



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Bruce Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Director, City Planner

**DATE:** August 17, 2006

**SUBJECT:** Plan Case 1993-CP-06: Various amendments to the 2005 Urbana Comprehensive Plan

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**Introduction**

The Zoning Administrator is requesting an amendment to the 2005 Urbana Comprehensive Plan. The proposed amendment includes an update to the Implementation Program, and a number of other minor changes to the Overall Future Land Use Map, and the Greenways and Trails Map. The proposed amendment is part of the annual review of the Comprehensive Plan. A separate report has been drafted to review progress on the implementation strategies, and will be presented to the Plan Commission and City Council along with this amendment.

**Background**

The 2005 Urbana Comprehensive Plan was adopted in April 2005. Consistent with recommended planning practice, the Comprehensive Plan indicates that it will be reviewed on at least an annual basis and will be updated at least every five years. The reviews and updates are to take into account changes throughout the City that have occurred with respect to all elements of the Plan as well as to track the progress that has been made with respect to implementation strategies.

**Proposed Amendments**

There are several minor changes that are proposed to be included as part of this amendment. These changes include updating the Overall Future Land Use Map, Greenways and Trails Map, Future Land Use Map #2, and the current Implementation Program to reflect the current status of various projects.

## **City Council Common Goals Framework**

In September 2005, the City Council adopted a set of Common Goals that could provide the basis for a four-year citywide work plan (see Exhibit D). The Common Goals cover a wide range of topics, from neighborhood safety to promoting diversity throughout the City to implementing the Comprehensive Plan. Individual council members were assigned to ensure the implementation of each goal.

The Common Goals include a number of items that are directly related to existing implementation strategies and other elements of the Comprehensive Plan. These goals were derived from the extensive comprehensive plan adoption process as well as from constituent concerns. Staff recommends inclusion of the goals in the Comprehensive Plan, where appropriate and consistent with the Comprehensive Plan, in order to assist in accomplishing the City's work plan and to provide a consistent approach to growth and development in the City.

## **Plan Commission Discussion**

At their August 10, 2006 meeting, the Plan Commission voted 4 ayes to 1 nay to forward a recommendation of approval with one modification to the City Council. After debating the issue, the Plan Commission voted 4 ayes to 1 nay to remove the proposed implementation strategies (those based on the City Council Common Goals Framework, numbered 88 through 101) from the amendment. Many of the Commissioners felt that these implementation strategies had not been subjected to the same process as other strategies.

Staff disagrees with the Plan Commission recommendation. The additional implementation strategies are entirely consistent with and supportive of the remainder of the Comprehensive Plan. The strategies are the outgrowth of extensive public involvement as received by the City Council. Inclusion of these additional strategies will help to strengthen efforts to implement the Comprehensive Plan. It is unrealistic to expect all potential amendments to the Comprehensive Plan to undergo the same rigor of public review that was undertaken in development of the 2005 Comprehensive Plan. The implementation strategies are highly subject to changes in circumstances and it would be helpful to be able to amend these on a regular basis without undergoing an extensive public review process to once again revisit the basic tenets of the Comprehensive Plan.

## **Discussion**

The proposed changes are discussed below. Please see the attached documents as a reference.

## **Overall Future Land Use Map**

The proposed amendment will change the future land use shown for the area north of Oaks Road, east of US Route 45, which is wholly contained within the extraterritorial jurisdictional area (ETJ). This area is currently shown as Agriculture, and would be changed to Future Planning Area. The Future Planning Area designation is for “areas within the ETJ that should be studied for their growth potential and inclusion in regular updates to the Comprehensive Plan.” This approach is similar to that shown for future land use designations east of Illinois Route 130 (see Future Land Use Map #7).

This area is proposed to be designated as a “Future Planning Area” because it is immediately adjacent to areas planned for residential development that are beginning to experience subdivision activity. It would be good to plan for future land uses in this adjacent area. Another reason for the proposed change is the future relocation and extension of Olympian Drive. As shown on the Mobility Map, Olympian Drive west of US Route 45 has already been studied, and will be relocated north of its current location. The configuration of Olympian Drive east of US Route 45 has yet to be studied. The plan proposes two alternatives, terminate Olympian Drive at US Route 45, or continue to High Cross Road.

Regardless of the outcome, the future land uses surrounding Olympian Drive and US Route 45 will require further study. This approach will appropriately link transportation and land use planning.

## **Greenways and Trails Map**

A number of shared use and bicycle paths have been constructed since the adoption of the Comprehensive Plan, including the Stone Creek bicycle path, and a shared use path along Lierman Avenue. The Greenways and Trails Map has been updated to show the current status of existing and planned paths throughout the City. The scope of the map has also been expanded to include Lincoln Avenue and the University of Illinois path system.

The City Council recently approved the creation of a bicycle advisory commission which will provide guidance on shared use and bicycle path location. The commission is staffed by the Public Works Department with input from Community Development and other staff as necessary.

## **Future Land Use Map #2**

This map has been modified so it remains consistent with the Overall Future Land Use Map.

## **Implementation Program**

As discussed above, several proposed implementation strategies (strategies 88, 93-101) have been derived from the City Council Common Goals Framework. These Common Goals are

directly related to and consistent with existing elements of the Comprehensive Plan. It would be helpful in pursuing implementation strategies to have consistency between plans and policies. These strategies are already included in the citywide work plan, and progress has been made on a number of them. Some proposed implementation strategies (strategies 93, 95-6, 98-9) are based on the Common Goals, but have been rewritten to match the format of the Comprehensive Plan. Other implementation strategies (strategies 89-92) are proposed to address development pressure and similar issues.

The Implementation Program is also updated so that all implementation strategies, both existing and proposed, are numbered to provide easier reference. A column tracking progress on each implementation strategies is also proposed as part of these amendments.

## **Summary of Findings**

1. The 2005 Urbana Comprehensive Plan was adopted in April 2005. At the time of its adoption, there was an expectation that the Comprehensive Plan would be reviewed annually and updated every five years.
2. The proposed text amendment will amend the Overall Future Land Use Map to show the future land use for the area north of Oaks Road, east of US Route 45, wholly contained within the extraterritorial jurisdictional area (ETJ) as Future Planning Area. This designation recognizes development pressures in the area and future transportation projects.
3. The proposed amendment will amend the Greenways and Trails Map to reflect recent construction of shared use and bicycle trails and locations for new planned trails. The scope of the map will also be expanded to include Lincoln Avenue and the University of Illinois path system.
4. The proposed amendment will amend Future Land Use Map #2 so it remains consistent with the Overall Future Land Use Map.
5. The Urbana City Council approved a Common Goals Framework on September 19, 2005 that included goals related to topics addressed in the Comprehensive Plan.
6. The proposed amendment will amend the Implementation Program to include updated information and to incorporate implementation strategies that are related to the adopted City Council Common Goals Framework, where consistent with the Comprehensive Plan.
7. The proposed amendment will amend the Implementation Program to include numbering for existing and proposed implementation strategies to provide easier reference. A column tracking progress on each implementation strategies is also proposed.

## Options

The City Council has the following options in Plan Case 1993-CP-06:

1. Approve the request by the Zoning Administrator to amend the 2005 Urbana Comprehensive Plan as presented; or
2. Approve the request by the Zoning Administrator to amend the 2005 Urbana Comprehensive Plan as presented with modifications; or
3. Deny the request by the Zoning Administrator to amend the 2005 Urbana Comprehensive Plan.

## Recommendation

In Plan Case 1993-CP-06, the Plan Commission recommends that the City Council **APPROVE** the proposed amendment, but to remove the proposed Implementation Strategies (88 through 101).

Staff recommends that the City Council **APPROVE** the proposed amendment along with the proposed Implementation Strategies (88 through 101).

Prepared by:

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Matt Wempe, Planner II

Attachments:      Exhibit A: Overall Future Land Use Map (w/ proposed changes)  
                         Exhibit B: Greenways and Trails Map (w/ proposed changes)  
                         Exhibit C: Future Land Use Map #2 (w/ proposed changes)  
                         Exhibit D: Implementation Program (w/ proposed changes)  
                         Exhibit E: City Council Common Goals Framework

ORDINANCE NO. 2006-08-112

AN ORDINANCE AMENDING THE CITY OF URBANA COMPREHENSIVE PLAN 2005  
(Plan Case 1993-CP-06)

WHEREAS, the Urbana City Council on April 11, 2005 in Ordinance No. 2005-03-050 adopted the 2005 City of Urbana Comprehensive Plan; and

WHEREAS, the 2005 Comprehensive Plan contains goals, objectives, policies, and other recommendations pertaining to land uses, housing, neighborhoods and public infrastructure in the community; and

WHEREAS, changes in various circumstances since the 2005 Comprehensive Plan was adopted have indicated a need to amend the Comprehensive Plan to address problems and issues facing Urbana; and

WHEREAS, after due publication and proper legal notification of a public hearing on August 10, 2006, the Urbana Plan Commission then voted 4 ayes to 1 nay to recommended adoption of the amendment to 2005 Urbana Comprehensive Plan to the Urbana City Council without the proposed implementation strategies no. 88-101 [see Exhibit "E"]; and

WHEREAS, the City Council finds that it is in the public interest to adopt an amendment to the 2005 Urbana Comprehensive Plan.

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

Section 1. The attached documents, Exhibit "A" (Appendix A: Overall Future Land Use Map), Exhibit "B" (Appendix C: Greenways and Trails Map), Exhibit "C" (Future Land Use Map #2), and Exhibit "D" (Implementation Program - Existing Implementation Strategies No. 1-87) and incorporated herein by reference is hereby adopted as part of the official Comprehensive Plan of the City of Urbana and shall replace the matching chapters of the 2005 Comprehensive Plan.

Section 2. 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 \_\_\_\_\_,  
2006.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

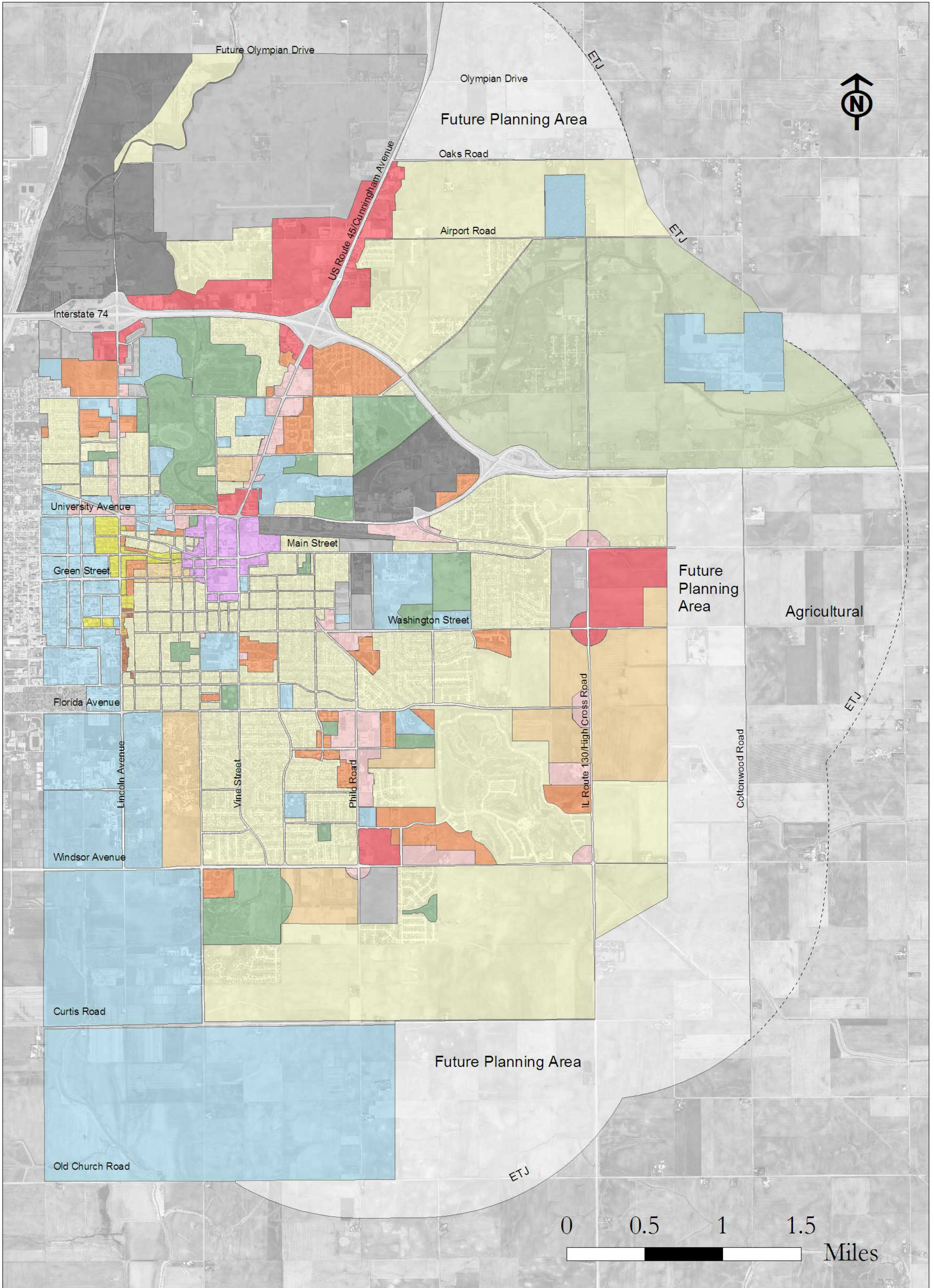
\_\_\_\_\_  
Laurel Lunt Prussing, Mayor



**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 \_\_\_\_\_, 2006, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled: **"AN ORDINANCE AMENDING THE CITY OF URBANA COMPREHENSIVE PLAN 2005** (Plan Case 1993-CP-06), 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 \_\_\_\_\_, 2006, 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.

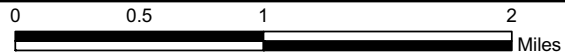
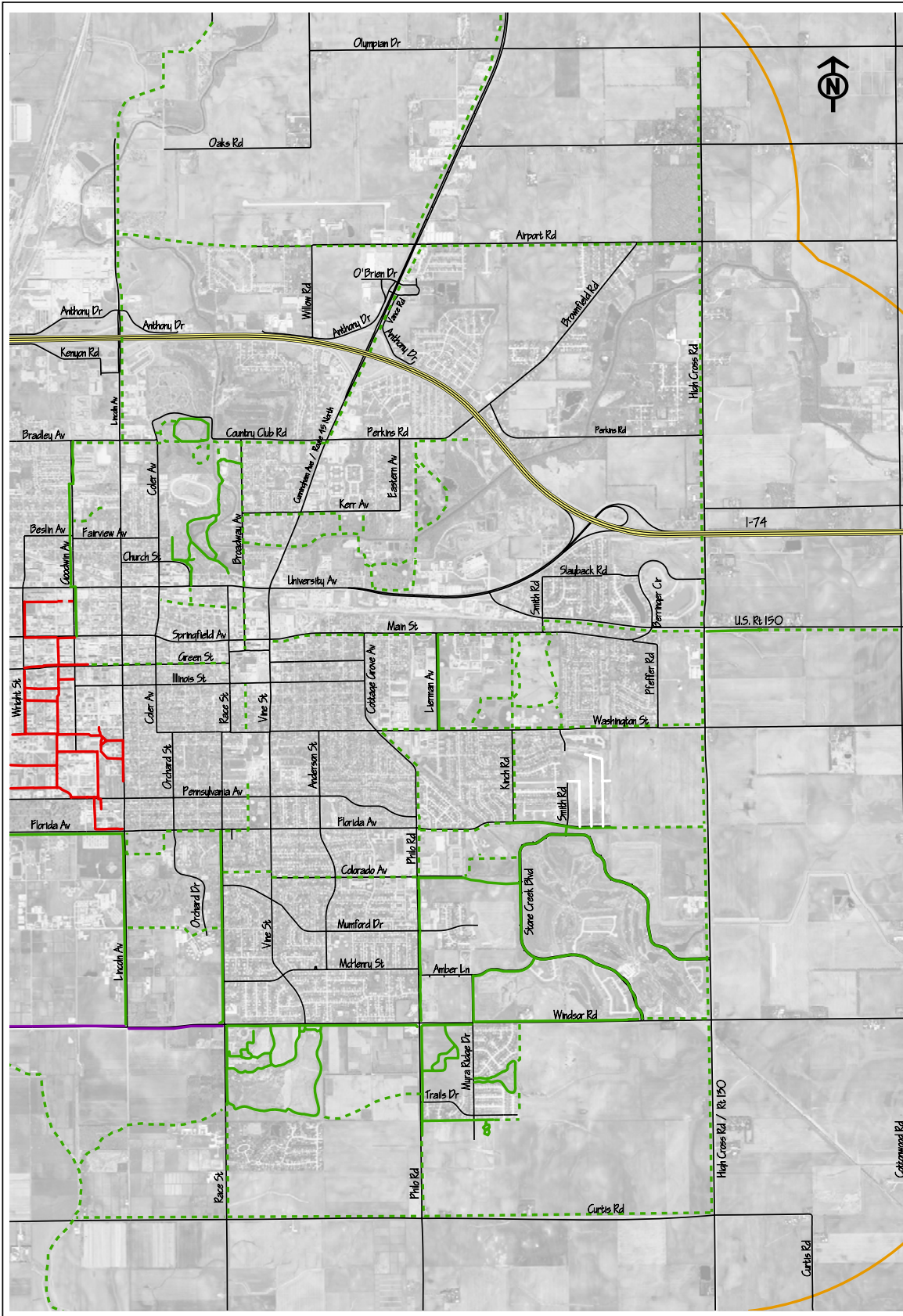
DATED at Urbana, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.



## Future Land Use Categories

- |  |   |   |
|--|---|---|
| <p> <b>Residential</b><br/><i>Residential areas contain primarily single-family housing, but may contain a variety of compatible land uses. Urban development patterns are often found in older neighborhoods, with an emphasis on pedestrian traffic. Suburban development patterns are found in newer areas, with larger lots served by a well-connected street network with pedestrian and bicycle facilities.</i></p> <p> <b>Mixed Residential</b><br/><i>Mixed-Residential areas contain a variety of residential land uses and encourage gradation to achieve compatible development. Urban development patterns emphasize more intensive uses that remain consistent with a neighborhood's character. Suburban development patterns are less intensive and show a gradation of densities. Both areas incorporate transit service.</i></p> <p> <b>Multi-Family Residential</b><br/><i>Multi-Family areas consist of apartment complexes and other multi-family buildings in close proximity to business centers, downtown, and campus. These areas should include provisions for transit service and pedestrian access.</i></p> <p> <b>Rural Residential</b><br/><i>Rural Residential areas encourage large lots and clustered development to protect unique natural amenities. Champaign County has zoning jurisdiction outside of city limits.</i></p> | <p> <b>Regional Business</b><br/><i>Regional Business centers are highly-visible developments that range from "big boxes" to smaller outlet businesses. Site design should include facilities for pedestrian, bicycle and public transit, in addition to automobile traffic.</i></p> <p> <b>Community Business</b><br/><i>Community Business centers are designed to serve the overall community and the immediate neighborhood. Developments should be scaled that make them compatible with adjoining neighborhoods, accommodating pedestrian and bicycle traffic.</i></p> <p> <b>Central Business</b><br/><i>Central Business areas are exemplified by Downtown Urbana and East Campus. These areas contain a dense, highly intensive urban style of development and architecture. Pedestrian, bicycle and transit access are emphasized to ensure areas are walkable.</i></p> <p> <b>Campus Mixed Use</b><br/><i>Campus Mixed-Use areas promote urban-style development with a mix of commercial, office and residential uses. Design guidelines emphasize the pedestrian and public transit over automobile traffic. Large-scale single-use development is discouraged in these areas.</i></p> | <p> <b>Parks/Recreation</b><br/><i>Park/Recreation areas include all parklands, public recreation centers and golf courses not associated with residential development. Creation of new parks is encouraged in new development.</i></p> <p> <b>Heavy Industrial</b><br/><i>Heavy Industrial areas are intense land uses heavily dependent on transportation facilities and significant amounts of land and are generally incompatible with residential uses.</i></p> <p> <b>Light Industrial/Office</b><br/><i>Light Industrial/Office areas typically are planned developments that are less intensive than heavy industrial areas, including professional services, warehousing, and distribution facilities.</i></p> <p> <b>Institutional</b><br/><i>Institutional areas may include governmental, educational, medical, religious, or university facilities, ranging from a single building to campuses.</i></p> <p> <b>Future Planning Area</b><br/><i>Areas within the one-and-one-half mile extraterritorial jurisdictional area that should be studied for their growth potential and inclusion in regular updates to the Comprehensive Plan.</i></p> |
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*Note: Future Land Use Maps #8 and #9 identify special future land uses for the "Lincoln-Busey Corridor" in West Urbana. This area is bounded by Illinois Street on the north, Pennsylvania Avenue on the south, Lincoln Avenue on the west and Busey Avenue on the east.*



Routes are adapted from:  
Champaign County Greenways & Trails Plan June 2006  
and Urbana's Capital Improvement Plan May 2006

Adopted April 11, 2005; Revised August 1, 2006  
Map created by City of Urbana Community Development Services Dept.

**Trail Classes**

- |          |         |                     |
|----------|---------|---------------------|
| Existing | Planned |                     |
|          |         | Shared Use Path     |
|          |         | U of I Bike Path    |
|          |         | On Street Bike Path |

**Urbana ETJ Boundary**

1 1/2 Miles Past City Limits

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
1	Develop a common forum for neighborhood associations to discuss and consider issues facing their neighborhoods. Determine methods for neighborhood associations to have effective input in the decision-making process.	Coordination	1.0; 1.1		Ongoing	<u>Executive;</u> <u>Community Development;</u> <u>Police</u>	Neighborhood Associations	<u>Partial Completion</u>
2	Develop educational tools and information to allow neighborhood associations to understand and manage common neighborhood issues.	Coordination	1.0; 1.1		Short Term	<u>Executive;</u> <u>Community Development;</u> <u>Police</u>	Neighborhood Associations	
3	Amend the Urbana Zoning Map where existing zoning is determined to significantly contradict the goals, objectives, and future land use maps of the Comprehensive Plan.	Special Study Council Action	1.0; 1.5 4.0; 4.1, 4.3 17.0; 17.1 25.0, 25.1 28.0; 28.1	All Future Land Use Maps	Near Term	Planning Division		<u>Partial Completion</u>
4	Develop a neighborhood action plan for the "Historic East Urbana" neighborhood. The plan should address issues of zoning inconsistencies, infrastructure improvements and strategies for housing stock improvement.	Special Study Council Action	1.0; 1.1, 1.2, 1.3, 1.5 2.0; 2.1, 2.4 12.0; 12.1	10	Near Term	Community Development; Public Works	"Historic East Urbana" Neighborhood Association (HEUNA)	<u>In Progress</u>
5	Amend the Urbana Zoning Ordinance to include site design standards for multi-family residential development in established neighborhoods to ensure that new development maintains the urban fabric and pattern of established neighborhoods.	Special Study Council Action	2.0; 2.1, 2.2, 2.3, 2.4		Short Term	Planning Division	Local Developers; <u>Development Review Board</u>	<u>Partial Completion</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
6	Develop a "Conservation District Ordinance" and consider neighborhoods that could obtain Conservation District status based on residents' desires.	Special Study Council Action	1.0; 1.3, 1.4, 1.5 12.0; 12.1, 12.2 14.0; 14.1	8, 9, 10	Near Term	Community Development	Neighborhood Associations	<u>In Progress</u>
7	Amend the Urbana Zoning Ordinance related to landscaping and screening to create more effective standards for commercial uses adjacent to residential structures and along roadways.	Special Study Council Action	2.0; 2.2, 2.4 14.0; 14.1, 14.2		Near Term	Planning Division; Arbor Division		
8	Amend the Urbana Zoning Ordinance and Subdivision Code to include Traditional Neighborhood Development (TND) standards as a development option that would allow urban patterns of development in appropriate areas.	Special Study Council Action	3.0; 3.1, 3.2 5.0; 5.1 11.0; 11.1, 11.2, 11.3 20.0; 20.1, 20.2, 20.3	7	Short Term	Planning Division; Public Works		
9	Amend the Urbana Zoning Ordinance and Subdivision Code to require adequate pedestrian connections between developments and through parking areas.	Special Study Council Action	3.0; 3.1 4.0; 4.2 46.0; 46.1, 46.2 50.0; 50.1, 50.2		Short Term	Planning Division; Public Works	C-U Mass Transit District	
10	Ensure adequate review of proposed site plans and subdivisions by impacted agencies (such as MTD, Urbana Park District, and Champaign County Planning and Zoning) so that design issues in new developments can be fully addressed.	Coordination	16.0; 16.3, 16.5 33.0; 33.1 34.0; 34.1, 34.2 35.0; 35.1, 35.2, 35.3 37.0; 37.1, 37.2		Near Term	Community Development; <u>Public Works</u>	Various Departments and Agencies	<u>Ongoing Coordination</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
11	Consider a program of zoning and development incentives for new development that incorporates a high level of energy efficiency in building designs such as “green buildings.” Promote use of the Leadership in Energy and Environmental Design (LEED) system for public buildings.	Special Study Action	5.0; 5.2		Long Term	Community Development; Public Works		
12	Construct an inventory map of environmentally sensitive areas within the City of Urbana and the ETJ to assist in determining appropriate areas for development.	Special Study Action	6.0; 6.1, 6.2, 6.3, 6.4 21.0; 21.1, 21.2	All Future Land Use Maps	Short Term	Community Development	Related Agencies	
13	Develop a beautification design for the Boneyard Creek in downtown Urbana. Implement the project through public and private development.	Special Study Action Council Action	7.0; 7.1, 7.2	8	Short Term	Planning Division; Public Works	<u>Downtown Business Group;</u> <u>Urbana Business Association;</u> <u>Adjacent Property Owners</u>	<u>In Progress</u>
14	Adopt a Hazard Mitigation Plan that offers strategies for reducing the effect of natural disasters.	Special Study Council Action	8.0; 8.1		Near Term	Community Development; Fire and Police Departments	<u>Emergency Management Agency</u>	<u>Completed</u>
15	Develop and keep current a disaster preparedness plan to be executed in the event of a natural or manmade disaster.	Special Study Action	8.0; 8.2		Near Term Ongoing	All City Departments	<u>Emergency Management Agency</u>	<u>Completed</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
16	Coordinate with the Urbana Park District to determine opportunities for additional park space in new residential growth areas.	Coordination Special Study	9.0; 9.1, 9.2, 9.3 11.0; 11.1 20.0; 20.2		Near Term	Community Development	Urbana Park District	<u>Ongoing Coordination</u>
17	Amend the Urbana Subdivision Code to identify the minimum acreage of park space that must be created in order for the park space to be dedicated to the Urbana Park District.	Coordination Council Action	9.0; 9.1 11.0; 11.1 20.0; 20.2		Near Term	Planning Division	Urbana Park District	<u>Ongoing Coordination and Study</u>
18	Implement the projects and strategies listed in the <i>Greenways and Trails Plan</i> and identified in the <i>City's Capital Improvement Program</i> .	Action	10.0; 10.1		Long Term Ongoing	Public Works; Community Development	CUUATS; <i>Greenways and Trails</i> Agency Participants	<u>In Progress</u> <u>Ongoing Coordination</u>
19	Ensure that Illinois Department of Transportation (IDOT) roadway improvement projects incorporate appropriate bicycle and pedestrian facilities where identified in the <i>Greenways and Trails Plan</i> as well as other planning documents.	Policy Coordination	10.0; 10.1, 10.2 46.0; 46.1 48.0; 48.1 50.0; 50.1		Ongoing	Public Works; Community Development	CUUATS; IDOT	<u>Ongoing Coordination</u>
20	Construct a multi-use path from downtown Urbana to the Carle Hospital complex along the railroad as illustrated in the <i>2002 Downtown Strategic Plan</i> .	Action Coordination	10.0; 10.1	3, 4, 8	Near Term	Public Works; Community Development	Carle Hospital; Urbana Park District	<u>In Progress</u>
21	Update historic surveys of older neighborhoods in order to develop an inventory of historic resources.	Special Study	12.0; 12.1		Long Term Ongoing	Planning Division; <del>Historic Preservation Commission</del>	University of Illinois; Historic Preservation Commission	<u>Partial Completion</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
22	Study the feasibility of initiating a low-interest loan or grant/match program for exterior renovation projects on structures that have been designated as "historic" under the Urbana Historic Preservation Ordinance.	Special Study	1.0; 1.3, 1.4 12.0; 12.1, 12.2, 12.3, 12.4		Long Term	Planning Division; <del>Historic Preservation Commission</del>	Financial Institutions; <u>Historic Preservation Commission</u>	
23	Coordinate with local non-profit agencies (such as PACA) focused on preserving historic structures within the community through membership and educational coordination.	Coordination	12.0; 12.2, 12.4		Ongoing	Community Development; <del>Historic Preservation Commission</del>	<u>Historic Preservation Commission</u>	<u>Partial Completion</u>
24	Designate downtown Urbana and portions of West Main Street (where appropriate) for historic district status.	Special Study Council Action	12.0; 12.3	8	Long Term	Planning Division; <del>Historic Preservation Commission</del>	PACA; <u>Historic Preservation Commission</u>	
25	Designate civic buildings that contribute to Urbana's history for landmark status.	Special Study Council Action	12.0; 12.2		Long Term	Planning Division; <del>Historic Preservation Commission</del>	PACA; <u>Historic Preservation Commission</u>	<u>Partial Completion</u>
26	Coordinate with the Urbana Business Association to achieve designation as an Illinois Main Street community.	Coordination Action	30.0; 30.3, 30.7		Near Term	Community Development	Urbana Business Association	<u>UBA will not pursue designation at this time</u>
27	Identify sites for public art displays community wide.	Special Study	13.0; 13.1		Long Term Ongoing	Community Development; Public Works	Arts Community; Urbana Park District	<u>In Progress</u>



**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
28	Incorporate opportunities for public art into capital improvement projects such as roadway projects, streetscape, etc.	Policy Action	13.0; 13.1		Ongoing	Community Development; Public Works	Arts Community; <u>40 North</u>	<u>In Progress</u>
29	Coordinate with the Urbana Business Association (UBA) to organize events that promote the City of Urbana such as the Sweetcorn Festival.	Coordination	13.0; 13.2, 13.3		Ongoing	Community Development; Administration	Urbana Business Association	<u>Ongoing Coordination</u>
30	Continue the “Share-the-Cost” tree planting program as a way of increasing the number of trees planted in City right-of-way.	Policy	14.0; 14.1		Ongoing	Arbor Division		<u>Ongoing</u>
31	Amend the Urbana Subdivision Code to require tree plantings in the right-of-way for new residential development.	Special Study Council Action	14.0; 14.2		Near Term	Planning Division; Arbor Division		<u>In Progress</u>
32	Develop a strategy to annex appropriate portions of the Scottswood Subdivision.	Special Study Council Action	15.0; 15.4	7	Long Term	Planning Division; <u>Economic Development Division;</u> Public Works		<u>In Progress</u>
33	Develop agreements with utility companies to determine the appropriate location of utilities in new growth areas in order to avoid the need to relocate them when development occurs.	Coordination Action	15.0; 15.2, 15.5 33.0; 33.1, 33.4 34.0; 34.1, 34.2		Near Term	Public Works; Community Development; Legal Division	Utility Companies	

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
34	Coordinate with the Urbana-Champaign Sanitary District (UCSD) to implement the North Urbana and East Urbana Interceptor projects identified in the UCSD Long Range Facilities Plan.	Coordination	15.0; 15.2, 15.5	I, 14	Ongoing	Public Works; Community Development	UCSD	<u>In Progress</u>
35	Develop a Comprehensive Annexation Strategy that considers growth in a compact and contiguous manner.	Special Study	15.0; 15.3, 15.4		Near Term	Executive; Community Development; Police; Fire Safety; Public Works		<u>In Progress</u>
36	Maintain current intergovernmental agreements that require annexation upon connection to the Urbana-Champaign Sanitary District.	Policy Coordination	15.0; 15.5		Ongoing	Community Development; Public Works; <u>Legal Division</u>	UCSD; Other Municipalities	<u>In Progress</u>
37	Maintain a program to rebuild and re-lay deteriorating brick sidewalks in Urbana, identifying on an annual basis streets to receive renewal. Establish a regular maintenance program for Urbana's brick sidewalks.	Policy (see 1998 Brick Sidewalk Plan)	2.0; 2.4 11.0; 11.2 12.0; 12.1, 12.4, 12.5 22.0; 22.6 42.0; 42.5 46.0; 46.1, 46.2 (AXE 47)	8, 9, 10 Urbana Brick Sidewalk Map (in 2004 Capital Improvements Plan)	Ongoing	Public Works	<u>Property Owners</u>	<u>Ongoing</u>
38	Coordinate with the St. Joseph drainage district to determine appropriate areas where current drainage districts can be disconnected and governance turned over to the City of Urbana.	Special Study Coordination Action	35.0; 35.1, 35.2		Near Term	Public Works; Community Development; Legal Division	<del>St. Joseph</del> Drainage Districts	<u>In Progress</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
39	Develop an "Infill Opportunities Map" illustrating parcels within the current city limits that are developable.	Special Study	15.0; 15.1 16.0; 16.2 18.0; 18.1		Near Term	Planning Division; Economic Development Division	<u>Development Community</u>	<u>Completed</u>
40	Amend the Urbana Zoning Ordinance to distinguish between "Regional Business" and "Community Business" to ensure that development standards reflect the intended scale shown in the Comprehensive Plan.	Special Study Council Action	16.0; 16.4 17.0; 17.1, 17.2 25.0; 25.1, 25.2		Near Term	Planning Division		
41	Maintain the current ISO 2 service level for fire protection when considering new development and annexation.	Policy	16.0; 16.5		Ongoing	Fire Safety; Community Development		
42	Amend the Urbana Zoning Ordinance to include outdoor storage screening requirements.	Special Study Council Action	17.0; 17.2		Short Term	Planning Division; Public Works		<u>In Progress</u>
43	Amend the Urbana Zoning Ordinance to address appropriate private property lighting standards for commercial and industrial areas.	Special Study Council Action	17.0; 17.2		Near Term	Planning Division; Public Works		
44	Coordinate with the University redevelopment site plans for the Orchard Downs and Pomology tracts that are consistent with the Future Land Use Maps and achieve the goal of providing taxable development in the City of Urbana while complementing the character of the surrounding areas.	Special Study Coordination	1.0; 1.4 2.0; 2.1, 2.4 9.0; 9.3 10.0; 10.1 11.0; 11.1 18.0; 18.3 25.0; 25.1 28.0; 28.6	9, 14	Near Term Ongoing	<u>Executive</u> ; Community Development; <u>Public Works</u>	University of Illinois; Urbana School District II 6; Urbana Park District; <u>Neighborhood Groups</u>	<u>Ongoing Coordination</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
45	Review the “ <i>Build Urbana</i> ” program annually to determine if it should be continued as a way to promote new home construction in Urbana.	Policy Council Action	19.0; 19.2		Ongoing	<u>Administration</u> <u>Executive</u> ; <u>Finance</u> ; <u>Community Development</u>	Development Community; <u>Urbana School District II6</u> ; <u>Urbana Park District</u> ; <u>Cunningham Township</u>	<u>In Progress</u>
46	Incorporate provisions for “technology infrastructure” with utility providers in redevelopment and new construction projects.	Special Study Action	23.0; 23.3		Ongoing	Public Works; Community Development; <u>Finance</u>	Utility Companies	
47	Amend the current Planned Unit Development Ordinance (PUD) to better accommodate master plans incorporating a mixture of uses and subdivisions.	Special Study Council Action	9.0; 9.3 20.0; 20.2, 20.3		Short Term	Planning Division; Public Works		<u>In Progress</u>
48	Implement the strategies of the <i>2002 Downtown Strategic Plan</i> .	Policy Action	22.0; 22.1, 22.2, 22.3, 22.4, 22.5, 22.6	8, 10	Ongoing	<u>Executive</u> ; Community Development; <u>Public Works</u>	<u>Downtown Business Group</u> ; Urbana Business Association	<u>In Progress</u> <u>Ongoing Coordination</u>
49	Work with the owners of Lincoln Square Village and the Historic Lincoln Hotel to transform the mall into a mixed-use activity center consistent with the Downtown Plan. Work with the owners to market that vision. Utilize development agreements and incentives to achieve the vision.	Special Study Coordination Action Council Action	22.0; 22.1, 22.2	8	Near Term	<u>Executive</u> ; Community Development; <u>Public Works</u>	Lincoln Square Village owners <u>and tenants</u>	<u>In Progress</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
50	Incorporate wireless Internet capabilities community wide, <u>with an emphasis on downtown</u>	Action	23.0; 23.2, 23.3		Near Term	<del>Community Development;</del> <u>Information Services Division;</u> Public Works;	<u>Urbana Business Association;</u> C-U Wireless; University of Illinois	<u>Partial Completion</u>
51	Develop a strategic land use and marketing strategy for the Philo Road Business District that considers the changes in market demands and demographics of the area. Evaluate the possibility of TIF District status.	Special Study Council Action	24.0; 24.1 28.0, 28.3 31.0; 31.2	13	Near Term	<u>Executive;</u> Planning Division; Economic Development Division; <u>Public Works</u>	Residents; Sunnycrest Business Owners; <u>Development Community;</u> <u>Neighborhood Groups</u>	<u>Completed</u>
52	Implement the recommendations of the Campus Area Transportation Study.	Policy Council Action	44.0; 44.3, 44.4, 44.6		Ongoing	Public Works; Community Development;	University of Illinois; City of Champaign; C-U Mass Transit District	<u>Partial Completion</u>
53	Continue to market Lincoln Avenue as the “Gateway to the University of Illinois” and identify opportunities to promote this designation.	Policy Coordination	24.0; 24.2	3, 8	Short Term Ongoing	Community Development; <u>Public Works</u>	University of Illinois	<u>In Progress</u>
54	Amend the Urbana Zoning Map in areas where existing zoning is inadequate for desired commercial and industrial growth as identified on future land use maps.	Special Study Council Action	25.0; 25.1, 25.2	All Future Land Use Maps	Near Term	Community Development	Economic Development Corporation (EDC)	<u>In Progress</u>
55	Annex targeted commercial and industrial properties on East University Avenue, North Cunningham Avenue and North Lincoln Avenue.	Policy Council Action	25.0, 25.3 27.0; 27.4 28.0; 28.2, 28.3	1, 5	Long Term	Community Development	<u>Property Owners</u>	<u>In Progress</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
56	Develop a strategic plan for the Lincoln Avenue / Oak Street corridor north of Interstate 74 to promote the area as a prime industrial corridor for new development. Study the feasibility of a Tax Increment Finance District (TIF) for the area.	Special Study Action	18.0; 18.1 26.0; 26.1, 26.2, 26.3 28.0; 28.2, 28.3 31.0; 31.2	I	Short Term	Planning Division; Economic Development Division	North Lincoln Avenue Business Owners; Champaign County EDC	<u>Partial Completion</u>
57	Develop and facilitate business and industrial “neighborhood groups” to meet regularly for a discussion of ideas and concerns about their area.	Coordination	24.0; 24.1 26.0; 26.1 27.0; 27.1		Ongoing	Economic Development Division	<del>North Lincoln Avenue</del> Business Owners; Champaign County EDC	<u>Completed</u> <u>Ongoing Coordination</u>
58	Continue the MetroZone agreement to ensure appropriate sharing of incentives and tax benefits for developments in areas west of Urbana city limits.	Policy Coordination	27.0; 27.1, 27.2, 27.3, 27.4		Ongoing	<u>Executive</u> ; Community Development; <u>Finance</u>	City of Champaign; Village of Savoy; Champaign County	<u>In Progress</u>
59	Coordinate with the University of Illinois in developing opportunities for private mixed-use projects, such as Gregory Place.	Policy Coordination	28.0; 28.4, 28.5		Ongoing	<u>Executive</u> ; Community Development	University of Illinois; <u>Development</u> <u>Community</u>	<u>In Progress</u> <u>Ongoing Coordination</u>
60	Coordinate with Carle and Provena to plan for the expansion of medical campuses.	Special Study Coordination	29.0; 29.2	3, 4	Ongoing	<u>Executive</u> ; Community Development	Carle Hospital; Provena Hospital;	<u>Ongoing Coordination</u> <u>and Study</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
61	Develop a comprehensive marketing plan, including materials (both web based and paper copy) for development opportunities in the City that can be easily distributed to potential residents and investors.	Action Coordination	23.0; 23.1 29.0; 29.1 30.0; 30.3 31.0; 31.2		Near Term	<del>Community Development</del> Economic Development Division	Champaign County EDC; Convention and Visitor's Bureau	Completed
62	Make 50 business retention visits in Urbana per year.	Action	31.0; 31.1		Ongoing	Economic Development Division; <del>Administration</del> Executive; Public Works	Economic Development Corporation (EDC);	In Progress
63	Study the feasibility of future municipal ownership of utilities such as water and power.	Special Study	33.0; 33.1, 33.4		Long Term	<del>Community Development</del> ; Executive; Legal Department; Public Works	University of Illinois; <del>Other Municipalities</del>	In Progress Ongoing Coordination
64	Develop a regional detention strategy in East Urbana to help mitigate flooding problems along U.S. Route 150 east of High Cross Road.	Special Study Coordination	7.0; 7.2 36.0; 36.1, 36.2	7	<u>Near Term</u>	Public Works; Planning Division	Champaign County; Townships; Drainage Districts	In Progress
65	Study appropriate assessments and infrastructure recapture agreements to provide necessary funding for planned capital improvements such as roadway and sewer extensions.	Special Study Coordination	35.0; 35.2, 35.3		Ongoing	Public Works; Planning Division; Legal Division	<u>UCSD</u> ; <u>Property Owners</u> ; <u>IDOT</u>	In Progress

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
66	Construct planned roadway extensions identified on the Mobility Map.	Action Coordination	45.0; 45.2 47.0; 47.4, 47.6 48.0; 48.1	All Future Land Use Maps; Mobility Map	Ongoing	Public Works; Community Development	CUUATS; IDOT	<u>In Progress</u>
67	Study potential roadway projects identified on the Mobility Map to determine necessity, design, location and function, economic and environmental and ecological impact.	Special Study Action	45.0; 45.2 47.0; 47.4, 47.6	All Future Land Use Maps; Mobility Map	Ongoing	Public Works; Community Development	CUUATS; IDOT	
68	Coordinate with the Urbana School District on the long-term need for a new elementary school in north Urbana as well as in other residential growth areas.	Coordination	21.0; 21.3 37.0; 37.2		Ongoing	Community Development	Urbana School District	
69	Adopt the updated Consolidated Plan outlining housing and other community services offered by the City of Urbana.	Council Action	39.0; 39.1, 39.2, 39.3, 39.4, 39.5 40.0; 40.1, 40.2, 40.3		Near Term	Grants Management Division		<u>Completed</u>
70	Adopt and regularly update the Impediments to Fair Housing Plan.	Council Action	39.0; 39.4		Ongoing	Grants Management Division		<u>Partial Completion</u>
71	Adopt the updated Annual Action Plan.	Council Action	18.0; 18.2 39.0; 39.1, 39.2, 39.3, 39.4, 39.5		Ongoing	Grants Management Division		<u>Completed</u>
72	Implement the Lakeside Terrace Redevelopment Plan.	Action	18.0; 18.2 39.0; 39.5	4	Near Term	Grants Management Division	Housing Authority of Champaign County; Brinshore Developers	<u>In Progress</u> <u>Ongoing Coordination</u>



**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
73	Designate the Springfield Avenue corridor from Downtown to campus as a preferred corridor for a high-capacity transit system.	Policy	4.0; 4.2, 4.3 44.0; 44.I 46.0; 46.I 47.0; 47.I, 47.3, 47.5 48.0; 48.I	8	Near Term	Community Development; <u>Public Works</u>	C-U Mass Transit District	<u>Completed</u>
74	Develop "Transit Oriented Design" provisions for development along the Springfield Avenue corridor that emphasize dense development with an emphasis on transit.	Special Study Council Action	4.0, 4.2, 4.3 22.0; 22.4 44.0; 44.I 46.0; 46.I	8	Near Term	Community Development; <u>Public Works</u>	C-U Mass Transit District	
75	Install "countdown crosswalk" signals at intersections with heavy pedestrian counts.	Action	44.0; 44.I, 44.2, 44.4, 44.6		Long Term	Public Works	<u>IDOT</u>	<u>Partial Completion</u>
76	Improve pedestrian crossings that can also serve as a beautification opportunity at Vine Street and Windsor Road.	Action	44.0; 44.I, 44.2	14	Near Term	Public Works		
77	Develop Curtis Road and Olympian Drive as urban arterial roadways. Work with the University to develop an appropriate design for Curtis Road.	Policy	45.0; 45.I	1, 2, 14	Long Term	Public Works; Community Development	CUUATS; University of Illinois	<u>Ongoing Coordination</u>
78	Maintain a current Functional Classification Map identifying classification of roadways and future roadway expansion plans.	Ongoing Study Action	44.0; 44.I		Ongoing	Public Works; Community Development	<u>IDOT</u>	
79	Maintain a 10-year Capital Improvement Plan (CIP) indicating future infrastructure improvements.	Ongoing Study Council Acton	44.0; 44.I		Ongoing	Public Works		<u>Ongoing</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
80	Adopt and implement access management standards for urban arterial roadways.	Action	44.0; 44.1, 44.2 45.0; 45.1		Near Term	Public Works	CUUATS	<u>Partial Completion</u>
81	Develop and maintain a current map indicating brick sidewalks and streets that should be retained and improved.	Special Study	1.0; 1.1, 1.2, 1.3, 1.4, 1.5 2.0; 2.1, 2.2, 2.3, 2.4 12.0; 12.1, 12.4	8, 9, 10	Ongoing	Public Works; Planning Division		<u>Completed</u>
82	Study the impact of requiring street lighting in new residential development.	Special Study	3.0; 3.1, 3.2 20.0; 20.1		<u>Near Term</u>	Public Works; Planning Division		
83	<del>When evaluating transportation projects,</del> Support the goals and objectives of the Long Range Transportation Plan developed by CUUATS to the extent that they are consistent with the Urbana Comprehensive Plan <u>when evaluating transportation projects</u>	Policy	50.0; 50.3		Ongoing	Public Works; Community Development	CUUATS	
84	Explore grants and other funding opportunities to support completion of the sidewalk network outlined in the City of Urbana Capital Improvements Program.	Special Study	45.0; 45.2 46.0; 46.1 48.0; 48.1 49.0; 49.1, 49.4		Ongoing	Public Works; Community Development		<u>In Progress</u>

**Implementation Program: Existing Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
85	Explore grants and incentives that can be used to encourage relocating existing and future utilities underground.	Special Study	33.0; 33.4		Ongoing	Public Works; Community Development	Utility Companies	
86	Amend the Urbana Zoning Ordinance to <del>include</del> updated sign regulations, <u>including guidelines for commercial signs along main traffic corridors.</u>	Special Study Council Action	13.0; 13.4		Long Term	Planning Division		<u>In Progress</u>
87	Develop corridor design guidelines for Lincoln Avenue, University Avenue, Cunningham Avenue, <u>Illinois Route 130</u> and Philo Road to reflect their status as entryways into the City.	Special Study	13.0; 13.4 24.0; 24.2 25.0; 25.5 26.0; 26.2, 26.3		Long Term	Community Development; Public Works		

**Implementation Program: Proposed Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Departments	Other Responsible Entities	Progress
88	Implement the projects and strategies listed in the <i>Philo Road Revitalization and Action Plan</i> .	Action	18.0; 18.1 24.0; 24.1, 24.2 26.0; 26.1, 26.2, 26.3	13	Near Term	Community Development; Public Works Police	Southeast Urbana Neighborhood Association (SUNA); Philo Road Business Owners; Apartment Complex Owners	In Progress
89	Develop a beautification design for streetscape along Cunningham Avenue/US Route 45, University Avenue, and Illinois Route 130/High Cross Road	Special Study	24.0; 24.2 26.0; 26.2	1, 2, 4	Near/Short	Community Development; Public Works	North Cunningham Business Group	
90	Study zoning and development regulations to determine the appropriate zoning districts to implement the future land uses identified for East Urbana	Special Study Council Action	15.0; 15.1 16.0; 16.1 17.0; 17.1 20.0; 20.1, 20.2, 20.3 49.0; 49.2	6, 7, 13	Near Term	Planning Division; Public Works	CUUATS; Land Owners; East Urbana Business Group	In Progress
91	Support the recommendations of the Route 130 Corridor Study when evaluating transportation projects	Policy Council Action	48.0, 48.1 50.0; 50.1, 50.2	2, 6, 7, 13	Ongoing	Community Development; Public Works	CUUATS; IDOT; Champaign County	In Progress (final report anticipated in 2007)

**Implementation Program: Proposed Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities	Progress
92	Study school district boundaries in North and East Urbana to determine possible modifications	Special Study Coordination Council Action	21.0; 21.3 37.0; 37.2 38.0; 38.1, 38.4, 38.5	I, 2	Long Term	Community Development; Legal Division	Urbana School District II6; Champaign School District Unit 4; St. Joseph School District; Regional Superintendent	
93	Develop an annexation strategy to reach potential development areas along Olympian Drive	Special Study	25.0; 25.3 27.0; 27.4	I, 2	Long Term	Community Development; Public Works	Property Owners	
94	Establish a Downtown Commission that will propose annual action plans to implement the goals and strategies of the <i>2002 Downtown Strategic Plan</i>	Policy Council Action	22.0; 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9	8, 9, 10	Near Term	Economic Development Division; Legal Department	Urbana Business Association; Downtown Business Group	In Progress
95	Study incentives to promote the use of the public right-of-way and public facilities downtown to encourage outdoor dining, beer gardens, and music events	Special Study Council Action	22.0; 22.8, 22.9		Short Term	Community Development; Legal Department; Public Works	Property Owners; Downtown Business Group; Urbana Business Association	In Progress
96	Establish a public square at Main Street and Springfield Avenue as illustrated in the <i>2002 Downtown Strategic Plan</i>	Special Study Council Action	9.0; 9.2, 9.3 22.0; 22.9	8	Short Term	Executive; Community Development; Public Works	Downtown Business Group	

**Implementation Program: Proposed Strategies  
2006 Update**

	Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities	Progress
97	Study a "Rebuild Urbana" program that would encourage home maintenance and provide incentives for converting rental property to single-family and condominium residential	Special Study Council Action	I.0; I.2, I.3		Short Term	Community Development	Neighborhood Associations; Department of Housing and Urban Development (HUD)	
98	Amend the Zoning Ordinance to more closely match the goals and objectives of the 2005 Urbana Comprehensive Plan	Council Action			Near Term	Community Development; Legal Department		In Progress
99	Develop a model neighborhood that is affordable and uses 25% of standard energy consumption	Action	19.0; 19.2 40.0; 40.1		Short Term	Community Development	Affordable Housing Developers	In Progress
100	Implement recommendations from the Bicycle and Pedestrian Advisory committee regarding new and improved routes, regional connections, and bicycle parking	Policy Action	10.0; 10.1, 10.2 11.0; 11.2 47.0; 47.5, 47.7 49.0; 49.1, 49.3		Near Term	Public Works; Community Development; Bicycle and Pedestrian Advisory Committee	CUUATS; <i>Greenways and Trails</i> Agency Participants	
101	Coordinate with other agencies and take a leadership role in developing the regional trail to Danville, which should including historic Lincoln landmarks in Urbana	Policy Coordination	10.0; 10.1, 10.2	5, 6, 7	Ongoing	Public Works; Executive; Community Development	Urbana Park District; Champaign County Design Consortium	In Progress

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** August 10, 2006  
**TIME:** 7:30 P.M.  
**PLACE:** Urbana City Building  
400 South Vine Street  
Urbana, IL 61801

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**MEMBERS PRESENT:** Ben Grosser, Lew Hopkins, Bernadine Stake, James Ward, Don White

**MEMBERS EXCUSED:** Jane Burris, Michael Pollock, Marilyn Upah-Bant

**STAFF PRESENT:** Robert Myers, Planning Manager; Matt Wempe, Planner II; Jeff Engstrom, Planner I; Becca Bicksler, Community Development Associate; Teri Andel, Planning Secretary

**OTHERS PRESENT:** Fred Schlipf, Susan Taylor

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**NEW PUBLIC HEARINGS**

**Plan Case No. 1993-CP-06 – Make various minor amendments to the 2005 Urbana Comprehensive Plan and review the 2006 Comprehensive Plan Annual Report.**

Becca Bicksler, Community Development Associate, presented the staff report for this case to the Plan Commission. She gave a brief background on the 2005 Urbana Comprehensive Plan. The proposed changes to the Comprehensive Plan are as follows:

1. Change the future land use shown for the area north of Oaks Road, east of U.S. Route 45, and wholly contained within the extraterritorial jurisdictional (ETJ) area from “Agriculture” to “Future Planning Area”.
2. Update the Greenways and Trails Map to show newly constructed bike paths that have been completed in the last year and to also show some newly planned routes.
3. Add additional strategies to the Implementation Program based on the City Council goals. Add two more columns to the table of Implementation Program to make it easier to refer to each strategy and to show the progress of each strategy.

Matt Wempe, Planner II, suggested one additional change on page 17 of the Implementation Program: Proposed Strategies, under # 91, to remove “Council Action” from the type of strategy.

Ms. Stake stated that there were many people involved in creating the 2005 Comprehensive Plan. She questioned how many people were notified of the proposed changes. Mr. Wempe answered by saying that the proposed changes were proposed and reviewed by City staff and the Plan Commission public hearing was noticed as would be done for any amendment to the Comprehensive Plan. Staff did not feel that the changes would be potentially controversial. As already indicated, the proposed additional implementation strategies are based on the adopted City Council goals.

Ms. Stake questioned why they could not leave the future land use designation for the area north of Oaks Road and east of U.S. Route 45 as "Agriculture" rather than "Future Planning Area". Mr. Wempe stated that when you look at the mobility map, there is a potential to relocate Olympian Drive east of U.S. Route 45. With modern planning practices, more emphasis is being placed on the link between transportation and land use planning. So, if a route were to go through to High Cross Road via a new Olympian Drive, it would make sense to also simultaneously study future land uses within the corridor. This does not preclude keeping it zoned as Agriculture in certain places. It just simply says that the City is going to study the area to see what land uses best fit the transportation improvements that are chosen for the area.

Ms. Stake objects to changing it to "future planning area" because people could plan the area without changing the designation from Agriculture. So many people were involved in the original Comprehensive Plan. This would be a really big change, because it would allow the City to do what they want in the proposed area. She was positive that people would like to know about the proposed change and talk about it more. Mr. Wempe pointed out that there is already a "future planning area" shown for east of High Cross Road, south of Interstate 74. So, the proposed change is similar in that the City would study land uses in conjunction with transportation.

Ms. Stake commented that staff could do that without changing the zoning. Mr. Wempe noted that this is not changing the zoning. It is future land uses. Ms. Stake said that the Comprehensive Plan is used in deciding rezoning cases. If it is shown as a "future planning area", then the area could be rezoned to anything. Mr. Wempe pointed out that the definition of "future planning area" states that the area should be studied, so it does not necessarily connote a specific zoning district. Ms. Stake argued that it would be studied, and then from the study comes action, recommendations and changes. She really objects to this.

Mr. Hopkins stated that even though they do not have an outside petitioner, the Plan Commission should separate questions from discussion. This has become discussion at some point rather than requesting clarification of the proposal.

Mr. White asked if the area in question would still remain zoned AG, Agriculture Zoning District. Mr. Wempe said yes. Mr. White clarified that City staff was only saying that the proposed area requires some careful study, because the area could have a major road going through it.



Acting Chair Hopkins opened the public hearing up to questions or concerns from anyone in the audience. With no public participation, he closed the public input portion of the hearing and opened the case up for Plan Commission discussion.

Mr. Grosser felt that because there is a potential for Olympian Drive to change its location, it would make sense to put on the map that it is a "future planning area". There are potential changes that could happen in this area. The "future planning area" definition simply says that the City should study the area in case they would need to change the Comprehensive Plan in the future. Ms. Stake responded that people would want to know about any potential changes now rather than later. In her experience, when the City uses the Comprehensive Plan as a guide in determining how to vote on a case, if it says "future planning area", then the City is much more likely to vote in favor of a case no matter what the development is or what the surrounding neighbors say. So, all the people who have attended meetings to help create the Comprehensive Plan during its lengthy process would not like to find that one of the main areas that they are concerned about has been changed from agriculture to future planning area. Mr. Grosser commented that he saw this as a pre-cursor to a change. Ms. Stake said that it does not work that way. It leaves open what could happen in this area.

Mr. Ward stated that he could not oppose studying an area. To oppose this change would be saying that the City does not want to study the area. Ms. Stake replied that the City has studied many areas without changing the Comprehensive Plan to show "future planning area". She feels that it is unfair to the people who worked on creating the Comprehensive Plan for so long and then to have no notice that it is being changed. This is the City's Comprehensive Plan, and it is a very important part of the City.

Mr. Hopkins commented that part of the reason that the distinction matters is because there are areas within the ETJ that are not designated as "future planning areas". Given this fact, then "future planning areas" are different from other areas in the ETJ that are labeled "Agriculture". When looking at the east side along IL Route 130, you see a part that has been planned. There is another part that has been indicated that it would be planned, and there is a third part that was not designated either way and was labeled "Agriculture". This is a set of distinctions that arguably could be inferred to have some distinction. So, on the north side, they would actually be making a change because of this.

Mr. Ward agreed that these distinctions are very important. If and when this area is annexed into the City, he hoped the City would not zone it without studying it. He looked at the map and saw the part of the ETJ that is closest to the City as having already been studied and made some designations about future land use. Then, the next ring out is to be designated for study, because that will probably be the next ring of development. The ring furthest out is labeled as "agriculture", because we do not see that as being eminent for development. He hoped that at some point it would be designated as a "future planning area", so when it becomes part of the City it could do so in a rational way and not simply transfer County zoning.

Mr. Hopkins asked if he could infer from this that Mr. Ward interprets the proposed change to mean that the City believes this area will develop sooner than the Comprehensive Steering Committee did a year ago. Mr. Ward stated that he implied that because of the presence of

Olympian Drive. If a decision is made about Olympian Drive, then that area will be developed in one way or another. It seems to him that the City either studies the area or not. He favors studying the area first.

In the northeast area around the proposed Olympian Drive, there is a good reason to designate it as a “future planning area”, because there is likely to be a need for planning in the near future. For the same reason, the ring on the east and the southeast part of Urbana has already been or are being designated as “future planning area”, because that is the next area for potential development. His position is very simple. It is if the City is going to develop, then it is better to plan than not to plan. If the City is going to plan, then it is better to study than not to study.

Mr. Grosser moved that the Plan Commission forward this case to the City Council with a recommendation for approval, including the additional correction suggested by Mr. Wempe. Mr. Ward seconded the motion.

Ms. Stake argued that by changing the designation from “Agriculture” to “future planning area” it gives City staff permission to decide what happens. However, if it is left designated as “agriculture”, then the community would be involved, so the community would have an opportunity to decide what would happen. Mr. White pointed out that any change in zoning would have to come before the Plan Commission and before City Council, and there would be public input at that time. He felt that the proposed amendment is the way to go about studying, planning and developing an area.

Ms. Stake noted that there are places in the Comprehensive Plan that states that the City will involve people in gathering input. Up until the proposed amendment, the City has involved people. But now, City staff is going to plan without the people. When the City spends all the time, money and effort on planning how Olympian Drive should be developed, then is that what is going to happen? Some people don't want Olympian Drive, and some people do. She believed that this is a way of saying that Olympian Drive would be developed. Mr. Wempe stated that transportation is separate from the future land use issue. The fact that Olympian Drive, east of U.S. Route 45, would be studied is part of the Mobility Map that was adopted in 2005 when the entire Comprehensive Plan was adopted. Olympian Drive has come about publicly as part of the Long Range Transportation Plan that the Champaign County Regional Planning Commission has been working on for quite some time. Therefore, it is not a roadway that is unheard of being planned for. The Future Land Use map supports having a link between transportation and land use, which is a very good link to make when it comes to planning.

Mr. Hopkins expressed concern about adding the Council's strategic plan goals to the Comprehensive Plan without the level of awareness from the people who participated in creating the content of the Comprehensive Plan in what these goals are. He stated that he normally would not worry about this, because he did not think that it mattered too much. However, there is a problem that he now sees with this, which is that one of the Council's goals is specifically to support the recommendation of the Route 130 Corridor Study when evaluating transportation projects. The Route 130 Corridor Study is an independently generated plan by a group that does not solely constitute the City of Urbana. To suddenly and accidentally backdoor into the City's Comprehensive Plan that the City would follow the results of a process without knowing what

those results are would be potentially problematic. After recognizing a problem with this goal, he is disinclined to formally incorporate the Council's strategic plan goals and strategies into the Urbana Comprehensive Plan at all. There is no reason why the City would need to do this.

Mr. Wempe explained that the reason City staff proposed to incorporate the Council's goals is because they relate to planning and development and because they have already been incorporated into City staff's work plan. Many of the goals overlap with implementation strategies that are already in the Comprehensive Plan. He mentioned that with Strategy #91, he tried to match it with the existing language that was approved in the Long Range Transportation Plan.

Mr. Hopkins commented that they did not need to incorporate the Council's goals into the City's Comprehensive Plan, because they are not assuming that the Comprehensive Plan is the place where all the City's plans are thrown together. They have the system of plans instead. The City Council Plan has been identified and exists. It has its role as a statement by the City Council, but it does not gain the same kind of potential legal backing that the Comprehensive Plan would in terms of infrastructure, funding and backing of land use decisions. Because he sees #91 is a concern, it leads him to the conclusion that there is no reason to include any of the Council Plan strategies.

Mr. Myers recommended that the Commission review each implementation strategy and consider them separately and recommend striking the ones that they felt posed a problem. Mr. Hopkins pointed out that the difficulty would be that if the Plan Commission strikes some of them out, then they would be making a statement that some of the Council's ideas were okay to add to the Comprehensive Plan, but other ideas were not acceptable for the Comprehensive Plan. The Council's Plan serves a particular role, but it is not the same role as the goals and strategies in the Comprehensive Plan. He suggested keeping the documents separate and using both of them.

Mr. Wempe pointed out that not all of the proposed new strategies are from the City Council's goals. Mr. Hopkins questioned which ones were not parts of the Council's goals. Mr. Wempe said that for instance Goal #88 was not part of the Council's goals.

Mr. Hopkins moved to amend the main motion to delete from the recommendation the inclusion of the Council's goals as expressed in the Implementation Program: Existing Strategies from page 17 through page 19 into the Urbana Comprehensive Plan. Mr. White seconded the motion for the amendment.

Ms. Stake felt that separating the plans would be a good idea.

Mr. Ward asked for clarification as to if the amendment passes, then the Plan Commission would be voting on strategies 1 through 87. Mr. Hopkins said that the Plan Commission would be voting to recommend changes made to strategies 1 through 87 in the Implementation Program and on changes to the Greenways and Trails Map and Future Land Use Map.

Mr. Myers stated that some of the Council's goals overlap with the Comprehensive Plan's goals and therefore should not be altogether rejected. Mr. Hopkins stated that none of the Council's goals are bad. The issue for him is that the Plan Commission is being asked to recommend including as an equal part of the Comprehensive Plan goals and strategies the content of a different kind of plan, adopted in a different way by a different group. In other words, none of the Council's goals were reviewed and/or approved by the Plan Commission before or went through a public hearing process other than what is happening right now. Mr. White added that the Comprehensive Plan is a work product of the community; whereas, the Council goals are not a work product of the community, but if they incorporate the Council goals into the Comprehensive Plan and someone reads it a few years from now, then Council goals will seem to be a work product of the community, and they are not. Once they start allowing different concepts being incorporated into the Comprehensive Plan from other sources, it would not be proper.

Mr. Ward asked if Mr. Hopkins meant to say that what is in the Comprehensive Plan goes through the comprehensive planning process, and what comes through another process goes elsewhere. Mr. Hopkins stated that was very well put.

Mr. Myers asked if these proceedings were not part of the comprehensive planning process and at which a public hearing is held. City staff has proposed to amendments, and input is taken from the public and the Plan Commission. Mr. Hopkins responded by saying superficially yes. The Plan Commission and City staff is following all of the rules by holding a public hearing, noticing the hearing, etc. However, the process of discussion and deliberation and discovery and consideration of all these elements and how they fit together and who thinks what about them would not happen in this way. Mr. Myers stated that if this is the case then there could never be minor amendments made to the Comprehensive Plan. City staff would have to update the Plan every five years through a huge process involving resident workshops, etc. Mr. Hopkins felt that minor amendments could be made as the Plan Commission and City Council could consider specific substantive amendments. As it appears tonight if the proposed amended motion passes, then the Plan Commission would indeed be recommending one or two changes as minor amendments.

Roll call on the amendment to the main motion was as follows:

Mr. White	-	Yes	Mr. Ward	-	No
Ms. Stake	-	Yes	Mr. Hopkins	-	Yes
Mr. Grosser	-	Yes			

The amendment to the motion carries by a vote of 4-1.

Acting Chair Hopkins stated that they were back to the amended main motion, which he interpreted to include the Greenways Trail extension item, the modifications to the maps to identify a "future planning area" and the editing changes to Items 1 through 87 in the Implementation Program. Mr. White called for question. Mr. Hopkins explained that calling the question requires a vote on the call of the question.

Mr. Ward explained that he voted no on the amendment because he had thought about what Mr. Myers had said. The Plan Commission is in the process of amending the Comprehensive Plan. He did not see the distinction after consideration between the Implementation goals and the rest of the Comprehensive Plan. It all falls into the same category. He has no problem amending the Comprehensive Plan through this process. Mr. Hopkins commented that this argument could be used to suggest that the Plan Commission should not pass the rest of the amendments either.

Mr. Grosser voted in favor of the amendment because he felt that the Plan Commission could take any one of the additional strategies #88 through the end to consider it as an amendment to the Comprehensive Plan. But to add all of them as a lump from another plan's goals does not give due consideration to each one of them. The Plan Commission could sit and go through each strategy, but they do not have prepared staff input on each one.

Mr. Hopkins stated that the Greenways and Trails map amendments are only updates of information. They do not actually change what has been planned. They do, however, include additional information about the University of Illinois. One could argue about the "future planning area" question. His suggestion would be regardless of how the vote turns out on the main motion, City staff should find a better representation for future planning areas. Part of the problem is how they are describing what they are planning. However, he did not believe they should reject this for that reason though.

Mr. Grosser inquired as to why the area east of U.S. Route 45 was not designated "future planning area" in the original 2005 Urbana Comprehensive Plan. Mr. Wempe stated that he believed it was an oversight. Ms. Stake commented that it says the study of this area is a priority when you designate it as "future planning area".

Roll call on the main motion with the amendment was as follows:

Mr. Ward	-	Yes	Ms. Stake	-	No
Mr. Hopkins	-	Yes	Mr. Grosser	-	Yes
Mr. White	-	Yes			

The motion was passed by a 4-1 vote. Mr. Myers noted that this case would go before City Council on Monday, August 21, 2006.