



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Matt Wempe, Planner II

DATE: August 3, 2006

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

Introduction

The Zoning Administrator is requesting an amendment to the 2005 Urbana Comprehensive Plan. The proposed amendment is largely related to the Implementation Program, with 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. At the time of its adoption, planning staff indicated that the 2005 Urbana Comprehensive Plan would be reviewed annually and updated every five years. These updates would take into account changes throughout the City in order to reevaluate the recommendations of the plan. The main purpose of the annual reviews is to address changes in the planning environment in the City over the previous year.

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 workplan (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 directly related to existing implementation strategies and other elements of the Comprehensive Plan. Given that the Common Goals are already incorporated into a citywide workplan, staff recommends inclusion of the goals in the

Comprehensive Plan as part of these amendments to provide a consistent approach to growth and development in the City.

Additional Minor Changes

In addition, there are several minor changes that can be included as part of this amendment, but ordinarily would not warrant a separate 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.

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, wholly contained within the extraterritorial jurisdictional area (ETJ). This area is currently shown as Agriculture, and would be changed to Future Planning Area.

The main 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. 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 will appropriately link transportation and land use planning, and is similar to the future land use designation east of Illinois Route 130 (see Future Land Use Map #7).

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

Additional proposed implementation strategies have been directly taken from the City Council Common Goals Framework. These strategies are already included in the citywide workplan, and staff has made progress on a number of them. Further, many of the Common Goals are related to existing elements of the Comprehensive Plan, and staff wants to create consistency between plans and policies.

The Implementation Program will be 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 Staff Findings

1. The 2005 Urbana Comprehensive Plan was adopted in April 2005. At the time of its adoption, planning staff indicated that the Comprehensive Plan would be reviewed annually and updated every five years.
2. The Urbana City Council approved a Common Goals Framework on September 19, 2005 that included goals related to topics addressed in the Comprehensive Plan.
3. The Common Goals have already been incorporated into a citywide workplan, in addition to their relationship to existing implementation strategies listed in the Comprehensive Plan.
4. 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 future transportation projects, and the need to concurrently plan transportation and land use.
5. 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.
6. The proposed amendment will amend Future Land Use Map #2 so it remains consistent with the Overall Future Land Use Map.

7. The proposed amendment will amend the Implementation Program to include implementation strategies related to the adopted City Council Common Goals Framework.
8. 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 Plan Commission has the following options for recommendation to the Urbana City Council. In Plan Case 1993-CP-06, the Plan Commission may:

1. Forward a recommendation to approve the request by the Zoning Administrator to amend the 2005 Urbana Comprehensive Plan as presented; or
2. Forward a recommendation to approve the request by the Zoning Administrator to amend the 2005 Urbana Comprehensive Plan as presented with modifications; or
3. Forward a recommendation to deny the request by the Zoning Administrator to amend the 2005 Urbana Comprehensive Plan.

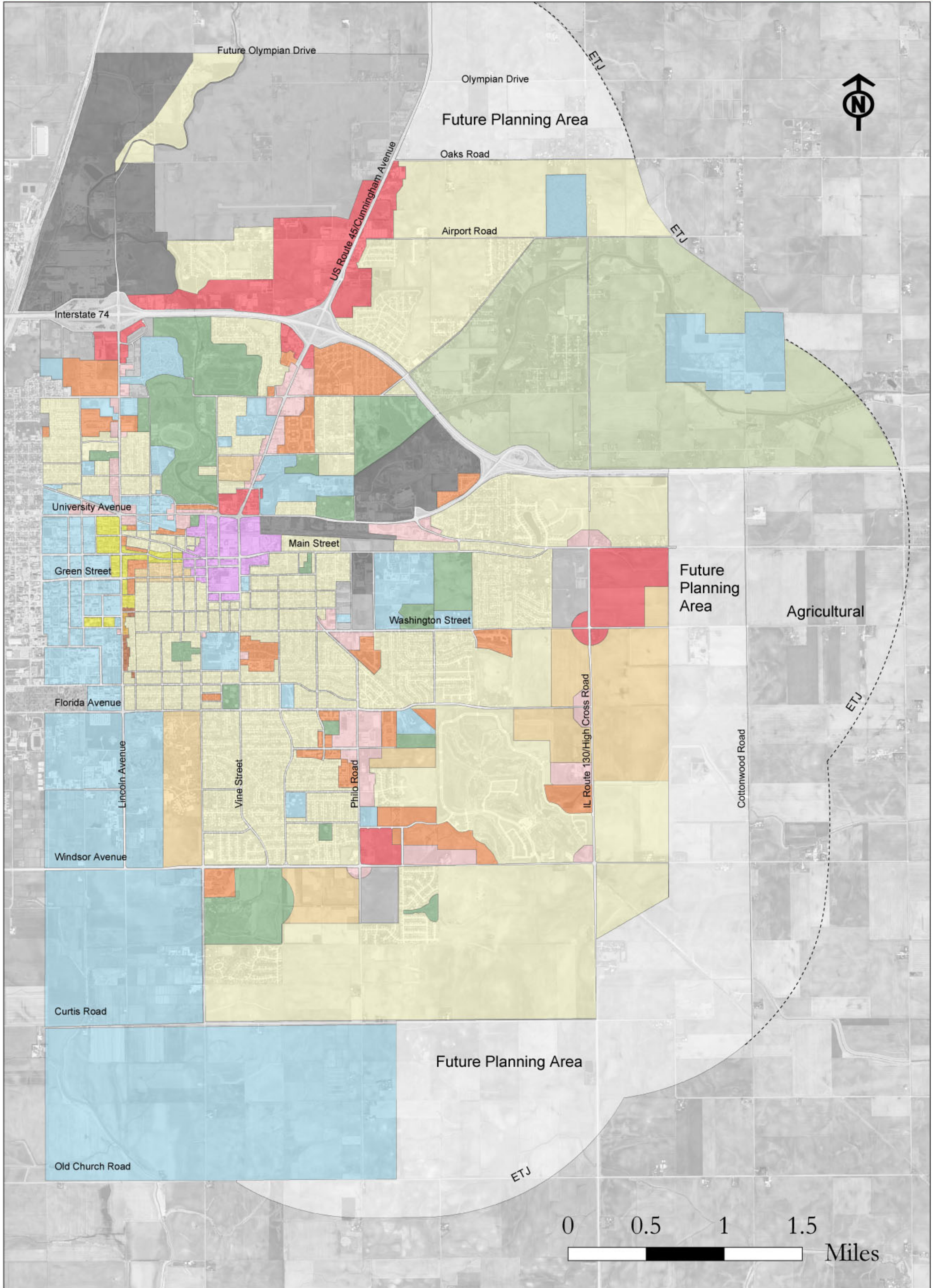
Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Commission recommend **APPROVAL** of the proposed amendment to the 2005 Urbana Comprehensive Plan in its entirety, as presented herein.

Prepared by:

Matt Wempe, Planner II

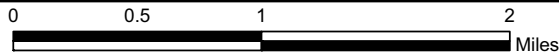
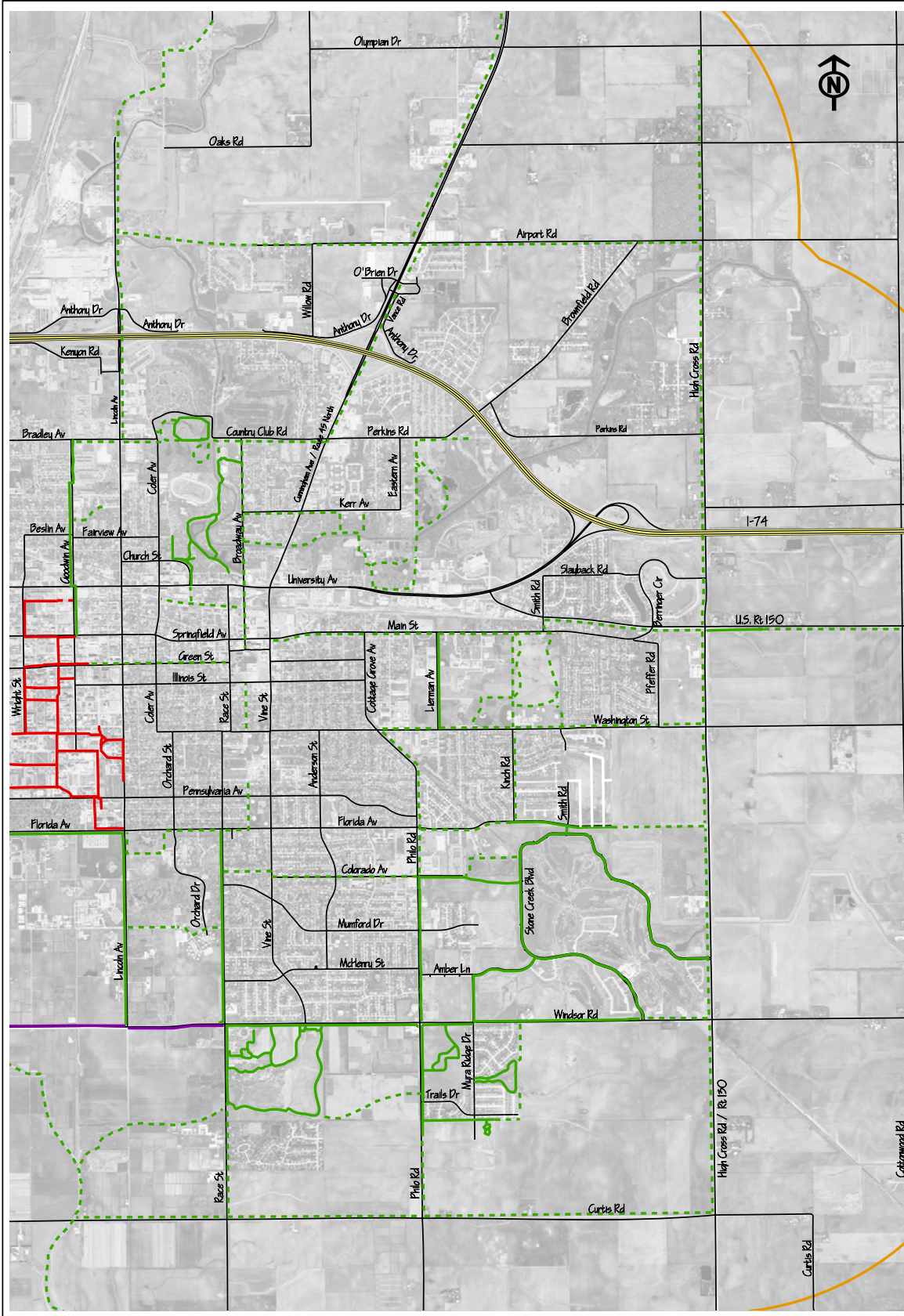
Attachments: Exhibit A: Overall Future Land Use Map (w/ proposed changes)
 Exhibit B: Greenways and Trails Map (w/ proposed changes)
 Exhibit C: Future Land Use Map #2 (w/ proposed changes)
 Exhibit D: Implementation Program (w/ proposed changes)
 Exhibit E: City Council Common Goals Framework



Future Land Use Categories

- | | | |
|--|---|---|
| <p> Residential
<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> Mixed Residential
<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> Multi-Family Residential
<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> Rural Residential
<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> Regional Business
<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> Community Business
<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> Central Business
<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> Campus Mixed Use
<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> Parks/Recreation
<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> Heavy Industrial
<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> Light Industrial/Office
<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> Institutional
<i>Institutional areas may include governmental, educational, medical, religious, or university facilities, ranging from a single building to campuses.</i></p> <p> Future Planning Area
<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> |
|--|---|---|

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
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	I.0; I.1		Ongoing	<u>Executive;</u> Community Development; <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	I.0; I.1		Short Term	<u>Executive;</u> Community Development; <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	I.0; I.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	I.0; I.1, I.2, I.3, I.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
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
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
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; Historic Preservation Commission	University of Illinois; Historic Preservation Commission	<u>Partial Completion</u>

**Implementation Program
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	I.0; I.3, I.4 I2.0; I2.1, I2.2, I2.3, I2.4		Long Term	Planning Division; Historic Preservation Commission	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	I2.0; I2.2, I2.4		Ongoing	Community Development; Historic Preservation Commission	<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	I2.0; I2.3	8	Long Term	Planning Division; Historic Preservation Commission	PACA; <u>Historic Preservation Commission</u>	
25	Designate civic buildings that contribute to Urbana's history for landmark status.	Special Study Council Action	I2.0; I2.2		Long Term	Planning Division; Historic Preservation Commission	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	I3.0; I3.1		Long Term Ongoing	Community Development; Public Works	Arts Community; Urbana Park District	<u>In Progress</u>

**Implementation Program
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
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, I4	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	St. Joseph Drainage Districts	<u>In Progress</u>

**Implementation Program
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 II6; Urbana Park District; <u>Neighborhood Groups</u>	<u>Ongoing Coordination</u>

**Implementation Program
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 II 6</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 and tenants	<u>In Progress</u>

**Implementation Program
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	Community Development; <u>Information Services Division;</u> Public Works;	<u>Urbana Business Association;</u> <u>C-U Wireless;</u> 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	I3	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	I, 5	Long Term	Community Development	<u>Property Owners</u>	<u>In Progress</u>

**Implementation Program
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	North Lincoln Avenue 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
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	Community Development <u>Economic Development Division</u>	Champaign County EDC; Convention and Visitor's Bureau	<u>Completed</u>
62	Make 50 business retention visits in Urbana per year.	Action	31.0; 31.1		Ongoing	Economic Development Division; Administration <u>Executive;</u> <u>Public Works</u>	Economic Development Corporation (EDC);	<u>In Progress</u>
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	Community Development; <u>Executive;</u> Legal Department; Public Works	University of Illinois; <u>Other Municipalities</u>	<u>In Progress</u> <u>Ongoing Coordination</u>
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	<u>In Progress</u>
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>	<u>In Progress</u>

**Implementation Program
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
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	I4	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	I, 2, I4	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
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	When evaluating transportation projects, 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
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 include 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 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



CITY OF URBANA 2005 COMPREHENSIVE PLAN

2006 UPDATE





Introduction

The City of Urbana 2005 Comprehensive Plan was adopted in April 2005 following an extensive analysis, public participation and reporting process. Planning staff has prepared this annual report to update the Plan Commission and City Council and other interested parties on implementation of the Comprehensive Plan. This report is not an amendment to the plan, but an informal update on the planning environment in the City and the region and accomplishments of the past year.

The Urbana Comprehensive Plan was completed “in-house” by the Planning Division without any outside consultant support. While time consuming, this approach permitted a planning process tailored to the needs of the community. The Comprehensive Plan Steering Committee, comprised of numerous stakeholders from throughout the community, helped guide development of the Urbana plan. Neighborhood workshops were held throughout the community along with focus group discussions, townhall meetings, and resident surveys. The Urbana Plan Commission served as the public hearing body and final action was taken by City Council. Out of this process came a truly unique comprehensive plan that has been extensively used as a guide for the future growth of the City. The Urbana plan has been utilized in a number of ways, including:

- *Zoning Decisions.* The future land use maps and designations are used in all planning and zoning cases to determine if a proposal is consistent with the goals and objectives of the comprehensive plan.
- *Staff Work Plan.* The Implementation Program, in concert with the recently adopted City Council Goals, has provided a guide to accomplish the goals, objectives and policies identified in the Urbana plan
- *Growth Projections.* The future land use maps have been used to assist other agencies in planning to meet the needs of new development.
- *Future Roadway Right-of-Way.* Ensuring a logical, well-connected road and pedestrian system is important to the City. The Mobility Map has provided guidance for the dedication and acquisition of right-of-way for future road and trail connections.
- *Infrastructure Planning.* Information contained in the plan has been used to assist in sanitary sewer, drainage, and other infrastructure studies.

In the past year, over half of the implementation strategies in the Urbana plan have been addressed in some capacity. Implementation of the plan has been aided by the inclusion of many strategies in the City Council Goals and the City Staff Work Plan.

How the Comprehensive Plan Works

The Urbana plan stands out among other comprehensive plans in that there are many new elements that were developed during the planning process. The following is a brief overview of several of these elements.



System of Plans Approach

The Urbana plan identifies many other plans previously prepared by the City and other agencies and explains the relationship among these plans, both in terms of their particular roles and areas of overlap. This approach has come to be known as the “System of Plans” concept (SoP), which was developed by Lew Hopkins at the University of Illinois Urbana-Champaign. The recognition of other related plans is particularly important in a twin cities environment with a major player the size of the University of Illinois and with many special districts that include both cities and the University. In most cases, a comprehensive plan is seen as an overriding planning document. This approach often expressly ignores previous plans, and subsequently the ideas and the intent of those plans. By using the SoP, the Urbana plan is implicitly “aware” of other planning processes while retaining a focus on the role of the plan for the City of Urbana.

Development Types

Rather than relying on just one city-wide future land use map, the plan has 14 area-specific future land use maps annotated on aerial photography. The maps show general development types rather than traditional land use categories. The annotations focus on intent and policy and thus serve as a record of deliberation and justification that can be referred to when making decisions. Deliberations among public participants, Steering Committee, Plan Commission, and City Council used these representations as a basis for discussion. Annotations were modified to clarify the intent and commitment underlying goal, objectives and future development types. This representation keeps a record for current and future generations in a more accessible way than the conventional color coded land use map could have.

Mobility Map

The Urbana plan has an innovative Mobility Map that carefully distinguishes committed alignments, proposals under continuing consideration, and policies for future street alignments at a level of specificity developers, residents, and decision makers need. In contrast, conventional future transportation maps show a street network as dashed lines even if alignments had not been thoroughly established. The conventional representation was discarded when planning participants recognized the uncertainty about whether certain projects should be included in the plan and the ambiguity about where collector connections and end points should be located (e.g., to avoid stream crossing and other sensitive locations). Graphic symbols were then created to illustrate the intent or essence of a policy or strategy that was being considered or decided. For example, arrows were used to mark the location of the starting or ending points of some collectors because they will continue existing collectors from their existing endpoints or because they have already been set in approved subdivision plats. The flexibility of this approach has made it easier to negotiate for future road right-of-way while ensuring the desired road connections will be completed.

Implementation Program

The Urbana plan Implementation Program is effective in its use of action words and in its ability to convey how and when a project will be completed. Wording of each strategy is based on a set of “action verbs”, such as “develop” or “amend”. Using these terms, the intent of the strategy and its relation to other strategies is clear. Strategies are also classified as one of five types: policy, action, council action, special study, and/or coordination. When used together, these

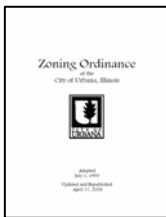


classifications outline the implementation process of a specific strategy. For example, the plan calls for the city to “Amend the Urbana zoning map where existing zoning is determined to significantly contradict the goals, objectives, and future land use maps of the Comprehensive Plan” through special study and council action. Based on this typology, a reader knows that staff will carry out a special study to identify areas where zoning should be changed, and that the City Council must approve any changes (council action).

The implementation program also identifies maps related to an implementation strategy, specific timing of each strategy to help set work plans for City staff, and identifies City and non-city entities responsible for implementation. These categories convey reasons for the strategies as well as a plan for how and when they will be accomplished. The Implementation Program is now used as a tool for creating work plans and to communicate to the public the priorities and methods for achieving specific strategies.

System of Plans Update

In the past year, and number of new plans have been completed or are in progress. The following is a brief description of each plan.



Zoning Ordinance Update

The Zoning Ordinance was amended in April 2006, and included such changes as adding/deleting definitions, reorganizing sections, creating a new Article, revising allowed uses and parking requirements, and a wide variety of minor changes. These changes were intended to assist daily administration of the Zoning Ordinance, as well as more closely match recently adopted plans and policies.



Champaign County Greenways and Trails Map Update

The Greenways and Trails Plan represented a joint effort between the cities of Champaign and Urbana, the Village of Savoy, Champaign County and the University of Illinois to provide a connected system of trails throughout the metro area. Updated maps have been published to depict newly constructed trails.

East Urbana Interceptor Sewer Study

In anticipation of future development along Illinois Route I30/High Cross Road, the City and the Urbana-Champaign Sanitary District commissioned a study of potential sanitary sewer improvements. Sodemann & Associates have been retained to analyze future sewer capacity needs and draft recommendations for infrastructure improvements.



Big.Small.All County Vision

The entire community has undertaken an effort to shape the future of Champaign County. Over 2,200 ideas were generated in community meetings throughout the County, and this input has formed the basis for the emerging vision. In the coming months, goals, objectives and actions based on this input will be presented to the public, and will be prioritized to create an implementation plan to achieve the community's vision.



Route 130 Corridor Plan

The primary goal of the Illinois 130/High Cross Road Corridor Planning Study is to promote logical development that considers interconnectivity of land uses and transportation networks. The recommendations of the plan will be used in tandem with other plans to guide development in the Route 130 Corridor. A final report is expected in 2007.



Boneyard Creek Urban Design Study

The Boneyard Creek runs through the majority of downtown Urbana, but is underutilized as a resource that could compliment development and link downtown to surrounding neighborhoods. The City has received a number of responses to a request for proposals seeking design improvements, connectivity enhancements and design guidelines for the creek.



Urbana Park District Strategic Plan

The Park District is in the early stages of drafting a strategic plan. The first draft should be completed in September of 2006. Once completed, the strategic plan will guide restoration of existing parks and identify strategies for acquisition and development of new parkland.



University of Illinois Master Plan

The Campus Master Plan addresses a variety of facilities and infrastructure needs for the University. Some of the current topics addressed in the plan are: Reconstruction of housing at Orchard Downs, expansion of the South Farms, expansion/relocation/replacement of student housing, and multi-modal transportation. The Campus Master Plan is scheduled for completion this year.

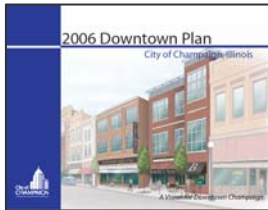
University of Illinois Intermodal Study

The Intermodal Study is focused on creating a healthy, pedestrian-friendly environment with a safe, well-balanced mix of transportation alternatives for students, faculty, staff and visitors. The study is scheduled for completion in May 2007.



Campus Area Transportation Study (CATS) III

CATS III was developed as a continuation of the combined effort of the City of Urbana, the City of Champaign, the University of Illinois, and CU-MTD to address pedestrian and bicycle safety in the greater campus area. This phase of the study will focus on pedestrian and automobile safety education, as well as bicycle facilities improvements in areas not previously studied. The CATS process is ongoing, and the report for CATS II was completed in July 2005.



City of Champaign Downtown Plan (2006)

The Champaign Downtown Plan was completed in May of 2006. The plan is divided into four sections: urban design and development; transportation; market demand and land use; and organization. Written and graphic representations are used to explain the issues and recommended strategies to encourage positive development in the heart of the city.



City of Champaign Transportation Master Plan (2007)

The Transportation Master Plan will become an element of the Comprehensive Plan, replacing the existing transportation plan developed in 1992. The plan will create a vision for a multi-modal transportation system that helps achieve the City's goal of sustainable growth. The plan will also give both technical and policy direction for decisions related to planning transportation facilities. Completion of the plan is scheduled for 2007.

Community Profile Update

Demographics

The 2000 U.S. Census listed the population of Urbana as 37,362 residents. Since 2000, Urbana has gained 608 single-family units, 15 duplex units, and 795 multi-family units, for a total net gain of 1,418 units. Assuming a 7% vacancy rate and knowing that the rate of University demolition has significantly slowed since 2000, there has been an estimated net gain of 1,320 occupied units. Using the same vacancy rate and a slightly higher average family size than in previous years (due to a much higher percentage of new single-family housing), the estimated population increase is 1,700 residents. Thus, the estimated current population is 39,060. This demonstrates 4.5% total growth since the 2000 census.

University enrollment has increased 2.6% in the past year bringing the total number of students to 40,670 in fall semester of 2005¹, which represents a 10% increase since 2000. There has been no significant change in total University employment in the past year.

¹ [Http://www.dmi.uiuc.edu/stuenr/](http://www.dmi.uiuc.edu/stuenr/)



Table I. Residential Building Permits Issued by Dwelling Unit (2000-2005)

<i>Year</i>	<i>Single-Family</i>	<i>% of Total</i>	<i>Duplex</i>	<i>% of Total</i>	<i>Multi-Family*</i>	<i>% of Total</i>	<i>TOTAL</i>
2000	44	18%	2	1%	194	81%	240
2001	83	58%	2	1%	57	40%	142
2002	167	80%	2	1%	40	19%	209
2003	133	49%	6	2%	134	49%	273
2004	155	63%	6	2%	84	34%	245
2005	104	27%	4	1%	276	72%	384
TOTAL	686	46%	22	1%	785	53%	1,493

* Multi-Family includes buildings with three or more dwelling units.

Land Use, Zoning & Annexation

An omnibus text amendment to the Zoning Ordinance was approved by City Council in April 2006. Many of the changes ease daily administration of the ordinance and prepare the ordinance for additional changes as directed by the Urbana Comprehensive Plan and City Council. Future changes will include revised sign and billboard regulations, improved planned unit development regulations, creation of a University Zoning District, outdoor storage screening and location regulations, regulating gravel parking surfaces, creating light and heavy industrial zoning districts and creating lighting standards.

A recent Illinois Supreme Court case, *Village of Chatham v. County of Sangamon*, has had a significant impact on City annexations. The case held that any property that is subject to a pre-annexation agreement with a municipality is subject to the regulations of the municipality, not the county. The ruling overturned a long history of such properties remaining under county zoning authority until they are annexed into the municipality. The Champaign and Urbana City Attorneys and the Champaign County State’s Attorney have come to an agreement regarding enforcement under the ruling. Properties under an annexation agreement with a municipality in the County will be subject to municipal zoning, subdivision, and building regulations, and the County will control all other regulations and provide public services. A statewide task force has been convened in Springfield to study the impact of the ruling and whether any corrective legislation is required.

Economic Development

A wide variety of commercial, office, and industrial development has occurred throughout Urbana in the past year.

The largest single planned development has been the purchase of 300 acres of land in East Urbana by Menards, a home improvement retailer. The company has been working with the City to develop the property as a mixture of regional business, multi-family, and single-family residential. Construction of a new Menards store is anticipated to start early next year, with subsequent commercial and residential development to follow.



The Super Wal-Mart on High Cross Road/Illinois Route 130 opened in January 2006, creating approximately 275 jobs for Urbana and additional sales-tax revenue for the city. Across the street, Aldi's built a grocery store on the northwest corner of University Avenue and High Cross Road adjacent to the Beringer Commons subdivision.

In the Philo Road Business District, a Marathon gas station and convenience store opened at the corner of Florida and Philo. The old K-Mart building was demolished in anticipation of a mixed-use development. The complex will include upscale apartments and approximately 30,000 square feet of retail space. An assisted living complex and the new "55 and older" Prairiewinds subdivision is under construction on Colorado Avenue. The Atkins Group is planning an upscale retail development as part of their Stone Creek Commons office park at the southeast corner of Windsor and Philo Roads. The development will include retail shops, restaurants, banking, fitness club facilities, and a landscaped boardwalk along the existing lake.

Redevelopment of the Five Points intersection in the downtown area began with local developers Tatman and Burch constructing a new Walgreen's store and strip retail center. O'Brien Automotive will be relocating all of their dealerships in Champaign and Urbana to a new facility at US Route 45 and Interstate 74 this summer. A new retail development called Gateway Shops is under development on the old O'Brien property and will include 30,000 square feet of retail space and four outlot buildings.

Along North Lincoln Avenue, construction is almost complete for the Capstone Condominiums, a luxury student condominium complex. Adjacent to this development, Speedway has demolished the existing gas station and is constructing a new station at the southwest corner of Killarney and Lincoln. The remainder of the Speedway property was recently rezoned to B-3, General Business, and will be marketed for commercial development. The Holiday Inn Express was completed in the past year immediately north of the existing Holiday Inn and Convention Center.

In downtown, Lincoln Square Village is continuing their redevelopment, including residential units on the third floor and more commercial businesses in the main mall space. Health Alliance has completed their remodeling, two new tenants have been added to the food court, and a health club has moved into a newly renovated space. Other new businesses and community events have been added to the mall. Stratford Residences, a new mixed-use development, officially opened on Race Street across from the Courier Café.

On campus, Gregory Place II is in the initial stages of development. The project will be similar to Gregory Place I with apartments on the upper levels and commercial space at the ground level. A new multi-family residential building is under construction at 903 W. Nevada, adjacent to Café Paradiso. Several new University buildings were also constructed, including the Alice Campbell Alumni Center and Christopher Hall on Lincoln between Illinois and Nevada, and the North Parking Deck at University and Goodwin.



Housing

The “Build Urbana” tax rebate program was extended to include homes that have a permit issued before December 1, 2006. This program refunds the difference in property taxes between Champaign and Urbana for a period of five years. In the past year, 104 single-family homes and four duplex units were constructed under the program, bringing the total number of units constructed under Build Urbana to 734 since 2001. Extension of the Build Urbana program will be considered later this year.

Transportation

A number of road and trail projects have been completed or are in progress, including the extension of Florida Avenue (2007), improvements to Lincoln Avenue between Springfield and Florida (Summer 2006), widening Philo Road between Colorado and Windsor Road (Fall 2006), widening and other improvements to Windsor Road between Philo and Illinois Route 130 (2009-10), the extension of Colorado Avenue to Stone Creek Boulevard (completed), improvements to a shared-use path along Goodwin Avenue between Springfield Avenue and Bradley Avenue (completed), and the widening of Lierman Avenue, including construction of a shared-use path (completed). Improvements to Windsor Road are planned for 2009.

After many years of study, a new highway interchange is under construction in Champaign at Interstate 57 and Curtis Road. Construction is set to begin in 2007. The interchange will complete the western portion of improvements to major fringe arterials that is under study by both cities and the county. Urbana has requested state funding to research the possible locations of a new interchange on I-74 to better connect the eastern side of the city, as outlined in the Mobility Map. The Illinois Route 130 Corridor Plan will also examine this issue.

The City recently received a \$558,000 grant to build a multiuse path along the west side of High Cross Road/Illinois Route 130 as shown on the Greenways and Trails Classification Map. Construction of the bike path will likely begin in fall of 2008 and completion is set for spring of 2009.

Utilities

In connection with future development along High Cross Road/Illinois Route 130, the City and the Urbana-Champaign Sanitary District are currently studying the sanitary sewer needs for East Urbana. The existing sanitary sewer capacity in this area is almost completely utilized by existing development. The study will formulate suggestions for sanitary sewer routing, as well as locations for a new pump station and force mains.

Plans are in place to develop a wetland/detention basin and stormwater system to serve the Scottswood area. The basin and storm sewer will be constructed in Weaver Park, which will be developed as a mixture of a wetland and recreational facilities. The project is funded by an approximately \$900,000 grant to Urbana Township from the state Community Development Assistance Program, in addition to a \$420,000 drainage district property tax assessment for Scottswood residents.



Water is provided by Illinois-American Water Company; however, the cities of Urbana and Champaign are undertaking preliminary studies to determine the feasibility of purchasing the water system. The cities have recently experienced five boil orders – one in 2003 and four in the summer of 2005 – as a result of electrical outages causing failed water pumps. These events, along with the parent company’s decision to divest all of its water holdings worldwide, have compelled municipalities in the service area to consider local government ownership of the water system.

Implementation Progress

In the past year, over half of the implementation strategies identified in the 2005 Urbana Comprehensive Plan have been addressed in some capacity. Implementation of the plan has been aided by the inclusion of many strategies in the City Council Goals and the City Staff Work Plan. Staff is concurrently presenting an amendment to the comprehensive plan to include additional implementation strategies based on the City Council Goals.

Below is a progress report for the Implementation Program, dictating what the City and other entities have done to address the implementation strategies.

Implementation Progress Report

- I. Develop a forum for neighborhood associations
 - *Mayor’s Task Force on Neighborhood Safety (Police / Executive)*: In 2005, the Mayor established a Task Force on Neighborhood Safety to address neighborhood concerns about safety. The task force includes representatives of all neighborhoods, local apartment owners, and other experts. Among other issues, the task force has addressed community policing, improved nuisance ordinances, and a rental registration program.
 - *Business Neighborhood Groups (Economic Development)*: Economic Development Staff have expanded the neighborhood business group program to cover all business areas of the city, including Downtown, Southeast Urbana, North Cunningham, East Urbana, North Lincoln Avenue/Oak Street, and the Campus/Medical areas. Attendees include developers, business owners, realtors, and property owners. At each meeting, City staff presents an overview of current issues and projects that may impact stakeholders. Meeting attendees are invited to share their input and inform staff of any issues they are facing. Participating businesses serve as hosts.
 - *University-Neighborhood-City Group (Community Development)*: This group includes the Urbana Mayor, representatives of the West Urbana Neighborhood Association, the University of Illinois, and Community Development Services Staff. Issues addressed relate to the impact of students living in the West Urbana neighborhood and include party patrols, noise complaints, parking restrictions, student education, over occupancy, and neighborhood conservation measures.
2. Develop tools and information for neighborhood associations
 - *Neighborhood Newsletter (Grants Management)*: Sent out to CDBG target zones to discuss city events, items of interest and highlight city programs. Sent quarterly to approximately 3,000 households.



- *“Welcome to West Urbana” Flyer (Community Development)*: Sent to new residents and renters in the West Urbana neighborhood. Outlines how to be a good neighbor, available city services and contact information for various city departments. The flyer will be sent out to all neighborhoods starting in August 2006.
3. Amend the Zoning Map to reduce inconsistencies with the Comprehensive Plan
- Over the past year, a number of rezoning requests have been made to accommodate specific projects and to achieve improved compatibility with the goals of the Comprehensive Plan. These include the Speedway property on North Lincoln (rezoned from Industrial), commercial property at Florida Avenue extended and High Cross Road, the Pines at Stone Creek property at Philo and Windsor, and the North Lincoln Avenue Industrial Park annexation for the Emulsicoat relocation.
 - Rezoning to accommodate the Gregory Place Phase 2 project is anticipated later in 2006.
 - Implementation of the HEUNA Neighborhood Plan will involve evaluation of zoning inconsistencies along Main Street and Glover Avenue
 - Staff has completed the annexation and proper zoning of a number of “donut holes” of unannexed property within the City of Urbana. This effort will help to improve emergency response to these areas.
5. Amend the Zoning Ordinance to include multi-family design standards in established neighborhoods
- *Expansion of MOR-style Design Guidelines*: Staff is studying the potential for design guidelines similar to the MOR District to be expanded to portions of the West Urbana neighborhood and other similar areas of town. Use of such guidelines would be helpful in transitional zones that are experiencing pressure for development.
 - *Conservation District Research*: Staff is studying the concept of conservation districts and the potential for such conservation districts to be implemented in parts of Urbana. Such districts could include incorporation of design standards.
6. Develop a Conservation District Ordinance
- *Staff Research*: The planning division intern recently completed a comprehensive study of conservation districts. The results and recommendation of this study will be presented to the Plan Commission and City Council this summer.
10. Ensure adequate review of site plans by impacted agencies
- *Inter-Agency Meetings*: Staff meet regularly with representatives of other agencies to review development proposals and policy initiatives. These agencies include the Urbana Park District, Urbana School District, City of Champaign, Urbana-Champaign Sanitary District, Champaign-Urbana Mass Transit District, and other agencies, as necessary. Packet materials are available on the website and mailed out to numerous requesting agencies.



13. Develop a beautification plan for the Boneyard Creek in downtown Urbana
 - *Request for Proposals:* Engineering and Planning staff have issued a RFP for a landscape architecture, engineering and planning firm to develop a series of thematic designs for the Boneyard Creek as it passes through downtown Urbana. A short list of proposals are being reviewed by the Streetscape Committee and the Boneyard Creek Commissioner. A public open house will be held this fall to gather input from nearby residents and business owners.

14. Adopt a Hazard Mitigation Plan
 - *2005 Urbana Hazard Mitigation Plan:* Pursuant to requirements by FEMA, the City of Urbana has prepared a Hazard Mitigation Plan. Adoption of this plan and acceptance by FEMA will allow the City to receive hazard response funds without delay in the event of a disaster.

16. Coordinate with the Park District to develop new park space
 - *Park and Recreation Needs Study Group:* Staff from the Cities of Champaign and Urbana, the Village of Savoy, Champaign County, the Champaign County Forest Preserve District and both park districts are working together to discuss how best to provide park space for new residential development. The final report will include a variety of potential methods to meet these needs, and each City/District will be able to choose the most appropriate method to suit their needs.
 - *Urbana Park District Strategic Plan:* The Park District is in the early stages of drafting a strategic plan. The first draft should be completed in September of 2006. Once completed, the strategic plan will guide restoration of existing parks and identify strategies for accumulating new parkland. Urbana staff are participants in focus group interviews and the steering committee for this process.

17. Amend the Subdivision Code to identify the minimum park acreage accepted by the Park District
 - *Subdivision and Land Development Code Update:* Engineering and Community Development staff are currently working on an omnibus update to the Subdivision Code. This amendment will include guidance on minimum acceptable park land dedication sizes to meet Park District standards.

18. Implement the Greenways and Trails Plan
 - An intergovernmental agreement is under preparation to provide for joint implementation of the Greenways and Trails Plan.
 - Recently completed trails include the Lierman Avenue shared use path, Stone Creek Boulevard shared use path, and Goodwin Avenue bicycle path.
 - *Illinois Route 130 Bicycle Path:* The City recently received a \$558,000 grant to build the planned bicycle path along the west side of High Cross Road/Illinois Route 130, between Windsor Road and University Avenue/US Route 150. Construction of the bike path will likely begin in fall of 2007 and completion is set for spring of 2008.



20. Construct a multi-use path from downtown Urbana to Carle Hospital
 - *Preliminary Engineering Plans:* Engineering staff has been studying potential routes for this connection. Carle has completed a plan for the south loop road, including a bicycle path connection, in conjunction with the construction of Mills Breast Cancer Institute. Incorporation into the work of the Boneyard Creek Study is under consideration.

25. Designate civic buildings that contribute to Urbana's history for landmark status
 - *Urbana Post Office/Independent Media Center:* Has been studied and reviewed for local landmark status by staff and the Historic Preservation Commission, though no formal application has been received
 - *Lincoln Square Village:* This property is being considered for National Register consideration. The Urbana Historic Preservation Commission reviewed the application as a Certified Local Government and provided input to the State.

29. Coordinate with the Urbana Business Association (UBA) to organize events that promote the City
 - The City adopted an annual contract with the Urbana Business Association to support and fund the Sweetcorn Festival, Beer and Chili Festival, Boneyard Creek Arts Festival, and other activities.
 - City representatives are active participants at UBA events and members of UBA committees.

31. Amend the Subdivision Code to require tree plantings in the right-of-way for new residential subdivisions
 - *Subdivision and Land Development Code Update:* Engineering and Community Development staff are currently working on an omnibus update to the Subdivision Code. This will include review of tree planting requirements.

34. Coordinate with the Urbana-Champaign Sanitary District (UCSD) to implement the North and East Urbana Interceptor Projects
 - *East Urbana Interceptor Study:* UCSD and Sodemann Associates are currently studying infrastructure needs for a new interceptor to serve development in the Illinois Route 130 corridor. Developers will be required to pay their share of any infrastructure improvements, which are anticipated to eventually serve land out to Cottonwood Road.

44. Coordinate with the University on redevelopment of the Orchard Downs and Pomology tracts
 - *Orchard Downs RFP:* The University has issued an RFP for design ideas and interested developers for redevelopment of Orchard Downs. Potential uses include residences for families and alumni, as well as creating a neighborhood commercial center. Community task force representatives include the Mayor, CAO, Zoning Board Chair, and neighborhood groups.



48. Implement the strategies of the 2002 Downtown Strategic Plan
- *Downtown Commission:* One of the recently adopted City Council goals regards the creation of a Downtown Commission to be appointed by the Mayor and staffed by the Economic Development Division.
 - *Main Street Plaza:* A bump out of Main Street in front of the Office and Siam Terrace has been completed. Staff continue to work on future development of a plaza/redevelopment project at the Springfield/Main triangle.
 - *Increased Residential Development:* Staff continue to promote increased residential in the downtown and mixed use buildings through TIF incentives and development agreements. Stratford building is best recent example of this development approach. Omnibus changes to the Zoning Ordinance facilitate location of single unit residential above commercial
 - *Gateway Shops Redevelopment:* The O'Brien property at University and Cunningham will be redeveloped as a mixture of in-line shops and outlot buildings. The development will be connected to downtown Urbana through streetscape, lighting, building design and pedestrian connections as outlined in the Plan.
 - *Boneyard Creek RFP:* See Implementation Strategy 13
 - *Lincoln Square Village Redevelopment:* The mall continues to make improvements. In the past few months it has added two new food court tenants, two office tenants, opened a new corridor, created a new lower level courtyard, and added a new southeast entrance and new signage. Residential units are part of the project but are still in the planning phase.
 - *Niche Markets:* Wi-fi nodes have been installed throughout downtown and the majority of the area now has access to free wireless internet, through the efforts of the C-U Wireless Project. C-U Independent Media Center has spent time and money on transforming the Urbana Post Office building into an arts and media center. Development potential for a gallery district and family entertainment district are being explored and promoted.
49. Work with the owners of Lincoln Square Village and the Historic Lincoln Hotel to transform the mall into a mixed-use activity center.
- See Implementation Strategy 48
50. Incorporate wireless Internet capabilities community wide, with an emphasis on downtown
- See Implementation Strategy 48
51. Develop a land use and marketing strategy for the Philo Road Business District
- *Philo Road Action Plan:* The plan was adopted in February 2005 to address a variety of issues regarding Philo Road, including improving the image, retaining and enhancing business, infrastructure improvements and financial and marketing assistance. Semi-annual updates have been prepared.
 - *Enterprise Zone Expansion:* The Urbana Enterprise Zone was expanded to include all of the Philo Road Business District in September 2005. Several businesses have already taken advantage of the tax benefits.



- *Marketing Assistance:* Economic Development staff has created and distributed business directories, as well as advertised available properties on the City's website. Retention visits held with all businesses to inform of these opportunities.
 - *Philo Road Business District Program:* The City created this loan program as an incentive for reuse of vacant properties in the area. Business owners, with an emphasis on retail, are able to use the funds for façade or general improvements to ensure the building meets their needs.
 - *Project Development:* Staff has worked with developers and commercial enterprises to promote redevelopment of the K-Mart site, completion of the Marathon Gas Station and Store, update of the Sunnycrest Mall, retenanting of the Jewel building, upgrades to County Market (complete), retenanting or redevelopment of the Jerry's IGA, redevelopment of the former nursing home (complete), and possible location of a free-standing drug store along Philo Road.
52. Implement the Campus Area Transportation Study (CATS)
- *Intersection Enhancements:* Urbana Public Works has installed pedestrian countdown and audible equipment at a number of intersections on campus. Additional locations are planned with recently obtained grant funds. Crosswalk ranges have also been reconstructed to allow easier crossing for disabled and bicycle traffic.
 - *Lincoln Avenue Reconstruction:* Starting in Summer 2006, Lincoln Avenue will be restricted to three lanes (two traffic lanes and a center left turn lane) from Nevada Street to Pennsylvania Avenue. Traffic signals will be installed at Nevada Street and Pennsylvania Avenue to replace existing all-way stop signs. Traffic signals along Lincoln Avenue will be coordinated to allow a more efficient automobile traffic flow while increasing safety for pedestrians.
 - *CATS Phase III:* The third phase of the study has been approved by the Urbana City Council, and staff will be working with the City of Champaign, the University of Illinois, and MTD to focus on pedestrian and vehicular safety education, as well as bicycle facilities improvements. The report for CATS II was completed in July 2005.
54. Amend the Zoning Map where zoning is inadequate for desired commercial and industrial growth.
- See Implementation Strategy Number 3
55. Annex targeted commercial and industrial properties
- Annexed additional areas of the North Lincoln Avenue Industrial Park to allow for Emulsicoat, Inc. relocation and expansion of University Construction properties.
 - Annexation of adjacent lands owned by Flex N Gate/Guardian West underway
 - Annexation of "Donut Holes" to improve emergency response completed.
57. Develop and facilitate business and industrial "neighborhood groups"
- See Implementation Strategy Number I
 - Active groups include:
 - Campus/Medical District



- East Urbana
 - Southeast Urbana
 - Cunningham Avenue
 - North Urbana
 - Downtown Urbana
59. Coordinate with the University of Illinois on private mixed-use projects
- *Tax Erosion Study:* Staff compiled a report estimating the total impact of University development on tax revenue for the City. An estimated \$6 million has been lost to date. The report also outlined that \$110 million of private development on University property could offset the past, present and future losses. The Mayor and the Chief Executive Office have met with University officials to discuss the report and ways to offset the tax impacts.
 - *Gregory Place Phase 2:* JSM Development has plans to construct a similar building immediately east of the existing building. This phase will consist of additional office and retail space, as well as residential units. Staff anticipates that this case will come forward in the next several months
 - *University and Lincoln Commercial Development:* The University has issued a request for proposals for properties at the southwest corner of this intersection. The ideal proposal would include retail uses in a building architecturally similar to campus buildings. Both the City and the University envision this development as an entryway feature to the University District.
 - *Orchard Downs Redevelopment:* See Implementation Strategy 44
 - *Pomology Tract:* Staff continues to encourage the University to allow this property to be developed.
60. Coordinate with Carle and Provena to plan for the expansion of the medical campuses.
- *Provena Campus Improvements:* Provena has completed campus improvements of the Urbana campus, including demolition of an older parking deck and replacement with surface parking, and campus landscaping along University Avenue. Nearby expansion of Hampton Inn is convenient for Provena customers and for the University.
 - *Carle Master Plan:* Carle is completing a major expansion of the hospital and has recently completed the Spine Center on Lincoln Avenue. Groundbreaking has occurred for the Mills Breast Center. Work continues on an update to the campus master plan.
63. Study the feasibility of future municipal ownership of utilities such as water and power
- *Water System Purchase Feasibility:* The Illinois legislature recently approved a bill permitting municipalities to use eminent domain to purchase water systems. The Cities of Urbana and Champaign, along with other Illinois municipalities, drafted this legislation as part of a larger study on the potential purchase of the Illinois-American Water Company system.
64. Develop a regional detention strategy in East Urbana
- *East Urbana Regional Detention Basin:* Public Works staff is currently studying the feasibility of enlarging the existing detention basin behind Wal-Mart to include other



- areas along High Cross Road/Illinois Route 130. Additional detention methods are also being studied, with the intent to maximize commercial frontage and area. Drainage Districts and nearby residents have expressed interest in continuing to solve existing drainage concerns.
- *Scottswood/Weaver Park Detention Basin.* Construction of the Scottswood area stormwater improvements is underway.
65. Study appropriate assessments and infrastructure recapture agreements for capital improvements
- *Florida Avenue Extension:* Florida Avenue will be extended to Illinois Route 130. Funding for this project is split between the City and adjacent landowners, with the City paying approximately one-third of the total project cost.
 - *East Urbana Interceptor:* The City and the Urbana-Champaign Sanitary District already have cost recapture permit fees in place to require developers to pay their share of sanitary sewer expansion costs.
66. Construct planned roadway extension identified on the Mobility Map
- *Florida Avenue Extension:* See Implementation Strategy 65
69. Adopt the updated Consolidated Plan
- The plan was adopted in May 2005 and is scheduled to be updated every five years, or as needed. HUD has accepted the City's most recent Plan.
70. Adopt and regularly update the Impediments to Fair Housing Plan
- The plan was adopted in November 2003 and will be updated as needed.
71. Adopt the updated Annual Action Plan
- The plan was adopted in April 2006 and is prepared on a yearly basis. Amendments are prepared as necessary. HUD has approved the most recent plan and amendment.
72. Implement the Lakeside Terrace Redevelopment Plan
- *Redevelopment Underway:* Brinshore Associates, a Chicago-based affordable housing architectural firm, created a redevelopment site plan that has been approved by the Housing Authority and the City. The site plan calls for 90 new dwelling units, with redesigned open spaces and a community center. The Housing Authority of Champaign County is scheduled to begin demolition of Lakeside Terrace this fall, with new construction starting as early as in Spring 2007. Initial funding request from IHDA was denied, but will be requested again in December, 2006.
75. Install countdown crosswalk signals at intersections with heavy pedestrian counts
- See Implementation Strategy 52



79. Maintain a 10-year Capital Improvements Plan
 - *2006 Capital Improvements Plan*: This Plan is prepared and approved on an annual basis as a part of the City's budgeting process.
86. Amend the Zoning Ordinance to update sign regulations
 - *2006 Urbana Zoning Ordinance Update*: The City recently adopted an omnibus update to the Zoning Ordinance, including sign regulations. Specific changes included incentives for monument signs, revised allowances for wall signs, and allowance of electronic LED signs as part of freestanding signs in the B-3 District.
 - *OASS Restrictions*: The City recently adopted revised standards for Outdoor Advertising Sign Structures, including increased spacing between billboards, improved design standards, and special use review.

Proposed Strategies

87. Implement the projects and strategies listed in the Philo Road Revitalization and Action Plan
 - See Implementation Strategy 51
92. Develop an annexation strategy to reach potential development areas along Olympian Drive
 - *North Lincoln Industrial Park*: In the past year, several larger industrial properties have been annexed into the City. Emulsicoat, Inc. and University Construction both are developing land along North Lincoln Avenue in proximity to the future Olympian Drive.
93. Establish a Downtown Commission
 - See Implementation Strategy 48
98. Develop a model neighborhood that is affordable and uses a fraction of standard energy consumption
 - *Kerr Avenue RFP*: Staff recently issued a request for proposals for development of City-owned property adjacent to Lakeside Terrace. The City is reviewing proposals that would utilize the property for "green" or low impact residential development that would complement the redeveloped Lakeside Terrace and provide affordable home ownership opportunities. The first phase of the project involves site design. The second phase will involve development.

Next Steps

At the time of its adoption, planning staff indicated that the 2005 Urbana Comprehensive Plan would be reviewed annually and updated every five years. These updates will take into account changes throughout the City in order to reevaluate the recommendations of the plan. The main purpose of the annual reviews is to address changes in the planning environment in the City over the previous year.