Chairperson, Champaign County Regional Planning Commission Date

Chairperson, CUUATS Policy Committee Date

Secretary, Illinois Department of Transportation Date

Cooperative Agreement Between the Member Agencies of the
Champaign-Urbana Urbanized Area Transportation Study [CUUATS]

April 19, 2001

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A COOPERATIVE AGREEMENT
BETWEEN
MEMBER AGENCIES OF
THE CHAMPAIGN-URBANA URBANIZED AREA TRANSPORTATION STUDY

CITY OF CHAMPAIGN
CITY OF URBANA
VILLAGE OF SAVOY
CHAMPAIGN COUNTY
UNIVERSITY OF ILLINOIS
CHAMPAIGN-URBANA MASS TRANSIT DISTRICT
CHAMPAIGN COUNTY REGIONAL PLANNING COMMISSION
ILLINOIS DEPARTMENT OF TRANSPORTATION
IN THE
CHAMPAIGN-URBANA URBANIZED AREA

*1979
Agreement*

This cooperative Agreement (Memorandum of Understanding) entered into by and between the City of Champaign and City of Urbana (herein referred to as "CITIES"), the Village of Savoy (herein referred to as "VILLAGE"), Champaign County (herein referred to as "COUNTY"), the Board of Trustees of the University of Illinois (herein referred to as "U of I"), the Champaign-Urbana Mass Transit District (herein referred to as "MTD"), the Champaign County Regional Planning Commission (herein referred to as "CCRPC"), and the Illinois Department of Transportation (herein referred to as "DEPARTMENT"), is for the purpose of continuing and documenting the framework of a continuing, cooperative, and comprehensive transportation planning process that results in plans and programs consistent with the comprehensively planned development of the Champaign-Urbana urbanized area.

Witnesseth:

WHEREAS, Art. VIIA, Sec. 10, of the Constitution of Illinois and the Inter Governmental Cooperation Act enable the parties hereto to enter into agreements among themselves and provide authority for inter governmental co-operation, and;

WHEREAS, the Federal Aid Highway Act of 1962 requires that a continuing, comprehensive transportation planning process be carried on cooperatively between local governments and the State in urban areas of over 50,000 population; and

WHEREAS, the federal regulations require that each urbanized area, as a condition to receive federal capital and operating assistance, have a continuing, cooperative, comprehensive transportation planning process that results in plans and programs consistent with the comprehensively planned development of the urbanized area, and

WHEREAS, the CCRPC, established and organized as the Regional Planning Commission of the Champaign-Urbana SHSA pursuant to authority granted by the Illinois State Legislature by "An Act to Provide for Regional Planning and for the Creation, Organization and Powers of Regional Planning Commissions" approved June 25, 1929, and as amended, has the power and duty to make comprehensive studies and plans for the Champaign-Urbana SHSA; and

WHEREAS, the U.S. Office of Management and Budget has designated the CCRPC as the Area-wide Clearinghouse for carrying out certain functions as established in OMB Circular A-95 (Revised) pursuant to (1) Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966, (2) Title IV of the Intergovernmental Cooperation Act of 1968, (3) Section 102 (2) (c) of the National Environmental Policy Act of 1969; and

WHEREAS, the CCRPC has been designated as the Metropolitan Planning Organization (MPO) by the Governor of the State of Illinois (March 22, 1974); and,

WHEREAS, the undersigned agencies desire to continue the previously formed Champaign-Urbana Urbanized Area Transportation Study (CUUATS) as the transportation planning body for the urbanized area and list its present composition as follows:

CUUATS consists of a Policy Committee, a Technical Committee, and a joint (CUUATS and CCRPC) Citizens' Advisory Transportation Committee.

Approved

Cooperative Agreement Between the Member Agencies of the
Champaign-Urbana Urbanized Area Transportation Study [CUUATS]

April 19, 2001

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The Policy Committee consists of local elected and appointed officials of those agencies that have a primary interest in transportation. Each member will be expected to reflect the official position of his constituent agency. The members will be:

1. County of Champaign - Chairman, County Board, Voting Member
2. City of Champaign - Mayor, Voting Member
3. City of Urbana - Mayor, Voting Member
4. Village of Savoy - President, Voting Member
5. University of Illinois - Vice Chancellor For Administrative Affairs, Voting Member
6. Mass Transit District - Chairman, Voting Member
7. Regional Planning Commission - Chair, Voting Member
8. State of Illinois - District Engineer, Voting Member
9. Technical Advisor(s) - As designed by Policy Committee, Non Voting Member(s)

Policy Committee members may designate a representative to act and vote in their place, provided that such appointed representative shall have the power to represent the official position of his agency.

The Technical Committee consists of technical representatives of each agency represented on the Policy Committee. The Technical Committee shall act as a working committee under the direction of the Policy Committee. The members of the Technical Committee shall be:

1. Champaign County (2 voting members) - County Superintendent, Asst. County Superintendent
2. City of Champaign (2 voting members) - Director of Public Works City Engineer
3. City of Urbana (2 voting members) - Director of Public Works City Engineer
4. Village of Savoy (1 voting member) - Technical Advisor to Savoy Plan Commission
5. University of Illinois (3 voting members) - University Traffic Engineer
Director of Campus Parking
Associate Director of Airport
6. Mass Transit District (1 voting member) - Managing Director of MTD
7. Regional Planning Commission (1 voting member) - Executive Director
8. State of Illinois (2 voting members) - District Planning Engineer
District Urban Planning Engineer
9. Technical Advisors - IDOT Central Bureau of Programming (Non-Voting)
FHWA Division Office
IEPA
IDOT Public Transportation Division
UMTA Division Office
Director of Highway Traffic Safety Center at University of Illinois

Technical Committee members may designate by written proxy, a representative to act and vote in their place.

The Citizens' Advisory Transportation Committee shall consider transportation matters, receive technical data from the Study Staff, and provide citizen comment to CUUATS and CCRPC. The Citizens' Advisory Transportation Committee consists of representatives appointed by the following local agencies:

Champaign City Council	2 Members
Urbana City Council	2 Members
Rantoul Village Board	2 Members
Champaign County Board	2 Members (Rural Interests)
University of Illinois	1 Member
CUUATS Policy Committee	2 Members

*Disbandled
by committee*

Cooperative Agreement Between the Member Agencies of the
Champaign-Urbana Urbanized Area Transportation Study [CUUATS]
April 19, 2001
Page 19 of 20

WHEREAS, the CITIES, VILLAGE, COUNTY, U of I, MTD and DEPARTMENT have cooperated, through the CUUATS and CCRPC organizations, in transportation planning for the C-U urbanized area in the past,

NOW, THEREFORE, IT IS AGREED by and between the parties hereto, that:

1. CUUATS shall perform and carry out a continuing, cooperative, and comprehensive area-wide transportation planning process for the Champaign-Urbana urbanized area in accordance with requirements of federal law, policy, and procedure with the cooperation and assistance of the DEPARTMENT.
2. CUUATS shall develop and approve such reports and documents as required by the federal or state urban area transportation regulations and guidelines, and recommend same to the CCRPC for endorsement. CUUATS will also make other special studies as listed in the Unified Work Program which will aid the transportation planning in the area.

The CCRPC in considering endorsement of the reports or documents shall take into consideration the integration of the plan or program with all other plans and studies which have been completed for the region. In no instance shall the CCRPC modify the plan or program recommended by CUUATS, but it shall return the plan to CUUATS when it deems specific inconsistencies exist between the plan or program and other plans, programs and studies prepared for the region, accompanied by a written report outlining its findings concerning the specific inconsistencies.

3. CCRPC shall be lead agency for air quality management planning in the Champaign County area, under the provision of Clean Air Act Amendments of 1977, with the condition that for federally funded transportation facilities CUUATS shall have the responsibility for reviewing and approving implementation plans, control strategies, project priorities and enforcement.
4. This document does not restrict any of the member agencies from receiving funds for research or study nor does it obligate any of the member agencies to implementation of the approved plans, pay any funds, or be assessed any contribution based on this agreement; however, in the spirit of co-ordinated planning for the benefit of the community, the agencies are urged to voluntarily donate their time, expertise, and financial support as the need arises.
5. Amendments to this Cooperative Agreement shall become effective upon approval by all signatory parties.
6. This agreement is developed and intended to apply only to the use of federal funds.
7. This Cooperative Agreement shall become effective upon approval by all signatory parties.
8. This Cooperative Agreement shall continue in effect until one party presents written notice to the other parties of its intention to terminate the Agreement.



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
ADMINISTRATION AND PLANNING DIVISION
M E M O R A N D U M

TO: Bruce K. Walden, Chief Administrative Officer
FROM: Bob Grewe, AICP, Manager, Grants Manager Division
DATE: May 7, 2001
RE: Annual Action Plan FY 2001-2002
A Resolution Approving the City of Urbana and
Champaign/Urbana/Champaign County HOME Consortium FY 2001-
2002 Annual Action Plan

Brief Description of the Issue(s)

Included on the agenda of the May 7, 2001 City Council Meeting is proposed approval of the FY 2001-2002 Annual Action Plan (AAP). The AAP is a consolidated planning document describing the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds received by Urbana and the Champaign/Urbana/Champaign County HOME Consortium.

The AAP must be submitted to Department of Housing and Urban Development (HUD) 45 days prior to July 2001. This results in a May 17, 2001 deadline for submittal to HUD's Chicago Office.

Identification of the Issue(s) and Any Approvals Required

The issue before City Council is whether to approve the Draft AAP for submittal to HUD. City Council authorization is necessary for the City and the Consortium to submit the AAP to HUD.

Background/Facts

In previous years, the process by which the Annual Action Plan is developed is an involved and lengthy process. This year is no exception.

The preparation of a second draft AAP resulted from public input received at the March 26, 2001 CDC meeting on the initial draft AAP. After hearing concerns regarding the contents of the first draft AAP and specifically the lack of funding for the construction of new, affordable homes, the CDC requested that the staff revisit the AAP and document the options by which such activities could be included. Specifically, how a modified affordable housing construction project, submitted by ICFCI could be included in the AAP.

At the April 3, 2001 special meeting of the CDC, the Commission recommended to include ICFCI's project in the AAP and to modify funding for the King Park Community Center from \$103,000 to \$3,000. Commission members noted the lack of forward movement in pursuing the Community Center over a significant period of time. CDC also noted that grants funds make an impact when utilized in a timely manner. Further, the CDC tasked the Grants Management Staff to initiate a planning process to investigate the feasibility of a community center within the King Park Neighborhood, noting that future CDBG funding and other potential funding sources, could be secured for the project.

To date, the staff has not been provided with "official" public comments on the most current version of the Annual Action Plan. The public comment review period expires May 7, 2001, with a public hearing scheduled for 7:15 PM, prior to the Council meeting.

The Community Development Commission agreed to recommend the current version of the AAP to City Council for approval, with the following considerations:

1. Provide City Council a memorandum on the terminology and values associated with income levels associated with City programs funded by HUD.
2. Make modifications to the introduction section of the AAP to better reflect the timing of events and purpose of the introduction. This amounts to arranging sentences and paragraphs, coupled with grammar editing.

In regard to comments from Council at the April 23 meeting of the Committee of the Whole, staff submits the following:

In regard to keeping informed on the Analysis of Impediments to Fair Housing Choice, staff will provide a briefing to the Community Development Commission in their monthly meeting packet. Council will receive a copy of this. Staff values the input of Council on this planning initiative.

In regard to providing additional funding to ICFCI's HOMEBUILD4 project to accommodate extremely low and/or very low income households, staff believes that additional funds for higher subsidies can be provided from the Unfunded Program line item, if the need is later determined. Attached is a copy of letter provided by ICFCI. Staff has requested more detailed information in regard to housing units, targeted household income and subsidy required.

In regard to notifying council of changes in the scope of projects included in the Draft AAP, next year, I will inquire if the Council desires briefings on the preparation of the AAP earlier in the planning process.

Fiscal Impact

Failure to approve the AAP at the Council's May 7 meeting could result in delays with drawing funds from HUD and delays in implementing projects listed in the AAP. Both the County and City of Champaign would also realize any delay in the availability of funds.

Approval of the AAP and subsequent approval from HUD provides the City of Urbana with the following entitlement dollars:

\$553,000 CDBG funds

\$341,919 HOME funds

*requires \$85,480 match

Recommendation

Community Development Services staff recommends City Council approval FY 2001-2002 Annual Action Plan.

Attachments:

- *Schedule for the adoption of the FY 2001-2002 Annual Action Plan and Allocation of the FY 2001-2002 Consolidated Social Service Funds.*
- *A Resolution Approving the City of Urbana and Champaign/Urbana/Champaign County HOME*
- *City of Urbana and Urbana HOME Consortium FY 2001-2002 Annual Action Plan*

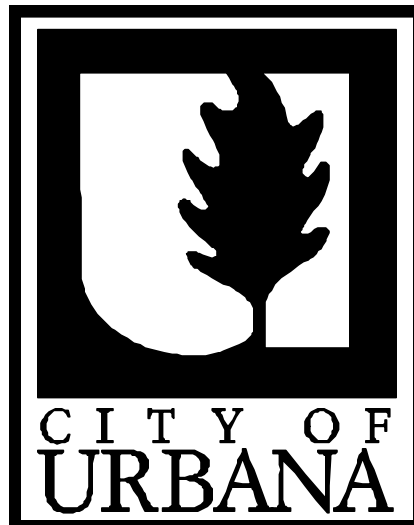
Prepared by:

Bob Grewe, AICP, Manager
Grants Management Division

**City of Urbana
and
Urbana HOME Consortium**

**Annual Action Plan
FY 2001-2002**

Prepared by:
City of Urbana
Community Development Services
Grants Management Division
400 South Vine Street
Urbana, IL 61801
217.384.2441
www.city.urbana.il.us



Application for Federal Assistance

OMB Approval No. 0348-0043

1. Type of Submission Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. Date Submitted (mm/dd/yyyy) 05/17/01	Applicant Identifier 37-6000524
	3. Date Received by State (mm/dd/yyyy)	State Application Identifier 37-6000524
	4. Date Received by Federal Agency (mm/dd/yyyy)	Federal Identifier 37-6000524

5. Applicant Information Legal Name CITY OF URBANA Address (give city, county, State, and zip code) 400 SOUTH VINE STREET URBANA, IL 61801	Organizational Unit GRANTS MANAGEMENT DIVISION Name and telephone number of the person to be contacted on matters involving this application (give area code) Bob Grewe 217-384-2447
--	--

6. Employer Identification Number (EIN) (xx-yyy-yy-yy) 37 - 6000524	7. Type of Applicant (enter appropriate letter in box) <input checked="" type="checkbox"/> C A. State B. County C. Municipal D. Township E. Interstate F. Inter-municipal G. Special District H. Independent School Dist. I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Nonprofit O. Public Housing Agency P. Other (Specify)
8. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es): <input type="checkbox"/> <input type="checkbox"/> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration Other (specify)	9. Name of Federal Agency U. S. Department of Housing and Urban Development

10. Catalog of Federal Domestic Assistance Number (xx-yyy) Title: CDBG/Entitlement Grants 14 - 218	11. Descriptive Title of Applicant's Project Recipient undertakes a wide range of activities directed toward neighborhood revitalization, economic development, and provision of improved community facilities and services.
12. Areas Affected by Project (cities, counties, States, etc.) Citywide	

13. Proposed Project Start Date (mm/dd/yyyy) 07/01/01 Ending Date (mm/dd/yyyy) 06/30/02	14. Congressional Districts of a. Applicant 15th b. Project 15th
--	---

15. Estimated Funding	16. Is Application Subject to Review by State Executive Order 12372 Process? a. Yes This pre-application/application was made available to the State Executive Order 12372 Process for review on: Date (mm/dd/yyyy) _____ b. No <input checked="" type="checkbox"/> Program is not covered by E.O. 12372 or <input type="checkbox"/> Program has not been selected by State for review.
------------------------------	--

Complete form HUD-424-M, Funding Matrix

17. Is the Applicant Delinquent on Any Federal Debt?
 Yes If "Yes," attach an explanation No

18. To the best of my knowledge and belief, all data in this application/pre-application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.

a. Typed Name of Authorized Representative Tod Satterthwaite	b. Title Mayor, City of Urbana	c. Telephone Number (Include Area Code) 217-384-2456
d. Signature of Authorized Representative		e. Date Signed (mm/dd/yyyy)

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form SF-424 (7/97)
Prescribed by OMB Circular A-102

Federal Assistance Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which Federal funding is being requested, and complete the certifications.

Program*	Applicant Share	Federal Share	State Share	Local	Other	Program Income	Total
CDBG		922,427				10,000	932,427
HOME		1,036,000		248,647	80,000		1,364,647
Grand Totals		1,958,427		248,647	80,000	10,000	2,297,074

* For FHIPs, show both initiative and component

Instructions for the HUD-424-M

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This form is to be used by applicants requesting funding from the Department of Housing and Urban Development for application submissions for Federal assistance.

Enter the following information:

Program: The HUD funding program you are applying under.

Applicant Share: Enter the amount of funds or cash equivalent of in-kind contributions you are contributing to your project or program of activities.

Federal Share: Enter the amount of HUD funds you are requesting with your application.

State Share: Enter the amount of funds or cash equivalent of in-kind services the State is contributing to your project or program of activities.

Local Share: Enter the amount of funds or cash equivalent of in-kind services your local government is contributing to your project or program of activities.

Other: Enter the amount of other sources of private, non-profit, or other funds or cash equivalent of in-kind services being contributed to your project or program of activities.

Program Income: Enter the amount of program income you expect to generate and contribute to this program over the life of your award.

Total: Please total all columns and fill in the amounts.

**CITY OF URBANA/URBANA HOME CONSORTIUM
ANNUAL ACTION PLAN FY 2001-2002**

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Community Development Objectives

Summary of Citizen Comments

INTRODUCTION

City of Urbana and Champaign/Urbana/Champaign County HOME Consortium FY 2001-2002 Annual Action Plan

The FY 2001-2002 Annual Action Plan identifies activities to be undertaken by the City of Urbana and the Champaign/Urbana/Champaign County HOME Consortium during the year beginning July 1, 2001, and ending June 30, 2002. The Annual Action Plan has been developed in accordance with the *Consolidated Plan for Program Year 2000-2004*, adopted by the City of Urbana and approved by the U.S. Department of Housing and Urban Development. This annual Action Plan covers the second year of the five-year *Consolidated Plan* planning period.

The FY 2001-2002 Annual Action Plan consists of two sections. The first section of the plan describes activities to be undertaken by the City of Urbana with its FY 2001-2002 Community Development Block Grant entitlement. The second section of the plan describes activities to be undertaken by members of the Champaign/Urbana/Champaign County HOME Consortium with its FY 2001-2002 HOME Investment Partnerships Program entitlement.

The planning process consisted of two public review and comment periods. The first period ran from January 29 through February 27, 2001. Another public review and comment period was held for a revised version of the AAP from April 7 to May 7, 2001.

On May 7, 2001 the Urbana City Council held a public hearing on the second draft of the AAP. Subsequently the Council approved the draft for submittal to the Department of Housing and Urban Development.

EXECUTIVE SUMMARY

The FY 2001-2002 Urbana HOME Consortium and the City of Urbana Annual Action Plan identifies housing and community development activities to be implemented during the second year of the five-year Consolidated Plan period. The Annual Action Plan identifies activities to be undertaken by the City of Urbana with Community Development Block Grant (CDBG) funds during the year beginning July 1, 2001, as well as activities to be undertaken by the City of Urbana, City of Champaign, and Champaign County with HOME Investment Partnerships (HOME) funds during the same year.

The Annual Action Plan has been prepared by the City of Urbana in its dual capacity as CDBG recipient and lead entity of the Urbana HOME Consortium (a.k.a. Champaign/Urbana/Champaign County HOME Consortium). The Urbana City Council approved the Annual Action Plan on May 7, 2001. Prior to approving the Annual Action Plan, the City of Urbana obtained concurrence from the City of Champaign and Champaign County on use of HOME funds by those two Consortium members.

Activities in the Annual Action Plan address strategies identified in the five-year Consolidated Plan. Through its CDBG program the City of Urbana proposes to conserve housing through rehabilitation efforts provided by the following activities:

- Contribute towards street reconstruction in Census Tract 54 to create a safer environment.
- Acquire and clear properties for use in future housing construction program.
- Support capacity building activities for neighborhood organizations.
- Engage a planning process to update the Analysis of Impediments to fair housing choice.
- Contribute toward the construction of a transitional housing facility for women.
- Provide improvements necessary to remove barriers to accessibility to persons with disabilities and alleviate hazardous conditions that pose a threat to health and safety.
- Provide funds for home maintenance repair for elderly and very-low income households.
- Contribute toward the replacement of streetlights in Census Tract 55 to create a safer environment.
- Contribute toward roof repairs to an existing facility offering public services.
- Support public service programs and other activities targeted toward very low-income Urbana residents.
- Sponsor special neighborhood cleanup activities.

Through the HOME program, the Urbana HOME Consortium members developed the following projects:

- Assist new construction of five (5) single-family homes in Urbana and provide first-time homebuyer assistance.
- Contribute to the capacity building activities of a Community Development Housing Organization (CHDO).
- Contribute toward a program that assists low-income families purchase home through lease purchase arrangements.
- Contribute towards the acquisition and renovation of single-family units to be rented to low-income households.
- Rehabilitate both owner-occupied and rental housing in Champaign, Urbana and in the unincorporated areas of Champaign County.
- Assist with funding down payment assistance or other subsidies to make new homes affordable within the new Taylor Thomas Subdivision.
- Contribute toward providing below market rate loans to low-moderate income homebuyers.
- Continue to offer tenant-based rental assistance for low-income households.

It is important to note that the Village of Rantoul has opted not to continue their membership in the Urbana HOME Consortium and as such will no longer be eligible to utilize the Consortium's HOME funds.

The Annual Action Plan has been developed by the City of Urbana in accordance with its Citizen Participation Plan. The city's Community Development Commission sponsored numerous public hearings to obtain input prior to and during plan preparation.

Two meetings, morning and evening, were held for social service agencies on January 9, 2001 and three neighborhood meetings were held on January 11, 2001 at various locations in Urbana. At its January 23rd meeting, the Community Development Commission placed a draft version of the Annual Action Plan on file for public review. The official public review period began on January 29, following publication, and ended February 27, 2001. After the public review period, the Commission sponsored a public hearing of the draft plan, on March 13. In addition to these meetings, the City of Champaign sponsored public hearings on its Annual Action Plan, including its proposed use of HOME Consortium funds.

At the March 27 meeting of Community Development Commission, certain input was provided on a modified, affordable housing project. The Commission tasked the staff to quantify alternatives by which the Annual Action Plan could be amended to include this new housing program. At a special meeting of the Community Development Commission held April 3, the Community Development Commission recommended that the current draft Annual Action Plan be amended to include the new affordable housing project.

This action necessitated another 30-day public comment period. This public review period began April 7, following publication, and ended May 7, 2001. After the public review period, the Commission sponsored a public hearing on the draft plan on May 7.

The Urbana City Council discussed the Annual Action Plan on April 23 before approving the plan on May 7. Prior to approval of the plan by the Urbana City Council, the Champaign City Council and Champaign County Board approved their respective portions of the HOME Consortium budget as well as use of HOME funds.

NARRATIVE

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2001-2002 identifies activities to be implemented by the City of Urbana and members of the Urbana HOME Consortium during the period beginning July 1, 2001, and ending June 30, 2002. The Annual Action Plan budgets the use of two federal housing entitlement funds: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME). The CDBG portion of the Annual Action Plan identifies uses of CDBG entitlement funds by the City of Urbana. The HOME portion of the plan identifies uses of HOME funds by members of the Urbana HOME Consortium (a.k.a. the Champaign/Urbana/Champaign County HOME Consortium).

The Annual Action Plan for FY 2001-2002 has been developed to further five-year strategies identified in the *Urbana HOME Consortium and City of Urbana Consolidated Plan for Program Years 2000-2004*. The Annual Action Plan identifies activities to be undertaken during the second year of the Consolidated Plan five-year planning period.

The following information is provided in response to Section 91.220 of the Consolidated Plan regulations (published January 5, 1995).

a) Form Application

See Standard Form SF-424 and HUD-424-M.

b) Resources

The Annual Action Plan describes activities to be undertaken by the City of Urbana with CDBG funds and by Urbana HOME Consortium members with HOME funds.

The City of Urbana expects to receive \$553,000 in FY 2001 CDBG entitlement funds. These funds will be combined with \$103,000 in recaptured funds and \$228,493 in funds carried over from FY 2000-2001 to create a total CDBG program budget of \$932,427.

Leveraging is one of three primary objectives used by the city to determine how CDBG funds are to be used in Urbana (the other two objectives are impact on community and collaboration with other agencies). Numerous CDBG-funded activities involve leveraging of other public and private funds.

- CDBG funds for improvement activities within Census Tract 55 will be combined with City of Urbana general funds.
- Subrecipients will combine CDBG funds for public services activities with non-CDBG monies pledged.
- CDBG funds allocated for construction of the Center for Women in Transition will be combined with private donations.
- CDBG funds allocated for the installation of power operator main entry door at C-U Independence Apartments will be combined with DSC funds.

The Urbana HOME Consortium expects to receive \$1,036,000 in FY 2001 HOME funds. As with the CDBG program, many HOME-assisted activities involve leveraging non-HOME funds.

- HOME funds allocated to the Illinois Center for Citizen Involvement for a HomeBuild Program will leverage funds from the Illinois Housing Development Authority, Federal Home Loan Bank of Chicago, and private lenders.

The HOME Program match requirement will be satisfied primarily through allocation of local government funds by the City of Urbana, the City of Champaign, and Champaign County. Community housing development organizations will use non-Federal funds such as Illinois Affordable Housing Trust funds and funds from the Federal Home Loan Bank of Chicago to meet HOME match requirements.

c) Activities to be Undertaken
See Listing of Proposed Projects

d) Geographic Distribution
Since 1985 the City of Urbana has targeted its Community Development Block Grant funds to improve conditions in its Community Development Target Area, which consists of Census Tracts 53, 54, and 55 in north and east central Urbana. The Community Development Target Area is identified on the enclosed map.

Urbana HOME Consortium funds are divided geographically by an intergovernmental agreement of the City of Urbana, City of Champaign, and Champaign County. Within each jurisdiction HOME funds are generally used to support affordable housing activities jurisdiction-wide without further geographic targeting.

e) Homeless and Other Special Needs Activities
Numerous activities proposed in the Annual Action Plan are designed to address needs of homeless persons with special needs.

- The City of Urbana CDBG budget includes \$44,900 to support the city's Transitional Housing Program for homeless families with children. This program has been operating for eleven years.
- The City of Urbana budget includes an additional \$25,000 for two years for construction of a transitional housing and educational facility, a residential property for use as emergency shelter and transitional housing for homeless women.

f)

Other Actions

During the next year, Urbana HOME Consortium members will continue to work closely with the three community housing development organizations (CHDO) to improve their capacity to deliver affordable housing. Development of private non-profit housing development capacity is identified in the Consolidated Plan as a primary community goal. To this end, Consortium members have assisted a local organization obtain CHDO designation in 2001 and will continue to work with other area organizations to further develop their potential as CHDOs.

Currently, officially designated CHDOs are the Illinois Center for Citizen Involvement, Homestead Corporation and the Urban League of Champaign County Development Corporation. HOME Consortium members will continue to support affordable housing efforts on the part of these three organizations and encourage applications for CHDO designation by other organizations.

g)

Program Specific Requirements

Proposed CDBG- and HOME-funded activities are described in the Listing of Proposed Projects and in the accompanying narrative.

Attachment: map of the City of Urbana Community Development Target Area

**CITY OF URBANA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FY 2001 - 2002**

FEDERAL CITATION FOR AUTHORIZATION/*ENVIRONMENTAL REVIEW STATUS*
(NG=New Grant/OCO=Obligated Carryover/UCO=Unobligated Carryover/PI=Program
Income/RF=Recaptured Funds)

Resources-Federal:

2001-2002 Grant	\$553,000
Unobligated Carryover from FY 2000-2001	37,934
Obligated Carryover from FY 2000-2001	228,493
Recaptured Funds from FY 2000-2001	103,000

Resources-Other:

Program Income (Loan Repayments)	10,000
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TOTAL REVENUES **\$932,427**

ACTIVITIES TO BE UNDERTAKEN:

ADMINISTRATIVE

General Administration Activities

Specific Objective Q-2 [24CFR570.206(a)] *EXEMPT*

Personnel - Administrative	61,824	(26,223 NG/25,601 UCO)/ 10,000 PI)
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Division Manager @ 50%
Grants Coordinator II @ 55%
Secretary @ 10%
IMRF/FICA @ 11.44%
Insurance

Other Administrative Expenses	24,511	(24,511 NG)
Books & Periodicals	1,000	
Office Supplies	1,500	
Photo Supplies	300	
Printing	3,000	
Dues & Subscriptions	1,500	
Travel & Conference	5,111	
Postage	1,500	
Recording Fees	100	
Audits	500	
Program Overhead	10,000	

Public Information	4,000	(4,000 NG) [24CFR570.206(b)]
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EXEMPT

Planning/Management/Capacity Building Activities
Neighborhood Organization Grant Program IV (FY98/99 ENC)
Funds will be encumbered to affect any outstanding administrative expenses associated with capacity-building activities related to sports activities for youth by First String, Inc. \$668 (668 OCO)
0025/1998/314 \$1,362.39 Underway

Neighborhood Organization Grant Program V (FY99/00 ENC)
Funds will be encumbered to affect any outstanding administrative expenses associated with capacity-building activities related to acquisition and rehabilitation of property for sale to a low-income homebuyer by United Citizens and Neighbors (NOG V) \$2,204 (2,204 OCO) 0028/1999/641
United Citizens & Neighbors \$1,608.61 Underway

Neighborhood Organization Grant Program VI (FY01/02) Funds
will be contributed towards the capacity-building activities of two neighborhood organizations, North Broadway Neighbors and United Citizens and Neighbors (UCAN). \$3,500 (3,500 NG) *Specific Objective Q-1* [24 CFR 570.201(p)]
EXEMPT

Fair Housing Initiative Funds will be allocated to update the current analysis of impediments to fair housing choice that was developed in 1991. Funds may also be used to promote community awareness and training focused on eliminating barriers to affordable housing. \$3,000 (3,000 UCO) *Specific Objective G-1, G-2, and G-3* [24 CFR 570.205 (4)(vii) *EXEMPT*

Unprogrammed Funds \$9,896 (52 NG/4,844 UCO/5,000 RF)

TOTAL ADMINISTRATIVE EXPENSE **\$109,603**

AFFORDABLE HOUSING PROGRAM

Program Delivery

Specific Objective Q-3 [24CFR570.202(b)(9)] *EXEMPT*

Personnel - Administrative \$70,473 (65,984 NG/4,489 UCO)
Division Manager @ 25%
Grants Coordinator II @ 26%
Housing Rehab. Coordinator @ 50%
Secretary @ 55%
IMRF/FICA @ 11.44%
Insurance

Case Preparation \$7,000 (7,000 NG)
[24CFR570.202(b)(9)]
EXEMPT

Real Estate Consultations \$10,000 (10,000 NG)
[24CFR570.201(k)]
EXEMPT

Acquisition of Real Property, Disposition, Relocation, and Clearance & Demolition

Property Acquisition for Renovation: United Citizens and Neighbors (ENC 97/98) Funds will be encumbered for UCAN to purchase and rehabilitate a deteriorating structure in Census Tract 53. The renovated house will then be sold to a low- to moderate-income family. Funds resulting from the sale of the property will either be used to purchase another deteriorating property for rehabilitation and sale or will be returned to the City for use in other CDBG-eligible activities. HOME Program funds will also be used.
\$5,000 (\$5,000 OCO)

0002/1997/156 \$25,000 Underway

Property Acquisition for Renovation: United Citizens and Neighbors CDBG monies will be committed to UCAN for the purchase and rehabilitation of another deteriorating structure in the area of Crystal Lake Park neighborhood (Census Tract 53). The renovated house will be sold to a low- to moderate-income family. Funds resulting from the sale of the property will either be used to purchase another property for rehabilitation and sale, or will be returned to the City for use in other CDBG-eligible activities. Funds received by UCAN from the sale of property associated with a previous project will also be contributed. \$30,000 (10,000 NG/20,000 RF) *Specific Objective C-4*
[24 CFR 570.202(b)(1)] *FIRST-TIER ASSESSMENT*

Property Acquisition in Support of New Construction and Relocation/Clearance/Disposition Activities (FY99/00 ENC) Funds will be encumbered to purchase lots primarily in Census Tracts 53, 54, and 55, and donated for new housing construction to a non-profit housing developer. If necessary lots will be cleared of substandard structures or debris. Any necessary relocation activities will be governed by the Federal Uniform Relocation Act. Properties may also be acquired and cleared for blight abatement purposes only. \$70,318 (70,318 OCO) [24 CFR Part 570.201(a)(b)(d)&(i)]
0009/1999/692 1304 N Berkley property taxes \$206.20 Underway
0014/1999/640 1308 W Beslin \$ 0.00 Underway
0014/1999/685 1306 W Dublin \$ 0.00 Underway

Property Acquisition in Support of New Construction and Relocation/Clearance/Disposition Activities (FY01/02) Funds will be allocated to purchase lots primarily in Census Tracts 53, 54, and 55, and donated for new housing construction to a non-profit housing developer. If necessary lots will be cleared of substandard structures or debris. Any necessary relocation activities will be governed by the Federal Uniform Relocation Act. Properties may also be acquired and cleared for blight abatement purposes only. \$50,000 (50,000 RF) *Specific Objective C-1* [24 CFR Part 570.201(a)(b)(d)&(i)] *ENVIRONMENTAL ASSESSMENT*

New Housing Construction

New Construction of Transitional Housing and Educational Facility for Center for Women in Transition A total of \$100,000 in CDBG funds will be contributed over a period of two years towards the new construction of a facility to be located at 504 East Church Street, Champaign, Illinois. Such facility will accommodate an educational/meeting area to be located on the first floor and a transitional housing program on the second floor to serve 2-4 homeless families. Other funds contributed to this project include a \$100,000 grant from United Parcel Service, and a contribution from the City of Champaign. \$50,000 (25,000 NG/25,000 RF) *Specific Objective A-7* [24CFR Part 570.201(m)] *ENVIRONMENTAL ASSESSMENT*

Housing Rehabilitation Activities

Multi-Family Residential Units:

Accessibility and Visitability Site Improvement to C-U Independence Apartments CDBG funds will be committed to Developmental Services Center to purchase all necessary materials and labor to complete modifications and installation of a power operator to the main entry door of the facility located at 610 East Kerr Avenue, Urbana. This site improvement will increase accessibility and visitability to residents and their guests as they enter and exit the building. \$4,505 (4,505 NG) *Specific Objective B-3* [24 CFR 570.202(a)(1) and (b)(11)] *CATEGORICALLY EXCLUDED*

Single-Family Residential Units:

Improvements to City of Urbana Transitional Housing Units Funds will be committed for the renovation of three properties owned by the City and used in its transitional housing program for homeless families with children. Code-related repairs will be addressed first and any remaining funds may be used to upgrade unit appearances. \$10,000 (10,000 NG) *Specific Objective A-3* [24 CFR 570.202(a)(2)&(b)(1)] *CATEGORICALLY EXCLUDED*

Emergency Grant and Access Grant Programs (FY00/01 ENC)
Funds will be encumbered to affect payment of any outstanding expenses related to program activities from the previous fiscal year. \$20,000 (20,000 OCO)

Emergency Grant and Access Grant Programs Funds will be contributed for two programs providing repairs necessary to alleviate hazardous conditions which pose a threat to the health and safety of a homeowner and general improvements necessary to remove barriers to accessibility by persons with disabilities. Very low-income homeowners are eligible for the Emergency Grant Program. The Accessibility Grant Program is available for homeowners or renters who earn less than 80% of Median Family Income (low-income). Both programs are available city-wide. All work activities will be accomplished through contract arrangements. \$100,000 (100,000 NG) *Specific Objectives B-1 & C-4* [24CFR570.202(a)(1)] [24CFR570.202(b)(10) & (11)] *CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT*

Urbana Senior Repair Service (FY00/01 ENC) Funds will be encumbered to affect payment of any outstanding expenses related to program activities from the previous fiscal year.
\$1,000 (1,000 OCO)

Urbana Senior Repair Service (FY01/02) Funds will be contributed to a home maintenance repair program for very low-income homeowners 62 years old or older and for very low-income homeowners with disabilities (any age). To be eligible for this program a family must earn less than 50% of the Median Family Income as established annually by HUD. This program is available city-wide. \$15,000 (15,000 NG) *Specific Objectives L-1 & L-3* [24CFR570.202(a)(1) & (b)(10)] *CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT*

(Urban League of Champaign County) House Siding Program (FY01/02) The City will contract with Urban League to facilitate painting and/or siding of exterior trim, gutters and downspouts at houses owned and occupied by very low-income families or individuals residing within the corporate limits of Urbana. \$6,000 (6,000 NG) *Specific Objective C-4* [24CFR570.202(a)(1)] *CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT*

PUBLIC FACILITIES AND IMPROVEMENTS

Census Tract 55 Street Lighting (FY98/99 ENC) Funds will be encumbered to facilitate final payout for the new street lighting system in Census Tract 55. \$5,000 (5,000 OCO)
Strategy D9 (Consolidated Plan PY 1995-1999)
0019/1999/620 CT 55 Curb/Gutter/Paving \$5,000 Underway

King Park Neighborhood Center Funds will be allocated towards development of a neighborhood community center to be located in Census Tract 53. Efforts will be concentrated towards construction of a timeframe for execution of this project, identifying the stakeholders, and developing partnerships to secure additional funding. It is possible that additional monies will be allocated to this activity in future fiscal years to replace the recaptured funding. \$3,000 (3,000 RF) *Specific Objective J-1* [24CFR570.201(c)] *EXEMPT*

Street Reconstruction This is the second of three years in which funds will be set aside as a contribution towards resurfacing and installation of curbs and gutters on Oakland Avenue from Broadway Avenue to Division Avenue, and on Division Avenue from Oakland Avenue to Thompson Street. Reconstruction activities are scheduled for summer, 2002. \$127,033 (65,480 NG/61,553 OCO) *Specific Objective K-1*
[24CFR570.201(c)] *FIRST-TIER ENVIRONMENTAL ASSESSMENT*
0011/2000/717 Street Reconstruction \$61,553 Funds Budgeted

Series Streetlight Replacement Area 3B/Street Improvements
A total of \$150,000 in CDBG funds will be contributed towards replacement of streetlights in Census Tract 55 and/or improvements to Green & Illinois Streets. Funds will be set aside in annual increments for three years to accomplish this commitment. Activities are scheduled for Construction Year 2002-2003. \$100,000 (50,000 NG/50,000 OCO)
Specific Objective K-2 and K-3 [24CFR570.201(c)] *FIRST-TIER ENVIRONMENTAL ASSESSMENT*
0012/2000/718 Series Street Lighting Replacement \$50,000 Funds Budgeted

Planned Parenthood Roof Repair Funds may be contributed towards repairing the storm damage to the roof on the facility located at 302 East Stoughton in Champaign. \$7,795 (7,795 NG) *Specific Objective B-6* [24 CFR 570.201(c)] *CATEGORICALLY EXCLUDED*

PUBLIC SERVICES

Transitional Housing for Homeless Families With Children (FY00/01 ENC) Funds will be contributed to the City of Urbana's transitional housing program. Five dwellings are available for homeless families with children. \$2,000 (2,000 oco)

0013/2000/719 Transitional Housing \$44,900 Funds Budgeted

Transitional Housing for Homeless Families With Children Funds will be contributed to the City of Urbana's transitional housing program. Five dwellings are available for homeless families with children. Rent receipts will be another source of revenue. \$44,900 (44,900 NG) *Specific Objective A-1* [24CFR570.201(e)] *EXEMPT*

Public Service Activities under Consolidated Social Service Funding Program (FY00/01 ENC) Funds will be encumbered from the previous fiscal year for any outstanding expenses related to public service activities. \$10,000 (10,000 oco)

Public Service Activities under Consolidated Social Service Funding Program The balance of available funding @ 15% of current entitlement will be allocated for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission has designated the priorities to be considered by the Urbana City Council for public service funding under the CDBG Program as youth services, rental assistance, and job-training activities that would further apprenticeship opportunities with local contractors for youth and adults. \$39,550 (39,550 NG) *Specific Objectives I-1, O-1 & O-2* [24CFR570.201(e)] *EXEMPT*

INTERIM ASSISTANCE

Neighborhood Clean-Up One-day neighborhood clean-up activities will be held in Fall, 2001, and Spring, 2002, in the Community Development Target Area. Activities will include appliance, metal, tire, and landscape materials recycling. The program will be co-sponsored by the UCAP Committee. \$26,500 (26,500 NG) *Specific Objectives J-1 & L-2* [24CFR570.201(f)(1)(ii)] *EXEMPT*

Property Maintenance (FY00/01 ENC) Funds will be encumbered from the previous fiscal year to affect payment of any outstanding expenses related to this activity. \$750 (750 oco) *Specific Objective C-1*

Property Maintenance City-owned properties acquired through the City's federal funding sources will be properly maintained as long as they are the responsibility of the City. \$7,000 (7,000 NG) *Specific Objective C-1*
[24CFR570.201(f)(1)(ii)] EXEMPT

TOTAL EXPENDITURES:

\$932,427

Urbana HOME Consortium
HOME Investment Partnership Program
Fiscal Year 2001 - 2002

Resources-Federal

2001-2002 Grant:	\$1,036,000
FY 99/00 HOME Reallocation	80,000
TOTAL	\$1,116,000

Resources-Other

Local Match:	\$248,647
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TOTAL REVENUES **\$1,364,647**

ACTIVITIES TO BE UNDERTAKEN:

ADMINISTRATIVE

General Administration Activities [24 CFR 92.206(d)] *EXEMPT*

Personnel:	\$55,870
Manager@25%	
GCII@80%	
Secretary@5%	
IMRF	
FICA	
Insurance	
Other Administrative Expenses	\$13,744
Conference/Training	4,644
Audit	950
Printing/Publication	1,000
Postage	100
Office Supplies	1,000
Dues & subscriptions	500
Program overhead	5,550

TOTAL ADMINISTRATIVE EXPENSE **\$69,614**

Community Housing Development Organizations (CHDOs)
Homestead Corporation Rental Housing Development Funds
will be allocated to Homestead Corporation for the
acquisition and rehabilitation of a single-family home in
the City of Champaign for rent to a low-income family.
\$18,750 (15,000 HOME; 3,750 Match) *Specific Objective C-7*
[24 CFR 92.205(a)(1)]

Urban League Lease Purchase Program Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase and minor rehabilitation of single-family homes in the Cities of Champaign and Urbana. During the leasing period, a low-income family will undergo homebuyer counseling. Upon successful completion, the home will be sold to the low-income family. \$175,500 (\$140,400 HOME; \$35,100 Match) *Specific Objective C-5* [24 CFR 92.206(c)] **CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT**

Total CHDO Project Expenses:	\$155,400	HOME
	\$ 38,850	Match
	\$194,250	Total

Illinois Center for Citizen Involvement Funds will be allocated to ICfCI for operating expenses associated with continuing towards the completion of the HomeBuild3 Program and the Eads at Lincoln Program, both of which are previously HOME funded projects. \$51,800 (\$51,800 HOME; \$0 Match) *Specific Objective C-2* [24 CFR 92.208(a)] *Exempt*

CHDO Operating Expenses:	\$51,800	HOME
	\$ 0	Match
	\$51,800	Total

City of Champaign

Urban League Lease Purchase Program Funds will be provided to the Urban League of Champaign County Development Corporation to assist with the purchase and minor rehabilitation of single-family homes in the City of Champaign. During the leasing period, a low-income family will undergo homebuyer counseling. Upon successful completion, the home will be sold to the low-income family. \$44,500 (\$35,600 HOME; \$8,900 Match) *Specific Objective C-5* [24 CFR 92.206(c)] **CATEGORICALLY EXCLUDED CONVERTED TO EXEMPT**

Full Home Rehab Program HOME funds will be used along with private loan funds to assist low and moderate income homeowners make home repairs. Grants and low-interest loans in the amount of \$25,000-\$30,000 per household are intended to address code deficiencies, major renovation needs, and lead-based paint issues. \$375,440 (\$300,352 HOME; \$75,088 Local Match) *Specific Objective C-4* [24 CFR 92.206(a)(2)] **CATEGORICALLY EXCLUDED**

Taylor Thomas Development The City of Champaign will use funds to develop the Taylor Thomas Subdivision, which will contain 10-14 newly constructed, single-family homes. The funds will be used as down payments or other subsidies to make the new homes affordable to low- and moderate-income homebuyers. \$65,000 (\$52,000 HOME; \$13,000 Match) *Specific Objective C-5 [24 CFR 92.206c] CATEGORICALLY EXCLUDED*

IHDA Down payment Assistance The City of Champaign will participate in the Illinois Housing Development Authority's low-interest loan program. The program will provide below-market rate home loans to low- and moderate-income homebuyers through local IHDA-approved lenders. In addition to the low-interest loans, the City of Champaign will use HOME funds to provide downpayment assistance to qualified buyers. \$37,000 (\$29,600 HOME; \$7,400 Match) *Specific Objective C-5 [24 CFR 92.206(c)] CATEGORICALLY EXCLUDED*

Total City of Champaign Expenses:	\$417,552	HOME
	<u>\$104,388</u>	Match
	\$521,940	Total

Village of Rantoul

The Village of Rantoul participated in the Urbana HOME Consortium during FY2000-2001. The Village of Rantoul has opted not to continue their membership in the consortium and therefore will no longer be eligible to use the Consortium's HOME funds.

Champaign County

Housing Rehabilitation Champaign County will use its share of HOME funds to provide rehabilitation assistance to both investor-owned properties as well as single-family owner-occupied projects. It is anticipated the primary program focus will be on single-family owner-occupied rehabilitation. \$86,144 (66,215 HOME; 19,929 Match) *Specific Objective C-4 [24 CFR 92.206(a)(2)] PREVIOUSLY ASSESSED*

Program Delivery Champaign County will allocate a portion of its funds for staffing and overhead expenses related to its housing rehabilitation program. \$13,500 (13,500 HOME; Match provided through completion of one rehabilitation project) [24 CFR 92.207] *EXEMPT*

Total Champaign County Expenses:	\$79,715	HOME
	\$19,929	Match
	\$99,644	Total

City of Urbana

Owner-Occupied Housing Rehabilitation Funds will be allocated for the rehabilitation of 4 units, including program delivery costs, relocation, and lead-based paint services. \$188,986 (151,189 HOME; 37,797 Match) *Specific Objective C-4* [24 CFR 92.206(a)(2)] *CATEGORICALLY EXCLUDED*

Program Delivery Funds will be allocated for coordinating and monitoring HOME projects funded with the City of Urbana's share of HOME Consortium funds. \$43,148 (34,518 HOME; 8,630 Match) [24 CFR 92.207] *EXEMPT*

Rental Housing Development Funds will be allocated to Homestead Corporation for the acquisition and rehabilitation of two (2) single-family homes for rent to low-income families. These funds were previously allocated in FY1999-2000 to Homestead Corporation for refinancing debt for their single-room occupancy facility. \$100,000 (80,000 HOME; 20,000 Match) *Specific Objective C-7* [24 CFR 92.205(a)(1)] *ENVIRONMENTAL ASSESSMENT*

HomeBuild IV Funds will be allocated to Illinois Center for Citizen Involvement for its HomeBuild IV Program, to construct new single-family residences for low- to moderate-income homebuyers in the city's designated target areas. Other funding for this program will include HOME CHDO monies, IHDA grants, and participation by the Federal Home Loan Bank. \$95,265 (76,212 HOME; 19,053 Match) *Specific Objective C-9* [24 CFR 92.206(d)] *ENVIRONMENTAL ASSESSMENT*

Total Urbana Expenses:	\$341,919	HOME
	\$85,480	Match
	\$427,399	Total

RESOLUTION NO. _____

**(A RESOLUTION
APPROVING THE CITY OF URBANA
AND CHAMPAIGN/URBANA/CHAMPAIGN COUNTY HOME CONSORTIUM
FY 2001-2002 ANNUAL ACTION PLAN)**

WHEREAS, the City of Urbana has been designated an entitlement city under the Federal Housing and Community Development Act of 1974, as amended, and as such is eligible for Community Development Block Grant (hereinafter "CDBG") funds upon proper submittal being made to the United States Department of Housing and Urban Development (hereinafter "HUD"); and

WHEREAS, the City of Urbana has been designated lead entity for the Urbana HOME Consortium in accordance with the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, and as such is eligible to receive HOME Investment Partnerships (hereinafter "HOME") funds on behalf of the City of Urbana, City of Champaign, and Champaign County; and

WHEREAS, on January 5, 1995, HUD published a final rule in the Federal Register requiring a five-year consolidated plan and annual action plans for all HUD community planning and development formula grant programs, consolidating into a single annual submission the planning,

application, and reporting aspects of the CDBG, HOME, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS Programs, and the Comprehensive Housing Affordability Strategy; and

WHEREAS, the Urbana City Council approved the *Urbana Home Consortium and the City of Urbana Consolidated Plan for Program Years 2000-2004* on May 8, 2000; and

WHEREAS, the *Urbana Home Consortium and the City of Urbana Consolidated Plan for Program Years 2000-2004* was amended on October 2, 2000; and

WHEREAS, the Urbana Community Development Commission, assisted by Urbana Community Development Services staff, has prepared the *City of Urbana and Champaign/Urbana/Champaign County HOME Consortium FY2001-2002 Annual Action Plan* (hereinafter the "Annual Action Plan"); and

WHEREAS, on January 28, 2001, a notice was published in the *Champaign-Urbana News Gazette* describing the Annual Action Plan; announcing a public review period beginning January 29, 2001, and ending February 27, 2001; and announcing a March 13, 2001, public hearing on the Annual Action Plan; and

WHEREAS, Community Development Services staff held a public hearing on the Annual Action Plan on March 13, 2001,

at the Urbana City Building, 400 South Vine Street, Urbana, Illinois; and

WHEREAS, on April 7, 2001 a notice was published in the Champaign-Urbana *News Gazette* describing the Annual Action Plan; announcing a public review period beginning April 7, 2001, and ending May 7, 2001; and announcing a May 7, 2001, public hearing on the Annual Action Plan; and

WHEREAS, at its April 24, 2001 meeting, the Urbana Community Development Commission recommended adoption of the Annual Action Plan by the Urbana City Council; and

WHEREAS, Community Development Services staff held a public hearing on the Annual Action Plan on May 7, 2001, at the Urbana City Building, 400 South Vine Street, Urbana, Illinois.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That the *City of Urbana and Champaign/Urbana/Champaign County HOME Consortium FY 2001-2002 Annual Action Plan*, as attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the Mayor is hereby designated as the authorized representative of the City of Urbana to take any action necessary in connection with said Annual Action Plan

to implement the CDBG and HOME programs and to provide such additional information as may be required.

Section 3. That upon review and comment by the Urbana Community Development Commission, the Mayor is hereby designated to execute subgrantee agreements for the following programs and activities identified in said Annual Action Plan.

- Public Service Activities under the Consolidated Social Service Funding Program
- Neighborhood Organization Grant Program VI
- House Siding Program (Urban League of Champaign County)

Section 4. That subgrantee agreements for the following programs and activities identified in said Annual Action Plan shall be subject to review and approval by the Urbana City Council before execution by the Mayor.

- Construct five (5) new single family homes for low to low-moderate income homebuyers (Illinois Center for Citizen Involvement)
- Acquisition and rehabilitation of two (2) single-family homes in Urbana to be rented to very low-income families (Homestead Corporation)
- Acquisition and rehabilitation of one (1) single-family home in Champaign to be rented to low-income families (Homestead Corporation)
- Property acquisition for renovation and resale (United Citizens and Neighbors)

- New Construction of transitional housing and educational facility (Center for Women in Transition)
- Accessibility and visitability site improvements (C-U Independence Apartments)
- Public facility roof repair (Planned Parenthood)
- Acquisition and minor rehabilitation of a single-family home in Urbana to be rented to very low-income families (Homestead Corporation)
- Purchase and rehabilitation of homes to be sold to low-income families (Urban League of Champaign County Development Corporation)
- Completing HomeBuild3 and Eads at Lincoln Program, coupled with capacity-building activities (Illinois Center for Citizen Involvement)
- Update the *Analysis of Impediments to Fair Housing Choice* to further future Fair Housing initiatives.

PASSED by the City Council this _____ day of

2001.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City

Clerk

APPROVED by the Mayor this _____ day of
_____,
2001.

Tod Satterthwaite, Mayor

Table 2C
Summary of Specific Housing and Community Development Objectives
(Table 2A/B Continuation Sheet)

Applicant's Name City of Urbana, Illinois

Priority Need Category

Homelessness

Specific Objective Number A-1

Fund City of Urbana Transitional Housing for Families with Children (5 units) using CDBG monies throughout the duration of this Consolidated Plan (5 years).

Specific Objective Number A-2

Using HOME funding, provide rental assistance to persons with families who have completed one of the area's transitional housing programs.

Specific Objective Number A-3

Using HOME/CDBG/SHP funds, support efforts by area non-profit agencies to maintain the existing system of emergency shelters and transitional housing programs.

Specific Objective Number A-4

Seek renewal(s) of Supportive Housing Program funds for Homeless Families in Transition transitional housing program under the administration of the City of Urbana.

Specific Objective Number A-5

Continue involvement in the Urbana-Champaign Continuum of Care System for homeless assistance.

Specific Objective Number A-6

Maintain memberships in organizations that facilitate coordination and cooperation among area service providers.

Specific Objective Number A-7

Encourage expansion of transitional housing for women and children.

Specific Objective Number A-8

Encourage development of a residential program to serve homeless teens with children.

Priority Need Category

Special Populations

Specific Objective Number B-1

Using CDBG/HOME monies, fund programs for low-income Urbana homeowners and renters to modify or renovate existing structures making these more accessible to persons with disabilities, assisting at least six households per year. Efforts may include funding for non-profit agencies which can provide renovation activities.

Specific Objective Number B-2

New construction activities funded with CDBG/HOME monies in Urbana shall require non-profit housing developers to include "visitability" measures.

Specific Objective Number B-3

To the greatest extent possible, renovation and rehabilitation efforts within the City using HOME/CDBG monies shall incorporate "visitability" standards.

Specific Objective Number B-4

Using Supportive Housing Program monies, fund Shelter Plus Care (rental assistance) programs for persons with disabilities who are linked with participating local agencies for case management services. Specific targeted disabilities will include persons with HIV/AIDS, persons suffering from chronic mental illness, persons recovering from substance abuse issues, and persons with developmental disabilities.

Specific Objective Number B-5

Seek renewal of existing Shelter Plus Care grant(s) under HUD's Supportive Housing Program for rental assistance to be provided for persons with targeted disabilities, assisting at least 15 persons per year for the duration of this Consolidated Plan.

Specific Objective Number B-6

The City will use CDBG funds to assist in facility repairs of non-profit agencies who provide medical and psychological care to very low- and low-income persons who must assume out-of-pocket expenses for such services.

Priority Need Category

Affordable Housing

Specific Objective Number C-1

Using HOME/CDBG funds acquire vacant properties and deteriorated and/or substandard structures which will be cleared as necessary, for donation to a non-profit housing developer for the purpose of new construction of affordable housing. The City will properly maintain such properties until transfer of ownership occurs.

Specific Objective Number C-2

Not less than 15% of HOME funds received by the Champaign/Urbana/Rantoul/Champaign County HOME Consortium will be contributed to Community Housing Development Organizations (CHDOs) each year during the continuation of the HOME Consortium.

Specific Objective Number C-3

Fund tenant-based rental assistance for low-income households using HOME monies for at least four households per year during the duration of the Consolidated Plan.

Specific Objective Number C-4

Using HOME/CDBG funds accommodate a housing renovation program for low- and very low-income owner-occupied units. Efforts may include funding for non-profit agencies which can provide such renovation activities.

Specific Objective Number C-5

Fund first-home buyer assistance for low- to moderate-income homebuyers using HOME monies for a total of fifteen households during the duration of the Consolidated Plan.

Specific Objective Number C-6

Maintain membership(s) in organizations that facilitate open communication among lenders, businesses, non-profits, and government entities. Staff shall collect copies of HMDA (Home Mortgage Disclosure Act) quarterly reports from local lenders and distribute them to City Council.

Specific Objective Number C-7

Financially support renovation of substandard privately-owned rental units for occupancy by low-income households.

Specific Objective Number C-8

Encourage the development of non-profit housing development organizations eligible for CHDO status.

Specific Objective Number C-7

Promote new construction efforts providing affordable housing opportunities for low- and moderate-income households.

Priority Need Category

Public Housing**Specific Objective Number D-1**

Accept the designation of "Responsible Entity" for purposes of environmental assessments for Housing Authority of Champaign County activities within the corporate limits of Urbana.

Specific Objective Number D-2

Review in a timely manner environmental assessment documents prepared by HACC for public housing activities within the corporate limits of Urbana.

Specific Objective Number D-3

Execute environmental assessment certifications, including, but not limited to, the Request for Release of Funds, for activities within the corporate limits of Urbana, upon submittal by HACC to the City of properly completed environmental assessment documents conforming to regulations published at 24 CFR Part 58.

Specific Objective Number D-4

Using HOME and Supportive Housing Program funds, provide tenant-based rental assistance for very-low income individuals and households.

Priority Need Category

Lead-Based Paint**Specific Objective Number E-1**

Data collected by the Champaign County Public Health Department shall be used to evaluate the percentage of Urbana children screened and tested. These figures shall be used in conjunction with all agencies to apply for funds as they become available to implement and administer programs based on lead reduction, training, testing and education of public and private organizations.

Specific Objective Number E-2

All contractors performing rehabilitation activities funded by CDBG/HOME monies on housing units constructed prior to 1978 shall be required to distribute lead-based paint Hazard Reduction Information to clients.

Specific Objective Number E-3

Lead hazard evaluations shall be performed as required by HUD.

Priority Need Category

Fair-Housing Strategy

Specific Objective Number G-1

In conjunction with other local governments and community entities, a validated testing program to document possible discrimination against parties to real estate transactions will be developed and conducted.

Specific Objective Number G-2

Education and training opportunities, which focus on eliminating barriers to affordable housing, will be encouraged.

Specific Objective Number G-3

Encourage the Urbana Human Relations Division, the Building Safety Division, and PACE, Inc. to join forces in an effort to acquaint developers with local codes and fair housing laws to insure that handicapped units are produced when new housing is constructed.

Priority Need Category

Historic Preservation Strategy

Specific Objective Number H-1

Promote the preservation of Urbana's historic resources including buildings, sites, structures, objects, and historic districts.

Specific Objective Number H-2

Foster understanding and civic pride in Urbana's history and architecture. Promote the education of the public concerning City history.

Specific Objective Number H-3

Preserve historic downtown buildings and facades, and encourage restoration and rehabilitation.

Priority Need Category

Anti-Poverty Strategy

Specific Objective Number I - 1

In reviewing applications for funding under the Consolidated Social Services Program, specifically those eligible for CDBG monies, consideration will be given to

those activities which offer maximum benefit to very low- and low-income Urbana households.

Specific Objective Number I-2

Not less than seventy percent (70%) of the aggregate of CDBG fund expenditures shall be for activities benefiting low- and moderate-income persons as established annually by HUD.

Specific Objective Number I-3

One Hundred percent (100%) of HOME funds will be used to assist families with incomes below eighty percent (80%) of the area median family income as established annually by HUD.

Priority Need Category

Community Development-Public Facilities

Specific Objective Number J-1

Certain block groups within Census Tracts 53, 54, and 55 are designated as the City's Community Development Target Area. In considering activities to be funded under CDBG, emphasis will be placed on activities which benefit persons in these neighborhoods.

Specific Objective Number J-2

Funds will be contributed to the development and construction of a new facility for emergency child care (Crisis Nursery).

Priority Need Category

Community Development-Infrastructure

Specific Objective Number K-1

CDBG funds will be contributed for street improvements in CT 54 to Division Avenue, and to Oakland Avenue.

Specific Objective Number K-2

CDBG funds will be contributed to replace series streetlighting in CT 55 with new service.

Specific Objective Number K-3

CDBG funds will be contributed to street improvements associated with Sunset Drive, Coler Avenue, and Lincoln Avenue in CT 53.

Priority Need Category

Community Development-Seniors

Specific Objective Number L-1

Provide minor home maintenance repair service to at least 30 elderly households per program year for the duration of the Consolidated Plan.

Specific Objective Number L-2

Provide free collection of junk and debris, as well as appliance pick-up, for elderly homeowners and renters residing in the CD Target Area during Neighborhood Cleanups.

Specific Objective Number L-3

Suggest other supportive services available in the community to elderly homeowners with whom City Staff interact.

Priority Need Category

Community Development-Youth

Specific Objective Number M-1

CDBG Public Service funds will be used to support programs which further the development of positive attitudes and attributes in area youth especially those residing within the CD Target Area.

Specific Objective Number M-2

CDBG Public Service funds will be used to support recreational, educational, and cultural opportunities for youth residing in low- and/or very low-income households.

Priority Need Category

Community Development-Public Services Strategy

Specific Objective Number O-1

In reviewing applications for funding under the Consolidated Social Services Program, specifically those eligible for CDBG monies, consideration will be given to those activities which offer maximum benefit to very low- and low-income Urbana households.

Specific Objective Number O-2

Certain block groups within Census Tracts 53, 54, and 55 are designated as the City's Community Development Target Area. In considering activities to be funded under CDBG Public Services, emphasis will be placed on activities which benefit persons in those neighborhoods.

Priority Need Category

Community Development-Economic Development/Opportunity Strategy

Specific Objective Number P-1

CDBG Public Service funding will be provided to Urban League of Champaign County for job-training services to be provided to adults recently released from the prison system.

Specific Objective Number P-2

CDBG Public Service funding will be provided to Urban League of Champaign County for job-training services to be provided to youth as part of its Summer Youth Program.

Priority Need Category

Community Development-Planning and Administration Strategy

Specific Objective Number Q-1

Using CDBG monies, fund a Neighborhood Organization Grant program to encourage the creation and development of local groups concerned with furthering the interests of the neighborhood. The primary purpose of this program would be to assist such groups to accomplish non-profit status by obtaining a 501(c)3 designation, thereby making them eligible for additional funding.

Specific Objective Number Q-2

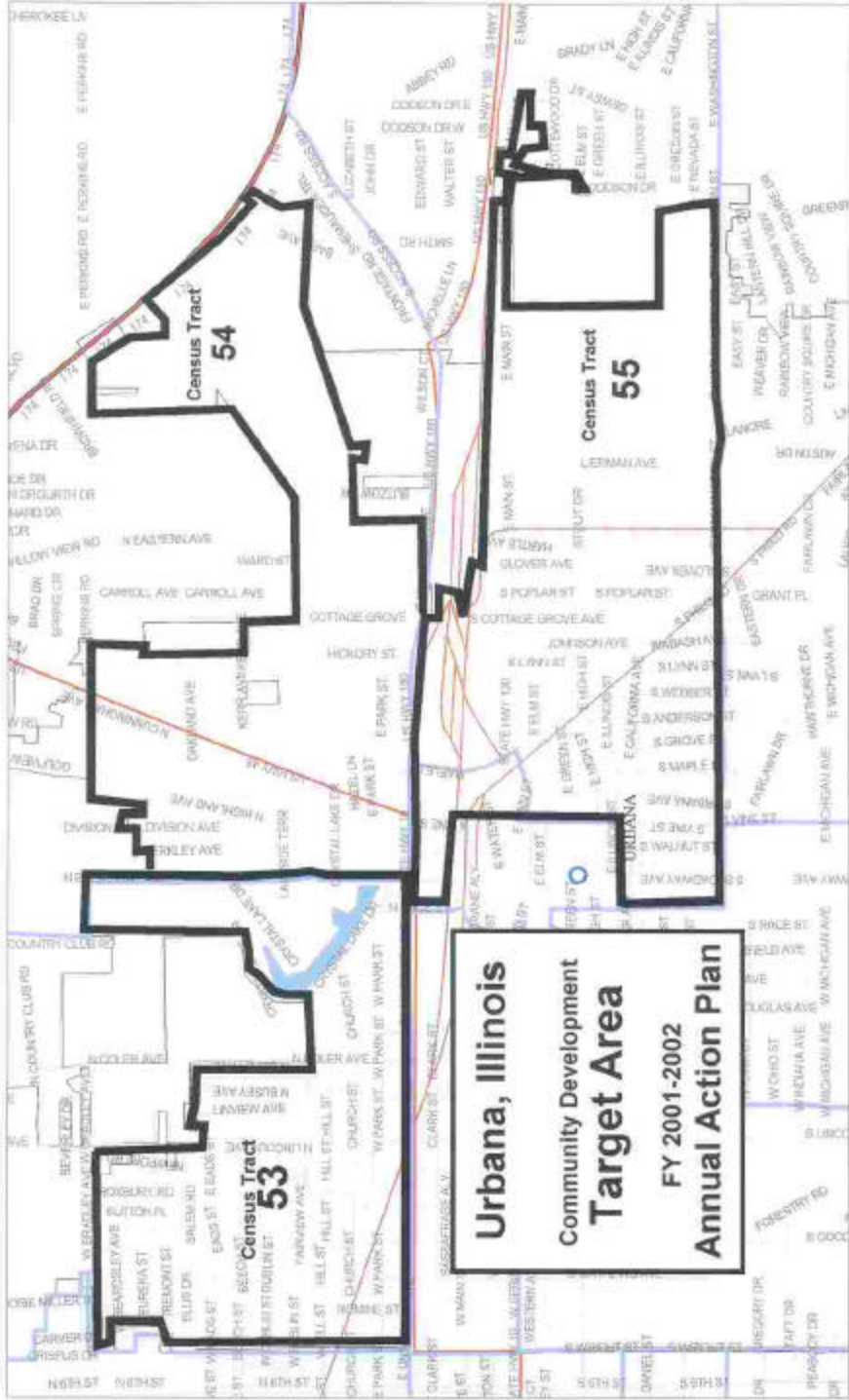
The City will serve as service planner, funder, program monitor, and evaluator. City functions shall include promotion of collaborative efforts, using City funds to leverage non-City funds for housing and community development, grant procurement and grant management, and program planning. Service provision will primarily be done by subgrantee agencies including private non-profit organizations.

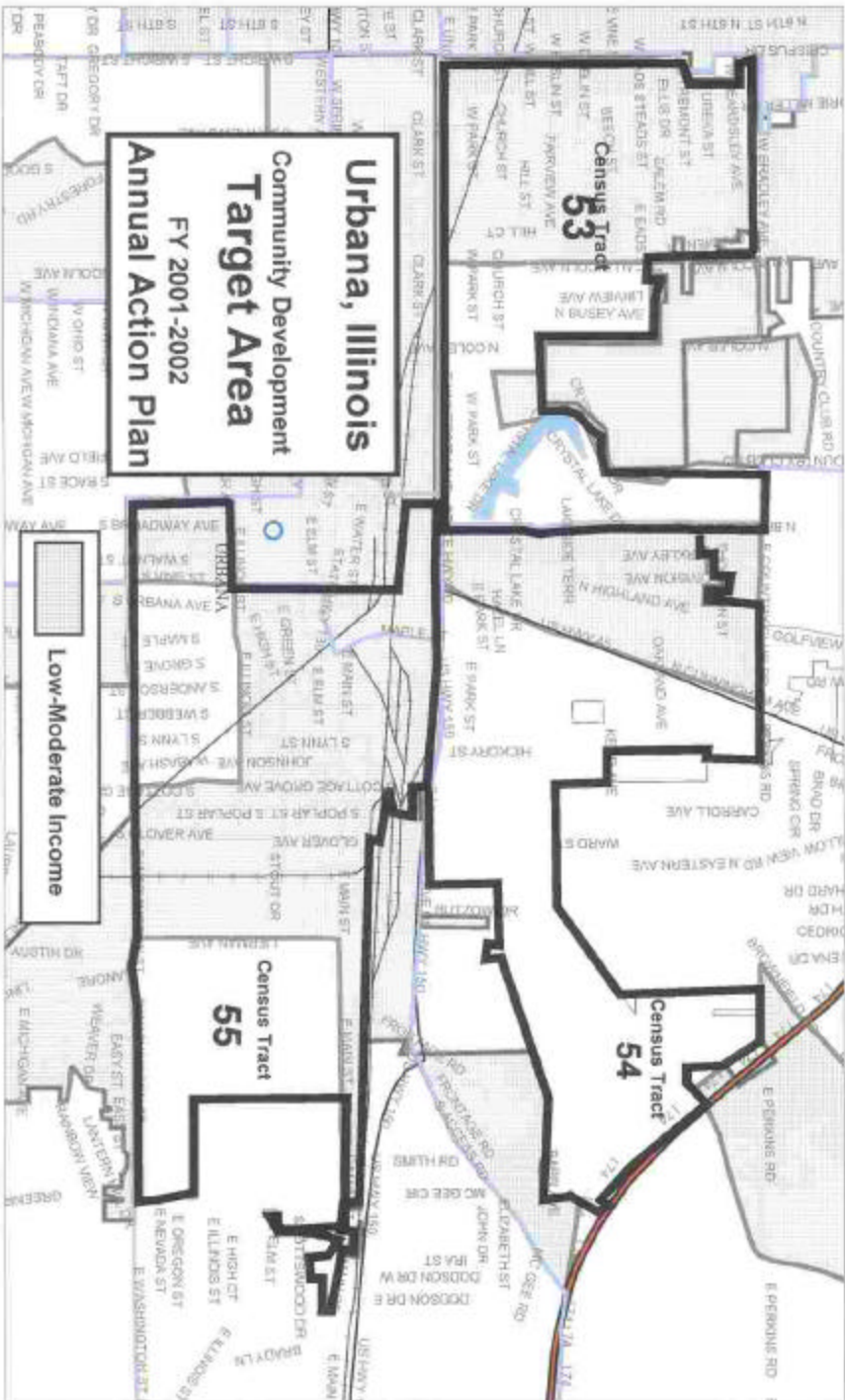
Specific Objective Number Q-3

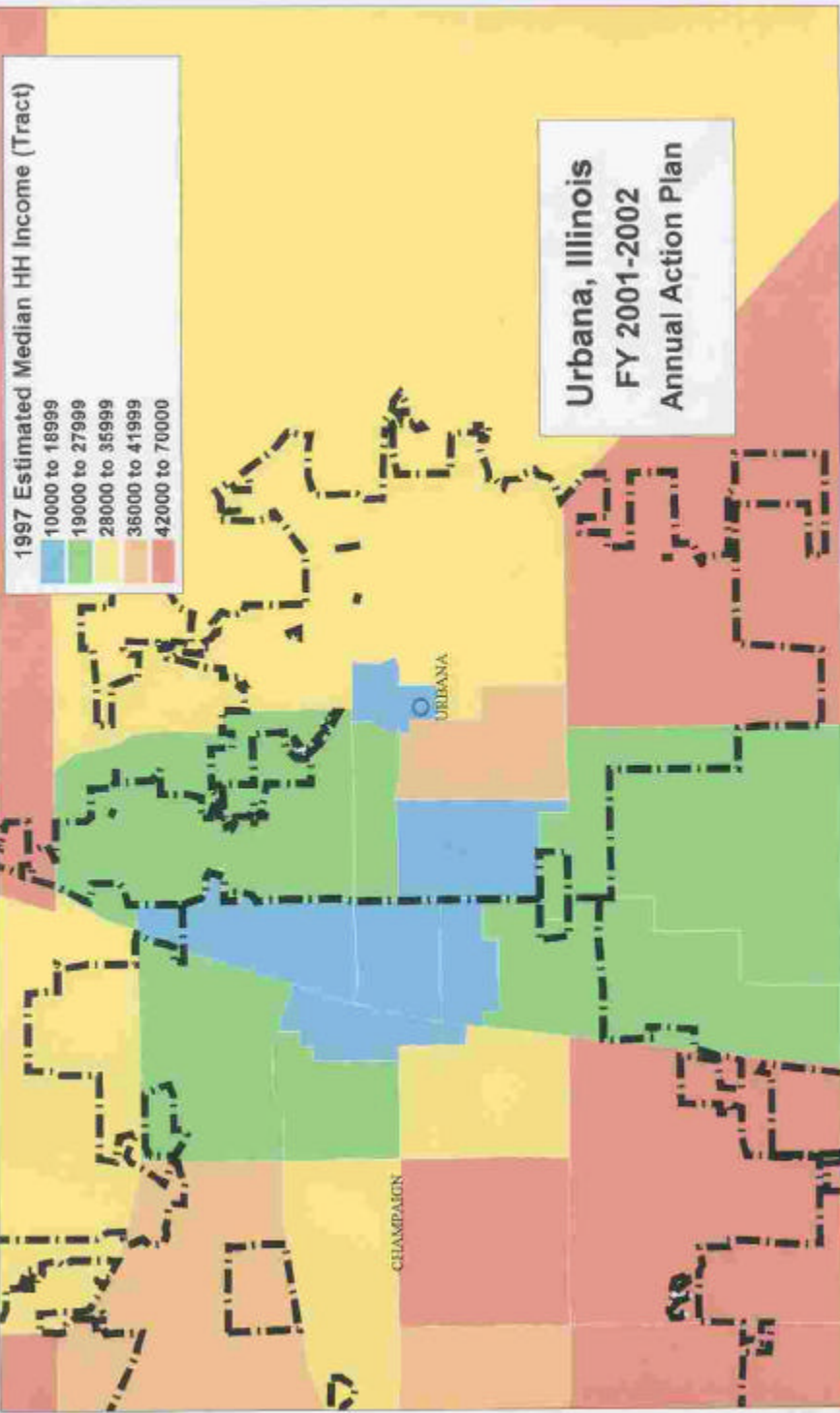
The majority of CDBG funds directly benefiting households will be targeted toward households with income at or below 50 percent of median family income even though federal law allows benefit to households earning up to 80 percent of median family income. This guideline shall apply to programs administered directly by the City as well as those administered by Subgrantees.

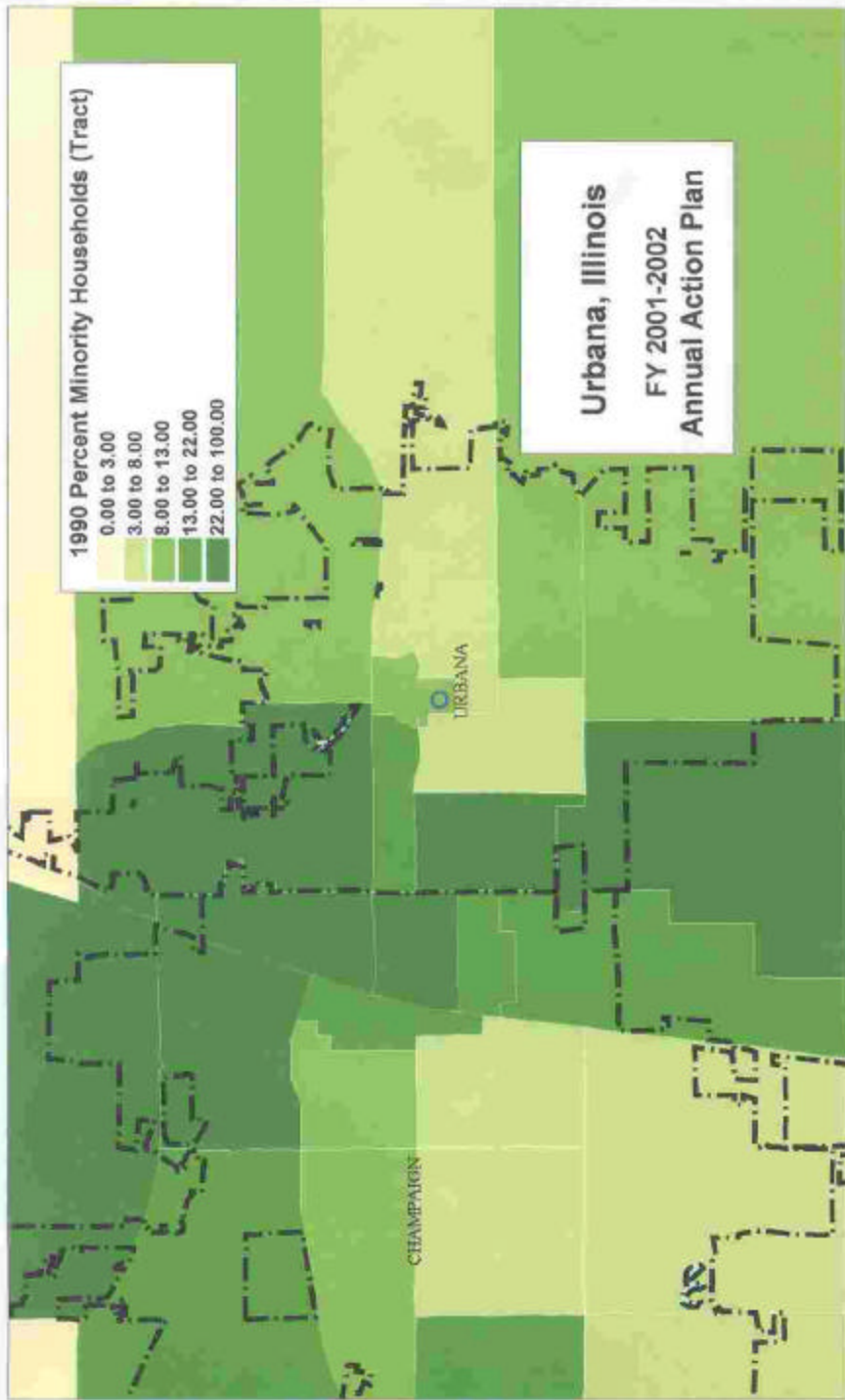
Specific Objective Number Q-4

Using HOME funds the City will support the creation of new and the continuation of existing Community Housing Development Organizations (CHDOs). No single CHDO shall be designated by the City, rather multiple organizations with unique program niches shall be encouraged.











DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Officer

FROM: Elizabeth Tyler, AICP, Planning Manager

DATE: May 3, 2001

SUBJECT: Plan Case No. 1777-T-01: Request by the Zoning Administrator to amend Section IX-3.C. and Table IX-5 of the Zoning Ordinance with respect to Outdoor Advertising Sign Structures (OASS's)

Introduction

The Zoning Administrator is requesting an amendment to the Zoning Ordinance to include design guidelines for Outdoor Advertising Sign Structures (OASS), commonly known as "billboards". Among the changes are additions to Section IX-3.C, Measurement of Outdoor Advertising Sign Structure Surface Area, and additions and revisions to Table IX-5, Standards For Future Outdoor Advertising Sign Structures. Among the proposed requirements are landscaping or architectural features installed around the base, specifications for the structural components of the OASS, and a clarification that advertising "embellishments" are to be included in the maximum allowable display area. In addition, the proposed amendment would prohibit "cantilevered" billboards which wrap over the roof of a building or into other areas, and provisions which could reduce side yard setbacks where two properties zoned B-3 are adjacent. In order to be consistent with Illinois Department of Transportation (IDOT) standards regarding spacing between billboards, an increase in the spacing requirement is also proposed.

Background

The City's regulations concerning OASS, which are found in Article IX of the Urbana Zoning Ordinance, date from 1984. The language adopted at that time was the result of a settlement agreement for a court case between the City and C & U Poster Company. These regulations have remained largely unchanged since 1984, with the exception of a 180-day moratorium on billboards passed by the City Council on December 18, 2000, for the purpose of developing the currently proposed amendments.

Section IX-1 of the Urbana Zoning Ordinance sets forth the Legislative Intent and Findings for the Comprehensive Sign Regulations. This section of the Ordinance sets the goals of the sign regulations in general, as well as specifically related to OASS's. While differentiating between signs and OASS's, the intent of the Comprehensive Sign Regulations includes as a goal the preservation of the physical appearance of the community:

The purpose of this Article is to establish regulations and controls which promote the goals, objectives and policies of the City of Urbana Comprehensive Plan and to permit and regulate signs in such a manner as to support and complement the land use policies set forth in Article I, Section I-1. To these ends, this Article regulates the size, number and spacing of signs which is intended to aid in traffic safety by avoiding uncontrolled proliferation of signs which distract and endanger safety and traffic flow; reduce congestion of land, air and space; preserve and protect property values; establish reasonable standards for the use of signs in order to maintain and encourage business activity and development; protect and enhance the physical appearance of the community and the scenic value of the surrounding area; and regulate signs located near or visible from public property such as streets, highways, parks and schools where such signs could jeopardize the public's investment in these facilities.

Recently, a number of problematic OASS have been placed in the Champaign-Urbana area that call into question the adequacy of the City's current regulations. The issues regarding OASS's include their placement, design, and compatibility with surrounding properties. Please refer to the discussion of the proposed amendment below and to the photographs provided in the Plan Commission memoranda for a better understanding of these issues.

On December 18, 2000, the Urbana City Council passed Ordinance No. 2000-11-136 to add Section IX-10, Interim Development Ordinance, Moratorium on Outdoor Advertising Structures, to the Urbana Zoning Ordinance. The Interim Development Ordinance created a moratorium on Outdoor Advertising Sign Structures for a period of 180 days to allow the necessary time to undertake a thorough review of the OASS regulations without additional permits being requested. The Ordinance is in effect until June 18, 2001.

In order to study the issue of billboard aesthetics pursuant to the IDO, an OASS Task Force was created by the City. The role of the task force was to identify the issues and concerns regarding OASS for Urbana, to study and prioritize those issues, and to determine ways to improve the aesthetic standards for OASS, while considering the needs and concerns of the outdoor advertising industry. The findings of the Task Force are found in the discussion of the proposed ordinance below.

The task force consisted of the following members:

April Getchius, Urbana Community Development Director/City Planner
Craig Grant, Urbana Building Safety Division Manager
Carolyn Kearns, Urbana Alderperson
Ray Moyer, Vice President of Operations, Bressler Outdoor Advertising (participant by phone)

Kip Pope, President, C & U Poster Advertising
Tim Ross, Urbana Planner and OASS Task Force Secretary
Jennifer Sloane, General Counsel, Bressler Outdoor Advertising (participant by phone)
Jack Waaler, Urbana City Attorney

On April 19, 2001, the Urbana Plan Commission heard Plan Case 1777-T-01 and voted 8-0 to forward the proposed amendment to Council with a recommendation for approval. The Commission also recommended that additional consideration be given to issues regarding the definition of an OASS and specific modifications to the language as discussed below.

Attached to this memorandum is a memorandum from Kip Pope to Tim Ross, dated May 2, 2001. In this memorandum, Mr. Pope recommends specific changes to Table IX-5. For the most part, these changes are accomplished by those presented below. Mr. Pope also recommends that additional language be added to the Section IX-1 preamble to the Sign Regulations (current language is recited above) to provide additional guidance to the Zoning Administrator's decisions with respect to OASS's under the proposed amendments. This proposed addition has not been reviewed by the Task Force or by the Plan Commission, but could be considered by City Council for inclusion in the current text amendment.

Proposed Text Amendment

The proposed amendment would be to amend Section IX-3.C., Measurement of Outdoor Advertising Sign Structure Surface Display Area, and Table IX-5, Standards for Future Outdoor Advertising Sign Structures. Proposed amended language is shown below with strikeouts and underlining; relevant discussion follows each portion. These proposed changes are discussed further in the April 5, 2001 staff memorandum to the Plan Commission.

Amendments to Section IX-3.C., Measurement of Outdoor Advertising Sign Structure Surface Display Area

Section IX-3. C, Measurement of Outdoor Advertising Sign Structure Surface Display Area, is proposed to be amended to read as follows:

The surface area of a sign or surface display area of an outdoor advertising sign structure shall be the area of the smallest convex geometric figure encompassing the maximum projected area of the volume on a flat plane which completely encloses the extreme limits of the surface display area of writing, representation, emblem, advertising embellishment, or other figure of similar character or potential display area of an outdoor advertising sign structure, together with any material forming an integral part of the display, or used to differentiate such sign or outdoor advertising sign structure from the background against which it is placed. Such measurement shall exclude the necessary supports or uprights on which the sign is placed, unless the supports or uprights constitute part of the display because of the predominant overall concept of the sign, and shall exclude the apron, if any, which itself covers structural members, supports or uprights. The lowest

projection of the display area shall not be more than 6 inches above the lowest portion of any horizontal structural element of the OASS.

1. Advertising Embellishments

The addition of advertising embellishments to the definition of the measurement of an OASS is a clarification of existing policy. Currently the area of an OASS may not exceed 300 square feet, which is measured from the extreme limits of the display area. This addition eliminates any doubt that embellishments are to be included in this measurement.

2. Apron Size and Other Horizontal Structural Elements

The size of the apron and other appurtenances (handrails, catwalks, walkarounds) were identified as items to study under the Interim Development Ordinance. To reduce the visual impact of these items, staff proposes restricting the height of the apron and any other horizontal structural elements below the display area to six inches. This effectively prohibits handrails, but would allow catwalks and walkarounds to continue. The requirement would apply only to structural elements and not design features, such as latticework between the ground and the display.

Amendments to Table IX-5. Standards for Future Outdoor Advertising Sign Structures

Portions of Table IX-5. Standards for Future Outdoor Advertising Sign Structures, are proposed to be amended to read as follows: (please refer to Table IX-5 attached to this memorandum. Proposed changes have been included below in italics; discussion follows)

3. Landscaping/Architectural Design Requirement

Footnote 7: Structural members of an OASS attached to the ground shall be encompassed by landscaping for a minimum horizontal radius of five feet from the center of the structural element. Landscaping must be planted and maintained according to the standards of Section VI-5.G.2.g,h,i,j,k,l, and n. OASS may also be approved which contain, as a component of the OASS, a geometric shape enclosure around the supporting pole(s) with a vertical dimension twice that of its horizontal dimensions and an architectural design consistent with the intent of the Comprehensive Sign Regulations, or another design feature consistent with these regulations as defined in Section IX-1., Legislative Intent and Findings. All supporting poles, such as I-beams, must be enclosed.

Compatibility of an OASS with its surroundings was the guiding principle behind the review of the OASS regulations. This portion of the amendment is being proposed to require that freestanding OASS's blend with their surroundings, either through landscaping or architectural treatment of the base. Members of the Plan Commission recommended that all visible support structures be enclosed, which would apply to I-beams. To prevent architectural treatments that are not

consistent with the proposed requirement, staff concurs with the suggestion to require supporting poles to be enclosed.

4. Color Requirement

Footnote 8. All visible structural elements (excluding the changeable portion of the display) shall be white, gray, tan or other light-shaded tone. OASS's may be also be approved if they are compatible with the surrounding area in terms of architectural design or color, as determined by the Zoning Administrator based on the intent of the Comprehensive Sign Regulations.

The intent of the color requirement is to encourage billboards to be painted colors consistent with their surroundings. Staff recommends the requirement that visible structures of an OASS be painted light-shaded tones, which should blend adequately in most surroundings. During the Plan Commission meeting it was pointed out that some billboards are surrounded by a natural landscape that is predominantly dark in color due to the types of trees in the area. In these and other cases where darker colors may be more compatible, the applicant may request that the Zoning Administrator approve an alternative color and/or architectural design.

5. Ladders

Footnote 9. OASS shall not include ladders as an element thereof, except those ladders that are contained entirely in the area behind and between the display panels.

To diminish the industrial appearance of OASS's, staff is proposing that ladders welded to the pole be prohibited from future billboard structures. These ladders are not necessary for sign maintenance. This text amendment would not prohibit the ladders behind the display faces, which are necessary for changing the sign displays.

6. Cantilevered OASS's Prohibited

Footnote 10. OASS shall not be cantilevered, other than the "flag" design. That is, the structure shall not use an offset beam to support the display area(s).

For the purpose of these billboard regulations, the term "cantilevered" refers to the placement of a billboard on an offset beam extending from the pole. Many cantilevered signs are exceedingly conspicuous due to the high visibility of the supporting structures, and the potential for them to be placed in undesirable locations. This proposed language aims to eliminate billboards being wrapped around buildings, on top of roofs, or otherwise designed to support the display using a twisting series of beams. This will not apply to the "flag" design, where the display extends from the pole entirely in one direction without additional supports.

7. No OASS component over roofline

Footnote 11. No portion of a freestanding OASS shall encroach more than nine feet into the airspace created by the outline of a roofline projected upward. Any OASS that encroaches nine feet or less into the roofline airspace shall have a minimum clearance of three feet over the roofline.

The intent of this proposal is to clarify in the text of the ordinance that roof signs are prohibited, and to discourage billboards that give the appearance of being a roof sign. At the same time, staff recognizes that a reasonable encroachment of nine feet or less may not defeat the intent of this proposal so long as a minimum of three feet clearance is provided as well. In response to a question by a Plan Commissioner, Building Safety staff has indicated there are no fire safety issues with billboards encroaching in this manner.

8. Reduction in Side Yard Setback

Footnote 12. In the B-3 Zoning District, OASS's may encroach five (5) feet into the ten (10) foot side yard setback if the property on which the OASS is proposed is adjacent to another property zoned B-3.

Currently all OASS's must comply with required setbacks for the zoning districts in which they are proposed. Requiring billboards to meet a ten-foot side yard setback in the B-3 zone may be in excess of what is necessary to control the objective of minimizing the impact on surrounding properties in some cases. Therefore, staff is recommending a five-foot reduction in side yard setback reduction for properties zoned B-3 that are adjacent to other B-3 zoned properties.

9. Maximum Height of OASS

Table - Maximum Height of OASS, Wall Sign: *Not to project above roofline or edges of wall ~~upon which OASS is mounted~~; of an adjacent structure*

This is a clarification of existing policy. Staff is recommending this text amendment to avoid the possibility that a wall OASS may be constructed in such a way as to cause it to overhang an adjacent roof from another wall.

10. Locations of OASS's and Separation Requirements

Table - Location of OASS and Separation: *Further, such OASS's shall not be located within ~~250~~ 300 feet of any free-standing or wall mounted OASS.*

In the course of the OASS Task Force meetings, it was discovered that the 250 feet separation requirement of the City of Urbana is less than the 300 foot separation required by IDOT. While the scope of this study was limited to compatibility standards, this disjuncture in spacing is proposed to be remedied as a part of this amendment. Further action regarding spacing requirements for billboards and related themes could be handled as part of a future text amendment.

11. Addition of definition requirements

Upon the suggestion of a Plan Commission member, staff proposes the addition of portions of the definition of an OASS which limit dimensions as an additional footnote in Table IX-5.

Footnote 13. *OASS are limited to two (2) standardized structures, as indicated in the definition*

a. The "30 sheet poster panel" or painted bulletin, whose outside dimensions, including trim, if any, but excluding the base, apron, supports and other structural members is approximately twelve (12) feet by twenty-five (25) feet, containing approximately three hundred (300) square feet of total display area;

b. The "Junior panel" whose outside dimensions, including trim, if any, but excluding the base, apron, supports and other structural members is approximately six (6) feet by twelve (12) feet, containing approximately seventy-two (72) square feet of total display area.

Issues and Discussion

The proposed amendment seeks to accomplish the goals of the Interim Development Ordinance by establishing design criteria for future OASS's. Provisions are proposed to soften the impact around the base of the OASS, to minimize the incompatible visual impact of the upper portion in terms of the surrounding area, and to address issues regarding the placement of billboards. The amendment does not aim to require the perfect billboard; rather, it aims to restrict several of the least compatible aspects of OASS's that are currently permitted. The proposed changes reflect the intent of the Zoning Ordinance to protect and enhance the physical appearance of the community and the scenic value of the surrounding area.

There was some discussion at the Plan Commission meeting on April 19, 2001 regarding the future of the billboard industry, and its impact on the City of Urbana. New technology in billboard construction has resulted in more alternatives for billboard placement, some of which are inconsistent with the intent of the Zoning Ordinance and are addressed by this proposed amendment. As the outdoor advertising industry continues to change, the City's billboard regulations may need to be revisited in the future.

Summary of Findings

1. The proposed amendments are pursuant to the objectives of the Interim Development Ordinance (IDO), as set forth in the discussion in the memorandum.
2. The proposed amendment reflect the findings and recommendations of a Task Force which was formed in order to develop guidelines for OASS's and is composed of representatives of the City as well as the outdoor advertising industry.

3. The proposed amendment would increase design compatibility requirements for OASS's to protect and enhance the physical appearance of the community and the scenic value of the surrounding area, consistent with the intent of the Comprehensive Sign Regulations in the Zoning Ordinance.
4. The proposed amendment would soften the visual impact of billboards on the ground level by requiring landscaping or other structural component below the display area.
5. The proposed amendment would improve the design compatibility of OASS's by increasing the standards for the structural elements of OASS's.
6. The proposed amendment would clarify certain interpretations of the Zoning Administrator in order to assure that the intent of the sign regulations is met.
7. The proposed amendment would reduce the side yard setback for OASS on permitted B-3 properties adjacent to other B-3 properties.
8. The proposed amendment would increase the spacing requirement feet between OASS's from 250 feet to 300 feet for consistency with the spacing requirements of the Illinois Department of Transportation.

Options

The City Council has the following options for action in Plan Case No. 1777-T-01:

- a. approve the proposed text amendment to the Zoning Ordinance, as presented herein.
- b. approve the proposed text amendment to the Zoning Ordinance, as modified by specific suggested changes.
- c. deny approval of the proposed text amendment to the Zoning Ordinance.

Recommendation

At the meeting on April 19, 2001, the Plan Commission voted 8 to 0 to recommend **APPROVAL** of the proposed text amendment as presented herein based on the findings summarized above, with the additional recommendation to consider the related issues presented herein. Staff concurs with this recommendation.

Prepared by:

Tim Ross
Planner

Attachments: Proposed Ordinance to Approve Text Amendments
Table IX-5, Standards for Future Outdoor Advertising Sign Structures, with
proposed additions underlined
Memorandum from Kip Pope to Tim Ross, dated May 2, 2001
Minutes of the April 19, 2001 Plan Commission meeting

Cc: Kip Pope, President, C & U Poster Advertising Co.
Jennifer Sloane, General Counsel, Bressler Outdoor Advertising

ORDINANCE NO. 2001-05-044

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF URBANA

(Additions to Section IX-3.C., Measurement of Outdoor Advertising Sign Structure Surface Display Area, and amendments to Table IX-5, Standards for Future Outdoor Advertising Sign Structures)

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance No. 9293-124 on June 21, 1993 consisting of a Comprehensive Amendment to the 1979 Zoning Ordinance of the City of Urbana, also known as the Urbana Zoning Ordinance; and

WHEREAS, Article IX of the Urbana Zoning Ordinance, Comprehensive Sign Regulations, includes as an intent of regulating signs, to protect and enhance the physical appearance of the community and the scenic value of the surrounding area; and

WHEREAS, a number of Outdoor Advertising Sign Structures (OASS) have been constructed recently in the Champaign-Urbana area that call into question their compliance with the above stated intent of the Zoning Ordinance; and

WHEREAS, on December 18, 2000, the Urbana City Council approved Ordinance No. 2000-11-136 to add Section IX-10, Interim Development Ordinance, Moratorium on Outdoor Advertising Structures, to the Urbana Zoning Ordinance which significantly limited the issuance of OASS permits for a period of 180 days; and

WHEREAS, the City of Urbana created an OASS Task Force composed of representatives of the City as well as the outdoor advertising industry to conduct a comprehensive review of the

OASS regulations and to develop additional guidelines for OASS's while considering input from the outdoor advertising industry; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend Section IX-3.C., Measurement of Outdoor Advertising Sign Structure Surface Display Area, and Table IX-5, Standards for Future Outdoor Advertising Sign Structures, as presented herein; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1777-T-01; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing to consider the proposed amendment on April 19, 2001; and

WHEREAS, the Urbana Plan Commission voted 8 ayes and 0 nays to forward the proposed amendment set forth in Plan Case No. 1777-T-01 to the Urbana City Council with a recommendation for approval with the condition to continue the review of certain aspects of the OASS regulations; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to amend the text of the Urbana Zoning Ordinance as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. Section IX-3.C., Measurement of outdoor advertising sign structure surface display area, is hereby amended to read as follows:

The surface area of a sign or surface display area of an outdoor advertising sign structure shall be the area of the smallest convex geometric figure encompassing the maximum

projected area of the volume on a flat plane which completely encloses the extreme limits of the surface display area of writing, representation, emblem, advertising embellishment, or other figure of similar character or potential display area of an outdoor advertising sign structure, together with any material forming an integral part of the display, or used to differentiate such sign or outdoor advertising sign structure from the background against which it is placed. Such measurement shall exclude the necessary supports or uprights on which the sign is placed, unless the supports or uprights constitute part of the display because of the predominant overall concept of the sign, and shall exclude the apron, if any, which itself covers structural members, supports or uprights. The lowest projection of the display area shall not be more than 6 inches above the lowest portion of any horizontal structural element of the OASS.

Section 2. Table IX-5, Standards for Future Outdoor Advertising Sign Structures, is hereby amended to read as shown in the attachment.

Section 3. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this _____ day of _____, _____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, _____.

Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the _____ day of _____, 2000, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled “AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF URBANA (Additions to Section IX-3.C., Measurement of Outdoor Advertising Sign Structure Surface Display Area, and amendments to Table IX-5, Standards for Future Outdoor Advertising Sign Structures)” which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2001, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2001.

**TABLE IX-5. STANDARDS FOR FUTURE OUTDOOR ADVERTISING
SIGN STRUCTURES**

Districts Permitted	Type	Maximum Number Permitted	Maximum Area of OASS	Maximum Height of OASS	
Such new OASS's shall be allowed only along FAP or FAI routes, as designated by IDOT as of March 1, 1981, in areas zoned B-3 (General Business), B-4E (Central Business Expansion) and IN (Industrial) and within 660 feet of either side of such FAP/FAI routes; in B3, and IN districts along Lincoln Avenue north of Bradley Avenue; and in B-3, B-4, B-4E and IN districts along Vine Street between Main Street and University Avenue ^{2,4,5}	Wall	One per wall provided no other exterior wall signs are on display.	300 sq. ft.	Not to project above roofline or edges of wall upon which OASS is mounted. Of adjacent structure.	OAS: requ and shall Resi Furtl withi wall
	Free-standing	2 per OASS	300 sq.ft. (back-to-back displays shall be deemed to be a single structure) ¹	IN - 40 feet ² B-3, B-4 - 35 feet, B-4E - 35 feet ¹¹	Sam

Notes: No outdoor advertising sign structures shall be erected on a roof or marquee. Further, these regulations must be interpreted consistent with the injunction issued in Champaign County Circuit Court 76-C-1060, C-U Poster versus Urbana.

- 1 "Back-to-back" shall mean faces erected at a parallel plane separated by no greater than three (3) feet, or faces erected at no greater than a forty-five (45) degree angle to each other.
- 2 If an OASS is: (1) directed primarily towards users of a highway in the National Interstate and Defense Highway System, (2) within two thousand (2,000) feet of the center line of such highway, and (3) more than five hundred (500) feet from any residential district, school, park, hospital, nursing home or other OASS, then the sign may be erected to such height as to be visible from a distance of one-half (1/2) mile on the highway or a maximum height of seventy-five (75) feet, whichever is less, and the sign may have an area not greater than three hundred (300) square feet. Said regulations apply only to OASS's facing Interstate Highway 74; they do not apply to OASS's facing Federal Aid-Primary Highways.
- 3 For purposes of determining separation measurements, the following shall apply:
 - a. Separation measurements between OASS's shall be measured along same side of a street.
 - b. Measurements from wall OASS's shall be made from the closest edge or projection of the OASS to the OASS which it is being separated.
 - c. Measurements from freestanding OASS's shall be made from the closest ground projection or support of the structure to the structure from which it is being separated.
- 4 Said FAI and FAP areas include Routes 45, 150 and 10 (University Avenue from Wright Street to I-74); all of Route 45 (Cunningham Avenue) north of University Avenue; and I-74. For purposes of future OASS erection, South Philo Road shall not be included as FAP, although it may be or may have been so designated by the Illinois Department of Transportation.
- 5 OASS's along Vine Street between Main Street and University Avenue shall be located within one hundred (100) feet of the center line of Vine Street.
- 6 This table sets standards for future outdoor advertising structures. Except for those outdoor advertising sign structures which are to be removed pursuant to the Settlement Agreement arising out of the litigation in 76-C-1070, existing outdoor advertising sign structures in the City of Urbana are expressly permitted and in compliance with this Article.
- 7 Structural members of an OASS attached to the ground shall be encompassed by landscaping for a minimum horizontal radius of five feet from the center of the structural element. Landscaping must be planted and maintained according to the standards of Section VI-5.G.2.g,h,i,j,k,l and n. OASS's may also be approved which contain, as a component of the OASS, a geometric shape enclosure around the supporting pole(s) with a vertical dimension twice that of its horizontal dimensions and an architectural design consistent with the intent of the Comprehensive Sign Regulations, or another design feature consistent with these regulations, as defined in Section IX-1., Legislative Intent and Findings. All supporting poles, such as I-beams, must be enclosed.
- 8 All visible structural elements (excluding the changeable portion of the display) shall be white, gray, tan or other light-shaded tone. OASS's may be also be approved if they are compatible with the surrounding area in terms of architectural design or color, as determined by the Zoning Administrator based on the intent of the Comprehensive Sign Regulations.
- 9 OASS shall not include ladders as an element thereof, except those ladders that are contained entirely in the area behind the display

area(s).

- 10 OASS shall not be cantilevered, other than the "flag" design. That is, the structure shall not use an offset beam to support the display area(s).
- 11 No portion of a freestanding OASS shall encroach more than nine feet into the airspace created by the outline of a roofline projected upward. Any OASS encroaching into a roofline shall have a minimum clearance of three feet over the building above which it is located.
- 12 In the B-3 Zoning District, OASS may encroach five (5) feet into the ten (10) side yard setback if the property on which the OASS is proposed is adjacent to another property zoned B-3
- 13 OASS are limited to two (2) standardized structures, as indicated in the definition
- a. The "30 sheet poster panel" or painted bulletin, whose outside dimensions, including trim, if any, but excluding the base, apron, supports and other structural members is approximately twelve (12) feet by twenty-five (25) feet, containing approximately three hundred (300) square feet of total display area;
- b. The "Junior panel" whose outside dimensions, including trim, if any, but excluding the base, apron, supports and other structural members is approximately six (6) feet by twelve (12) feet, containing approximately seventy-two (72) square feet of total display area.



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP/ASLA, Planning Manager

DATE: May 3, 2001

SUBJECT: An Ordinance Approving an Annexation Agreement with the Sylvia G. Douglas Trust, the Raymond G. Douglas Trust, Carl Hill, and H. Allen Dooley (to annex 60.0± acres located on the east side of Philo Road to the south of Baronry Drive, Myra Ridge Drive, and Ridge Park Drive – Plan Case 1779-A-01)

Introduction

The members of the Sylvia G. Douglas Trust and the Raymond G. Douglas Trust, Carl Hill, and H. Allen Dooley have petitioned the City of Urbana to annex the subject 60.0 ± acre property, located on the east side of Philo Road to the south of Baronry Drive, Myra Ridge Drive, and Ridge Park Drive, to the City of Urbana with zoning designations of R-2, Single Family Residential and R-3, Single and Two Family Residential. (The previous version of the Draft Annexation Agreement also included an area of B-1, Neighborhood Business, with restrictions). The current Champaign County zoning designation for the site is AG-2, Agriculture. A copy of the currently proposed Draft Annexation Agreement, dated May 3, 2001, is attached to this memorandum.

Mr. Hill and Mr. Dooley propose to develop the property with three additional phases of the South Ridge Subdivision (South Ridge V, VI & VIII). These developers have previously completed the existing South Ridge Subdivisions to the northeast of the current site. The proposed development would result in a similar residential neighborhood to that developed as part of the existing South Ridge Subdivisions.

As shown on the “Zoning Plat”, included as Exhibit C of the Annexation Agreement, the Developers propose to rezone the property to a combination of R-2 and R-3 residential zoning. The R-2, Single Family Residential, areas would be placed around the perimeter of the site and will provide for a low-density buffering for existing single-family residential development to the north (i.e., Deerfield Trails and South Ridge IV). The R-3 area would be located in the center of the development and would consist of attached zero lot-line single family homes or duplexes. As depicted in the Preliminary Plan (included as Exhibit E of the Annexation Agreement), the development would include approximately 127 single-family lots and 45 townhouse or duplex lots.

The development would also include recreational amenities associated with the proposed 7.22-acre Douglas Park on the east side of the site and a 20-foot wide bicycle/pedestrian pathway corridor along the northern boundary of the site. The park and bicycle/pedestrian pathway are proposed to be dedicated to the Urbana Park District. The proposed pathway could connect to a potential future off-street bicycle pathway along Philo Road and would provide potential connections to Meadowbrook Park and other linkages.

An area of B-1, Neighborhood Business, was proposed at the southwest corner of the site at proposed Hillshire Drive and Philo Road. The Developer intended this area to be developed with small-scale neighborhood business uses that would be of convenience to the neighborhood, but would not result in objectionable impacts. Possibilities included a small daycare center and an ice cream shop. Under the terms of previous versions of the Draft Annexation Agreement, the B-1 area would not be allowed to develop with a number of the ordinarily allowable B-1 uses, in order to minimize effects on nearby residents. However, the proposed B-1 area was not recommended for approval by the Plan Commission at this time. While the developer would be willing to enter into an agreement with the City without the B-1 area, inclusion of this area is still preferred by the developer. The attached Annexation Agreement, dated May 3, 2001, does not include the B-1 area, while the previous version, dated April 17, 2001, does include the B-1 area.

A Preliminary Subdivision Plat for South Ridge V will be submitted at a later date if the proposed Annexation Agreement is approved by the City of Urbana.

The City Council will conduct a public hearing on this annexation agreement at 7:20 p.m. on May 7, 2001.

Background

The subject property is located just south of Urbana along the east side of Philo Road and directly south of the termini of Baronry Drive, Myra Ridge Drive, and Ridge Park Drive. The site is currently in agricultural use. Surrounding the site are agricultural uses to the west, south, and east and residential uses to the north. The proposed development would represent a continuation of existing residential uses on the south side of Urbana. It would be generally consistent with the existing residential uses to the north of the site and with the planned land use of Low Density Residential for the site.

The proposed development has generated extensive concern and discussion on the part of nearby residents, primarily residing in the Deerfield Trails Subdivision. These concerns are expressed in the minutes from the April 5, 2001 and April 19, 2001 Plan Commission meetings and in communications received by the Commission. In response to these concerns, as well as those expressed earlier by the Deerfield Trails Subdivision Homeowner's Association, the developer has made several modifications to his plans. These modifications include:

1. Proposed termination of Baronry Drive north of the site with a hammerhead turn-around so that project traffic would not go through the Deerfield Trails Subdivision. This modification was approved in concept by the City Engineer.
2. Elimination of numerous potential uses in the proposed B-1 area, as detailed in previous versions of the Draft Annexation Agreement.
3. Elimination of a previously proposed second B-1 area in the northwest portion of the site.
4. Relocation of the B-1 area to a location on the site that is further away (to the south) from Deerfield Trails than initially proposed.
5. Provision of a 20-foot buffer strip along the northern portion of the site.
6. Elimination of two lots along the northern portion of the site to allow for an increase in lot widths for those lots adjacent to Deerfield Trails Subdivision.
7. Establishment of a 1,700 square foot minimum house size for certain lots adjacent to Deerfield Trails Subdivision.
8. Establishment of the maximum number of townhouse or duplex lots at 45. (Note: this is consistent with sanitary sewer capacity limits at the site).

Please refer to the Plan Commission memoranda dated March 16, 2001, March 30, 2001, and April 17, 2001 for further background and discussion regarding the proposed Annexation Agreement.

Issues and Discussion

The petitioner is requesting to be annexed into the City of Urbana under the terms of the attached Annexation Agreement. Among the provisions of the Annexation Agreement is the designation of the site as a combination of R-2, Single Family Residential and R-3, Single and Two-Family Residential. The petitioner has also proposed an area of B-1, Neighborhood Business, with restrictions, but this area is not recommended for approval by the Plan Commission.

In considering the proposed zoning designations, the Plan Commission must consider effects upon the public health, safety, comfort, morals and general welfare of the community. The City's Comprehensive Plan and zoning law decisions in the Illinois Courts provide a framework for this consideration. Relevant Comprehensive Plan goals, objectives, and policies are outlined in the first Plan Commission memorandum, dated March 16, 2001.

The Plan Commission memorandum also addresses the factors for evaluating the legal validity of a zoning classification, as identified in the case of *La Salle National Bank v. County of Cook*. These are summarized as follows.

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

The proposed rezoning to R-2 and R-3 would be consistent with existing R-2 and R-4 zoning designations to the north of the site and with existing residential uses to the north

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

The value of the petitioner's property may be diminished by its existing County agricultural zoning. While the site is currently in use for agricultural purposes, it is bordered to the north by urban land use and zoning designations. This close proximity to residential uses can hamper agricultural operations to the extent that residences and farming operations are not always compatible.

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

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

As the subject property is immediately adjacent to residential zoning and urban development and is designated for residential use in the Comprehensive Plan, continued retention of Agriculture zoning on this site would not particularly promote the health, safety, morals or general welfare of the public. Under the current zoning, the petitioner experiences some uncertainty associated with agricultural zoning on a site that is bordered by urban zoning and land uses.

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

The subject parcel is adjacent to other developed uses and is adequately served by public streets and utilities. The subject parcel is well suited to residential use. It has good access from Philo Road and the development will provide for additional road improvements.

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 subject parcel is currently in use for agriculture and presumably has been so for several decades.

In recommending elimination of the B-1 area, several Plan Commissioners stated that they appreciate the neotraditional concept of mixed uses, but were concerned that the area would not truly function as a mixed-use component of the development because it would not be located in the center of the development and would rely upon a mixture of foot traffic and vehicular traffic on Philo Road. They also expressed concerns about the viability of the proposed B-1 area. Neighbors expressed concerns about traffic and noise from the commercial area and the belief that the vicinity was already well-served by existing and planned future commercial uses.

The Plan Commission also expressed concern about the termination of Baronry Drive north of the site. Many Commissioners felt that the stubbing out of streets should not be permitted and is a poor planning practice in that it negatively affects the overall circulation pattern. It was determined that this issue could be addressed as a part of subsequent review of a Preliminary Plat for the subdivision, and need not be resolved at the Annexation Agreement stage.

Summary of Findings

1. Annexation of the site with zoning designations of R-2 and R-3 is consistent with the Comprehensive Plan designation of the site as Low Density Residential.
2. Annexation of the site with zoning designations of R-2 and R-3 and subsequent residential development of the site would help meet a number of the goals, objectives, and policies of the Urbana Comprehensive Plan.
3. The proposed R-2 and R-3 zoning for the site would be consistent with existing and planned residential land uses in the vicinity.
4. The proposed zoning designations are arranged so that existing land zoned R-2 would be adjacent to proposed designations of R-2.
5. The proposed zoning designations appear to generally meet the LaSalle Case criteria.
6. Inclusion of the proposed B-1 area would not constitute a meaningful mixed-use component of the development.

Options

The City Council has the following options in this case:

- a. The City Council may approve the attached Annexation Agreement (version dated May 3, 2001), including the zoning designations of R-2 and R-3 for the site.
- b. The City Council may approve the April 17, 2001 version of the Draft Annexation Agreement, including the zoning designations of R-2, R-3, and B-1, as depicted and limited by the Annexation Agreement.
- c. The City Council may approve the attached Annexation Agreement, including the zoning designations of R-2 and R-3, subject to specific recommended changes. (Note that the property owner would have to agree to recommend changes).
- d. The City Council may deny the proposed Annexation Agreement.

Recommendation

At their April 19, 2001 meeting, the Urbana Plan Commission voted 7-1 to recommend approval of the Annexation Agreement, with the elimination of the B-1 area. While staff believes that the proposed B-1 area would be consistent with the land use planning concept of providing neighborhood services in close proximity to residents and would generally meet the LaSalle criteria, given the extensive concerns about adding commercial acreage in the vicinity, the careful consideration by the Plan Commission, and their openness to considering a more integral mixed-use concept at a future date, staff will concur with the Plan Commission recommendation.

c: Carl Hill
H. Allen Dooley
Stuart Mamer
Michael Faiman
John Dimit
Karl Radnitzer

Attachments: Draft Ordinance Approving an Annexation Agreement
Revised Annexation Agreement with Petition for Annexation
Residential Subdivisions in Urbana (table presented to Plan Commission on
April 19, 2001)
Letter from Angela Dimit to the Urbana Plan Commission, dated April 26,
2001.
Excerpt of minutes from April 5 and April 19, 2001 Plan Commission meetings.

ehtyler/annexations/hill.ccmem.doc

ORDINANCE NO. 2001-05-045

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT WITH THE SYLVIA G. DOUGLAS TRUST, RAYMOND G. DOUGLAS TRUST, CARL HILL, AND H. ALLEN DOOLEY

(To annex 60.0+ acres located on the east side of Philo Road to the south of Baronry Drive, Myra Ridge Drive, and Ridge Park Drive – Plan Case No. 1779-A-01)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS,
as follows:

Section 1. That an agreement by and between the City of Urbana and the Sylvia G. Douglas Trust, Raymond G. Douglas Trust, Carl Hill, and H. Allen Dooley, in the form of the copy of said Agreement attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is authorized to attest to said execution of said Agreement as so authorized and approved for and on behalf of the City of Urbana, Illinois.

PASSED by the City Council this _____ day of _____, _____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, _____.

Tod Satterthwaite, Mayor

ANNEXATION AGREEMENT

May 3, 2001

THIS Agreement is made and entered into by and between the City of Urbana, Illinois, (herein after sometimes referred to collectively as the "Corporate Authorities" or the "City" and the Trustees of the Sylvia G. Douglas Trust, the Trustees of the Raymond G. Douglas Trust, and Carl Hill and H. Allen Dooley (hereinafter referred to as the "Owner"). Carl Hill and H. Allen Dooley are partial owners and proposed Developers of the Tract (hereinafter referred to as the "Developer") and are authorized to act on behalf of the current Owners under the terms of a Contract to Purchase the entire subject tract. The effective date of this Agreement shall be as provided in Article III, Section 6.

WITNESSETH:

WHEREAS, this Agreement is made pursuant to and in accordance with the provisions of Section 11-15.1-1 et seq., of the Illinois Municipal Code (65 ILCS 5/11-15.1-1); and

WHEREAS, the Trustees of the Sylvia G. Douglas Trust, the Trustees of the Raymond G. Douglas Trust, Carl Hill and H. Allen Dooley are the Owners of a certain approximately 60.00 acre parcel of real estate located along the east side of Philo Road to the south of Baronry Drive, Myra Ridge Drive, and Ridge Park Drive and having permanent index numbers 30-21-28-400-001 and 30-21-28-300-001 (part), the legal description of which real estate is set forth Exhibit A attached hereto and referenced herein as the "Tract".

WHEREAS, the attached map, labeled Exhibit B, is a true and accurate representation of the Tract to be annexed to the City of Urbana under the provisions of this agreement.

WHEREAS, said Owner finds that in order to best utilize the tract, it is desirous to annex the tract to the City of Urbana pursuant to, and as provided for in this Annexation Agreement; and

WHEREAS, the Tract is currently zoned AG-2, Agriculture in Champaign County and the City, Owner, and the Developer find it necessary and desirable that the tract be annexed to the City with zoning classifications of R-2, Single Family Residential and R-3, Single and Two-Family Residential, as set forth in the attached map, labeled Exhibit C, under the terms and provisions of the Urbana Zoning Ordinance in effect upon the date of annexation, as amended, and subject to the terms and conditions set forth in this Agreement; and

WHEREAS, the Corporate Authorities find annexing said Tract as described herein as City R-2 and R-3, reflects the goals, objectives and policies set forth in the 1982 Urbana Comprehensive Plan, as amended from time to time; and

WHEREAS, such annexation will ensure that the City of Urbana will receive real estate taxes and other revenues and will enable the City to continue to enhance its tax base; and

WHEREAS, the Owner desires to have the aforementioned real estate annexed to the City of Urbana upon certain terms and conditions hereinafter set forth in this Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:

ARTICLE I. REPRESENTATIONS AND OBLIGATIONS OF THE OWNER

The Owner agrees to the following provisions:

Section 1. Annexation: The Owner represents that they are the sole record owners of the Tract described in Exhibit A and the Owners acknowledge that immediately after the City Council's approval of this Agreement, the City shall act on the signed annexation petition, labeled Exhibit D, to cause said Tract to be annexed to the City of Urbana.

Section 2. Zoning Classifications: The Owner and the Developer agree to accept the City of Urbana zoning classifications of R-2, Single Family Residential and R-3, Single and Two-Family Residential, as depicted in Exhibit C and as provided for in Article V of the Urbana Zoning Ordinance.

Section 3. Development Regulations: The Owner and Developer agree to abide by all applicable development regulations existing at the time of annexation, including the Urbana Subdivision and Land Development Code.

Section 4. Preliminary Plan: The Owner and Developer agree to develop the Tract in substantial conformance with the uses and layout shown in Exhibit E.

Section 5. Development Limitations: The Owner and Developer agree to limit the number of zero lot-line or duplex lots to be developed in the proposed R-3 zoning area, as depicted in Exhibit C, to no more than 45, with the remainder of the lots in this area to be developed as single-family lots. The Owner and Developer further agree to include a covenant in the owner's certificate for the proposed subdivision of the Tract requiring a minimum house size of 1,700 square feet for construction on proposed Lots 505-512, 543, and 550-553, as depicted in Exhibit E.

Section 6. Title Interests: The Owner represents that there are no mortgages or lien holders or holders of any security interest affecting title to the Tract or any part thereof.

Section 7. Disconnection: The Owner agrees and hereby stipulates that the Owner shall not take any action to disconnect the tract from the City once it is annexed during the 20-year term of this agreement.

ARTICLE II. REPRESENTATIONS AND OBLIGATIONS OF THE CORPORATE AUTHORITIES

The Corporate Authorities agree to the following provisions:

Section 1. Annexation: The Corporate Authorities agree to act immediately to annex said tract subject to the terms and conditions outlined in this Agreement by enacting such ordinances as may be necessary and sufficient to legally and validly annex said tract to the City.

Section 2. Zoning Classification: The Corporate Authorities agree that the tract will be zoned R-2, Single Family Residential and R-3, Single and Two-Family Residential, as depicted in Exhibit C and as provided for in Article V of the Urbana Zoning Ordinance, as such exists at the time of annexation of the tract.

Section 3. Development Regulations: The Corporate Authorities agree that all applicable development regulations will apply to said tract, except as otherwise provided herein.

Section 4. Preliminary Plan: The Corporate Authorities agree to grant approval for development of the Tract in substantial conformance with the uses and layout shown in Exhibit E, and as consistent with the Urbana Land Development and Subdivision Code and other applicable regulations.

Section 5. Real Estate Tax Reimbursement: The City agrees to pay the Record Owner of the Tract at the time such payment is due, an amount equal to the difference between the real estate taxes which would be paid for the Tract if it was located outside the City and the amount paid as real estate taxes for the Tract when annexed to the City, as long as the Tract or subject portion of the Tract remains in agricultural use or until such time as a final plat is recorded for any portion of said Tract or for a period not to exceed twenty (20) years from the date of the City Council's approval of this Agreement, whichever occurs first. At such time as a final plat is recorded for a portion of the Tract or a portion of the Tract is used for other than agricultural use, or if the Record Owner of the Tract at the time sells any portion of the Tract, said Record Owner shall not be entitled to any payment for the tax liability which accrues on that portion of the Tract, but shall be entitled to payment for the portion of the Tract remaining in ownership of the Record Owner, their heirs, or beneficiaries.

The annual reimbursement amount shall be paid to the Record Owner of the Tract at the time, their heirs, or beneficiaries, on or before October 1 of each respective year the real estate tax is paid in full. It is further understood that this refund amount is offered by the Corporate Authorities in careful consideration of the following findings:

- a. Annexation of said tract is necessary to promote the orderly, planned, and controlled growth of the City, and further to promote the safety, health and general welfare of the public.

- b. Annexation of said tract will have a significantly positive impact on the tax base of the City of Urbana.
- c. But for the reimbursement of property taxes, annexation of said tract would not otherwise occur in a timely manner.

ARTICLE III: GENERAL PROVISIONS

Section 1. Term of this Agreement: This Agreement shall be binding upon the parties hereto, and their respective successors and assigns, for a full term of twenty (20) years commencing as of the effective date of this Agreement as provided by the Illinois State Statutes, unless other provisions of this Agreement specifically apply a different term. To the extent permitted thereby, it is agreed that, in the event the annexation of subject tract under the terms and conditions of this Agreement is challenged in any court proceeding, the period of time during which such litigation is pending shall not be included in calculating said twenty-year term.

If this Agreement imposes any obligation, restraint, or burden (hereinafter called collectively "obligation") on the Owner, their successors or assigns, which obligation extends beyond the termination date of this Agreement, such obligation may be released by the Urbana City Council enacting an Ordinance releasing such obligation by a majority vote of all Alderpersons then holding office and the recording of such Ordinance in the Champaign County Recorder's Office, Champaign County, Illinois.

Section 2. Covenant running with the land: The terms of this Agreement constitute a covenant running with the land for the life of this Agreement unless specific terms are expressly made binding beyond the life of this Agreement. Furthermore, the terms herein are hereby expressly made binding upon all heirs, grantees, lessees, executors, assigns and successors in interest of the Owner as to all or any part of the tract, and are further expressly made binding upon said City and the duly elected or appointed successors in office of its Corporate Authorities.

Section 3. Binding Agreement upon parties: The Corporate Authorities and Owner agree that neither party will take no action or omit to take action during the term of this Agreement which act or omission as applied to the tract would be a breach of this Agreement without first procuring a written amendment to this Agreement duly executed by both the Owner and the City.

Section 4. Enforcement: The Owner and Corporate Authorities agree and hereby stipulate that any party to this Agreement may, by civil action, mandamus, action for writ of injunction or other proceeding, enforce and compel performance of this Agreement or the non-defaulting party may declare this Agreement null and void in addition to other remedies available. Upon breach by the Owner, the City may refuse the issuance of any permits or other approvals or authorizations relating to development of the tract.

Section 5. Severability: If any provision of this Agreement is rendered invalid for any reason,

such invalidation shall not render invalid other provisions of this Agreement which can be given effect even without the invalid provision.

Section 6. Effective Date: The Corporate Authorities and Owner intend that this Agreement shall be recorded in the Office of the Champaign County Recorder with any expenses for said recording to be paid by the Corporate Authorities. The effective date of this Agreement shall be the date it is recorded; or if not recorded for any reason, the effective date shall be the date the Mayor signs the agreement on behalf of the City.

Section 7. Notices: Notices under the terms of this Agreement shall be considered given when deposited in the U.S. Mail, postage prepaid, first class certified, or delivered personally to:

Owner:

Trustees of the Sylvia G. Douglas Trust
c/o Stuart Mamer
Thomas, Mamer & Haughey
Fifth Floor, National City Bank Building
30 Main Street
Champaign, Illinois 61820

Trustees of the Raymond G. Douglas Trust
c/o Stuart Mamer
Thomas, Mamer & Haughey
Fifth Floor, National City Bank Building
30 Main Street
Champaign, Illinois 61820

Owner/Developer:

Carl Hill
1913 Trails Drive
Urbana, Illinois 61802

H. Allen Dooley
Lexington Construction Co.
1209 East University
Urbana, Illinois 61802

City:

Bruce K. Walden
Chief Administrative Officer

City of Urbana
400 South Vine Street
Urbana, Illinois 61801

Any change of address to which said Notice shall be delivered shall be provided in writing to all parties of this Agreement.

James P. Douglas

Date

ATTEST:

Notary Public

Date

Deborah M. Bonner

Date

ATTEST:

Notary Public

Date

Owner
(Raymond G. Douglas Trust)

Raymond R. G. Douglas

Date

ATTEST:

Notary Public

Date

Rebecca Kay Matthews

Date

ATTEST:

Notary Public

Date

James P. Douglas

Date

ATTEST:

Notary Public

Date _____

Deborah M. Bonner

Date

ATTEST:

Notary Public

Date _____

Owner/Developer

Carl Hill

Date

ATTEST:

Notary Public

Date

H. Allen Dooley

Date

ATTEST:

Notary Public

Date

Exhibits attached and made a part of this Agreement:

Exhibit A: Legal Description

Exhibit B: Location Map

Exhibit C: Proposed Zoning Areas and Associated Legal Descriptions

Exhibit D: Annexation Petition

Exhibit E: Preliminary Plan

Exhibit A

Legal Description of Tract

The west 60.0 acres of the North Half of the Southeast Quarter of Section 28 in Township 19 North, Range 9 East, of the Third Principal Meridian, in Champaign County, Illinois.

Exhibit B

Map of Tract

Exhibit C

Proposed Zoning Areas and Legal Descriptions

Exhibit D
Annexation Petition

Exhibit E

Preliminary Plan

Exhibit D

**Petition for Annexation
to
THE CITY COUNCIL OF THE CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS**

The Petitioner, _____, respectfully states under oath:

1. Petitioner is the sole owner of record of the following legally described land (hereinafter sometimes referred to as the Tract), except any public right-of-way property to wit:

The west 60.0 acres of the North Half of the Southeast Quarter of Section 28 in Township 19 North, Range 9 East, of the Third Principal Meridian, in Champaign County, Illinois.

Commonly known as a Tract along the East side of Philo Road and South of Baronry Drive, Myra Ridge Drive, and Ridge Park Drive and also identified as Parcel Index Number 30-21-28-400-001 and part of 30-21-28-300-001.

2. Said territory is not situated within the corporate limits of any municipality, but is contiguous to the City of Urbana, Illinois.

3. There are no electors residing in said Tract.

PETITIONER RESPECTFULLY REQUESTS:

1. That said Tract described above herein be annexed to the City of Urbana, Illinois in accordance with all of the aforesaid conditions herein and pursuant to Section 5/7-1-8 of the Municipal Code of the State of Illinois, as amended (65 ILCS 5/7-1-8).
2. That said Tract be annexed in accordance with the terms of the annexation agreement passed by the Urbana City Council on _____, 2001 as Ordinance No. _____ and approved by the Mayor of the City of Urbana.

Dated this _____ day of _____, 2001.

PETITIONER:

Sylvia G. Douglas Trust:

Raymond R. G. Douglas

Date

Subscribed and sworn to before me this

____ day of _____, 2001

NOTARY PUBLIC

My commission expires: _____

Rebecca Kay Matthews

Date

Subscribed and sworn to before me this

____ day of _____, 2001

NOTARY PUBLIC

My commission expires: _____

James P. Douglas

Date

Subscribed and sworn to before me this

____ day of _____, 2001

NOTARY PUBLIC

My commission expires: _____

Deborah M. Bonner

Date

Subscribed and sworn to before me this

____ day of _____, 2001

NOTARY PUBLIC

My commission expires: _____

Raymond G. Douglas Trust

Raymond R. G. Douglas

Date

Subscribed and sworn to before me this
____ day of _____, 2001

NOTARY PUBLIC

My commission expires: _____

Rebecca Kay Matthews

Date

Subscribed and sworn to before me this
____ day of _____, 2001

NOTARY PUBLIC

My commission expires: _____

James P. Douglas

Date

Subscribed and sworn to before me this

____ day of _____, 2001

NOTARY PUBLIC

My commission expires: _____

Deborah M. Bonner

Date

Subscribed and sworn to before me this

____ day of _____, 2001

NOTARY PUBLIC

My commission expires: _____

Carl Hill

Date

Subscribed and sworn to before me this

____ day of _____, 2001

NOTARY PUBLIC

My commission expires: _____

H. Allen Dooley

Date

Subscribed and sworn to before me this

____ day of _____, 2001

NOTARY PUBLIC

My commission expires: _____

Lot Availability in Residential Subdivisions in Urbana

April 18, 2001

Subdivision Name	Location	Developer Contact	Total Number of Lots	Lot Sizes	Lot Cost Range	# Lots Currently Available/ (Spec Homes)
Beringer Commons	East Urbana, north of U.S. 150	Ivan Richardson, Willow Springs	12 zero lot line and 5 single family in current phase	80' x 160' – 90' x 150'	50 – 60 K	2 single family 1 zero lot line ¹
Eagle Ridge	Southeast Urbana, Mumford Drive, east of Philo	Carl Webber, Webber & Thies	13 lots in Phase II	11,190 – 16, 130 square feet	47.5 – 48 K	7 lots
Eastgate	Southeast Urbana, Amber Drive, east of Philo	Mike Martin, The Atkins Group	18 zero lot line in most recent phases; (50 upon buildout)	51' x 130' is typical	(179.5 – 240 K for homes)	(8 homes) ²
Fairway Estates	East Urbana, Kinch Drive & Florida Avenue	Paul Tatman/ Steve Horve	49 single family; 1 duplex	6,676 – 14,027 square feet (75' x 100' is typical)	29.5 K	43 single family ³ (6 homes)
Landis Farm	North Urbana, Airport Road	Jim Weisiger	19 current; (84 upon buildout)	75' x 100' (corner lots are larger)	25-30 K	19 lots
Lincolnwood	East Urbana, Pennsylvania, east of Kinch	Scott Weller	28 lots in Lincolnwood III; (28 more upon buildout)	68' x 100' – 72' x 100'	28.5 K (110 – 135 K for homes)	1 lot (2 homes) ⁴
Stone Creek	Southeast Urbana	Mike Martin, The Atkins Group	Golf Course community of 236 lots in phase 1; (554 upon buildout)	0.242 acre – 0.605 acre	39.9 – 189.4 K (298 – 379 K for homes)	50 on golf course; 106 off golf course (4 homes)
Southridge	South Urbana, Myra Ridge Drive	Carl Hill, Hillshire Construction	43 lots in Southridge IV	73' x 100' – 96' x 120'	29.8 – 42.5 K	12 lots
TOTAL						241 lots (20 homes)

1 Final platting of next phase for 28 additional lots is under preparation.

1 This development involves townhouse sales only, no lot sales.

1 Subdivision improvements and six spec homes are under construction. Several lots have been pre-sold.

1 Final platting for final phase of 28 lots along Michigan is under preparation.

1 Final platting of next phase for 28 additional lots is under preparation.

2 This development involves townhouse sales only, no lot sales.

3 Subdivision improvements and six spec homes are under construction. Several lots have been pre-sold.

4 Final platting for final phase of 28 lots along Michigan is under preparation.



MEMORANDUM

TOD SATTERTHWAITE, MAYOR

384-2456

May 04, 2001

TO: Urbana City Council Members
FROM: Tod Satterthwaite, Mayor
RE: Appointment

I am pleased to submit the following appointment for your approval.

Zoning Board of Appeals

William Joseph "Joe" Schoonover

1002 E. California

Mr. Schoonover is a life long resident of Champaign County and has lived in Urbana for 37 years. He is currently the Security Supervisor at the Beckman Institute where he is responsible for the safety of faculty, staff, students and the security of the building. Mr. Schoonover has been active in many community organizations including the Prairie School PTA, C-U Little League Assn., Boy Scouts of America and various School District sports teams.

Mr. Schoonover will be filling the seat vacated by Jim Fitzsimmons who recently retired and moved out of the community. His term will expire on June 30, 2003.

TS:jr

M E M O R A N D U M

TO: Chief Administrative Officer
Mayor Satterthwaite
Members, Urbana City Council

FROM: City Comptroller

RE: Quarterly Investment Report for Quarter Ended March 31, 2001

DATE: April 25, 2001

The City's investment policy requires that a quarterly investment report be submitted to the City Council. Attached please find the city's investment report as of March 31, 2001.

Two last 2 columns report any changes in investments during the quarter. The period Jan-March is quarter in which City draws down from savings to make payroll and pay bills. During this last quarter, City reduced investment total by approximately \$1.8 million. This was financed by the maturity of a CD (1/2 reinvested and 1/2 used for cash flow needs) and by reducing our savings.

The City's investment portfolio at March 31, 2001 complies and is in accordance with the City's investment policies that were approved on November 15, 1999.

CITY OF URBANA
CITY OF URBANA, QUARTERLY INVESTMENT REPORT
AS OF MARCH 31, 2000

<u>Financial Institution</u>	<u>Type of Investment</u>	<u>Maturity Date</u>	<u>Date Purchased</u>	<u>Yield</u>	<u>Balance 03/31/00</u>	<u>% Total</u>	<u>Balance 10/31/2000</u>	<u>% Increase (Decrease)</u>	<u>Reason for Change</u>
Busey Bank	CD	11/5/1999	11/5/1998	4.85%	\$ -		\$ 1,000,000	-100.00%	Matured, \$500M reinvested \$500M cash flow needs
Central IL Bank	CD	12/4/2000	12/4/1998	5.300%	\$ -		\$ 101,951	-100.00%	Maturity, reinvested
Central IL Bank	CD	12/6/2002	12/6/1999	6.45%	\$ 85,317		\$ -	100.00%	Purchase
Union Planters Bank	CD	12/02/99	12/02/96	6.000%	\$ -		\$ 97,569	-100.00%	Maturity, reinvested
Union Planters Bank	CD	12/2/2002	12/2/1999	5.83%	\$ 85,000		\$ -	100.00%	Purchase
Bank Illinois	CD	12/2/2000	12/2/1998	5.000%	\$ -		\$ 90,246	-100.00%	Maturity, reinvested
Bank Illinois	CD	12/2/2002	12/2/1999	6.160%	\$ 92,754		\$ -	100.00%	Purchase
BankChampaign	CD	10/11/2001	10/11/1998	5.400%	\$ 94,000		\$ 94,000	0.00%	
Smith Barney	CD	9/18/2000	9/16/1998	5.40%	\$ 95,000		\$ 95,000	0.00%	
Smith Barney	CD	7/25/2001	7/28/1999	5.899%	\$ 100,000		\$ 100,000	0.00%	
Smith Barney	CD	9/21/2000	9/22/1999	6.00%	\$ 96,000		\$ 96,000	0.00%	
Dean Witter	CD	9/9/2008	9/29/1998	6.30%	\$ 90,585		\$ 90,585	0.00%	
Dean Witter	CD	10/7/2005	10/7/1998	5.60%	\$ 90,000		\$ 90,000	0.00%	
Dean Witter	CD	6/30/2000	6/30/1999	5.50%	\$ 90,000		\$ 90,000	0.00%	
Dean Witter	CD	6/30/2000	6/30/1999	5.45%	\$ 90,000		\$ 90,000	0.00%	
Dean Witter	CD	7/3/2000	6/30/1999	5.50%	\$ 90,000		\$ 90,000	0.00%	
Dean Witter	CD	6/30/2000	6/30/1999	5.60%	\$ 90,000		\$ 90,000	0.00%	
Dean Witter	CD	7/5/2000	7/2/1999	5.50%	\$ 90,000		\$ 90,000	0.00%	
Edward Jones	CD	11/13/2001	11/10/1999	6.25%	\$ 84,000		\$ -	100.00%	Purchase
Edward Jones	CD	11/10/2000	11/10/1999	6.15%	\$ 77,000		\$ -	100.00%	Purchase
Edward Jones	CD	11/13/2001	11/10/1999	6.25%	\$ 83,000		\$ -	100.00%	Purchase

CITY OF URBANA
CITY OF URBANA, QUARTERLY INVESTMENT REPORT
AS OF MARCH 31, 2000

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Edward Jones	CD	11/8/2000	11/8/1999	6.25%	\$ 95,000		\$ -	100.00%	Purchase
Edward Jones	CD	11/13/2001	11/10/1999	6.25%	\$ 83,000		\$ -	100.00%	Purchase
Edward Jones	CD	5/10/2001	11/10/1999	6.200%	\$ 78,000			100.00%	Purchase
Subtotal, CD's					\$ 1,778,656	9%	\$ 2,305,351	-22.85%	
AG Edwards	US Govt, Tnote	11/15/01	05/11/92	7.500%	\$ 529,220		\$ 529,220	0.00%	
Merrill Lynch	US Govt, Agency, FICO	04/06/04	11/03/93	6.380%	\$ 59,776		\$ 59,776	0.00%	
Merrill Lynch	US Govt, Agency, FICO	05/11/04	11/03/93	6.380%	\$ 62,497		\$ 62,497	0.00%	
Merrill Lynch	US Govt, Agency, FICO	06/06/04	11/03/93	6.380%	\$ 52,378		\$ 52,378	0.00%	
Merrill Lynch	US Govt, Agency, FICO	02/08/05	11/03/93	6.390%	\$ 96,315		\$ 96,315	0.00%	
Merrill Lynch	US Govt, Agency, FICO	03/26/07	11/03/93	6.600%	\$ 163,447		\$ 163,447	0.00%	
Merrill Lynch	US Govt, Agency, FICO	09/26/07	11/03/93	6.640%	\$ 155,244		\$ 155,244	0.00%	
Merrill Lynch	US Govt, Agency, FICO	12/27/07	11/03/93	6.750%	\$ 104,984		\$ 104,984	0.00%	
Merrill Lynch	US Govt, Agency, FICO	03/07/08	11/03/93	6.770%	\$ 80,061		\$ 80,061	0.00%	
Merrill Lynch	US Govt, Agency, FICO	06/27/09	11/03/93	7.000%	\$ 98,374		\$ 98,374	0.00%	
Merrill Lynch	US Govt, Agency, FICO	11/02/09	11/03/93	7.010%	\$ 108,320		\$ 108,320	0.00%	
Merrill Lynch	US Govt, Agency, FICO	11/11/09	11/03/93	7.010%	\$ 57,910		\$ 57,910	0.00%	
AG Edwards	US Govt, Agency, FHLM	02/15/23	11/30/93	6.200%	\$ 647,388		\$ 647,388	0.00%	
Smith Barney	US Govt, Agency, GNMA	10/20/23	11/26/93	6.500%	\$ 328,112		\$ 341,579	-3.94%	Principal
Smith Barney	US Govt, Agency, GNMA	11/20/23	11/26/93	6.500%	\$ 23,020		\$ 24,259	-5.11%	Principal
Dean Witter	US Govt, Agency, FNMA	08/03/00	09/29/95	6.320%	\$ 101,250		\$ 101,250	0.00%	
Smith Barney	US Govt, Agency, FNMA	01/24/05	1/23/98	6.19%	\$ 199,354		\$ 199,354	0.00%	
Smith Barney	US Govt, Agency, FHLM	1/20/2014	1/20/1999	6.00%	\$ 499,690		\$ 499,690	0.00%	

CITY OF URBANA
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AS OF MARCH 31, 2000

<u>Financial Institution</u>	<u>Type of Investment</u>	<u>Maturity Date</u>	<u>Date Purchased</u>	<u>Yield</u>	<u>Balance 03/31/00</u>	<u>% Total</u>	<u>Balance 10/31/2000</u>	<u>% Increase (Decrease)</u>	<u>Reason for Change</u>
Subtotal, U.S. Govt.					\$ 3,367,341	16%	\$ 3,382,046	-0.43%	
Merrill Lynch	MM	n/a	n/a	varies	\$ 14		\$ 14	0.00%	
Dean Witter	MM	n/a	n/a	varies	\$ -		\$ -	0.00%	
Merrill Lynch	MM, U.S.Govt.	n/a	n/a	5.88%	\$ 1,070,190		\$ 1,041,679	2.74%	Interest
Illinois Public Treasurer's Pool	Govt. Pool, IPTIP	n/a	n/a	5.68%	\$ 2,648,555		\$ 3,093,468	-14.38%	Transferred to Busey for cash flow needs
Bank One	Savings	n/a	n/a	5.57%	\$ 4,860,040		\$ 4,727,014	2.81%	Interest
Busey Bank	Savings	n/a	n/a	5.57%	\$ 7,026,279		\$ 7,984,104	-12.00%	Used for Payroll and pay bills
Subtotal, MM, IPTIP, & Savings					\$ 15,605,078	75%	\$ 16,846,279	-7.37%	
TOTALS					\$ 20,751,075	100%	\$ 22,533,676	-7.91%	

Submitted by: Ronald Eldridge, Comptroller.