



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.



2005 Comprehensive Plan

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



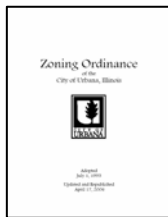
2005 Comprehensive Plan

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 130/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.



2005 Comprehensive Plan



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.

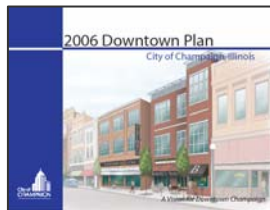


2005 Comprehensive Plan



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/)



2005 Comprehensive Plan

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.



2005 Comprehensive Plan

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.



2005 Comprehensive Plan

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.



2005 Comprehensive Plan

- *“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.



2005 Comprehensive Plan

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.



2005 Comprehensive Plan

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.



2005 Comprehensive Plan

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.



2005 Comprehensive Plan

- *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



2005 Comprehensive Plan

- 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



2005 Comprehensive Plan

- 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



2005 Comprehensive Plan

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.