



# Vision and Cornerstone Goals



## Quality of Life

The elements that make Urbana a unique and desirable community in which to live, work, shop and play.



## Sensible Growth

The opportunities for our community to prosper, grow and remain sustainable now and in the future.

## THE VISION

Who are we? What do we value? Where do we want to go? How will we get there?

Urbana is a diverse, progressive community comprising a mosaic of unique neighborhoods. It benefits from exceptional housing opportunities, schools, parks and businesses and from being the seat of government for Champaign County. Urbana's values are personified by its cultural diversity, small-town feel, tree-lined streets, historic downtown, civic amenities and as the home of the University of Illinois. Urbana will promote healthy, balanced growth while preserving its community heritage. Appropriately designed infill development will be encouraged to help revitalize the built urban environment, while new growth areas will be developed in a contiguous, compact and sustainable manner.



## Services and Infrastructure

The programs and infrastructure needed to allow the community to grow and improve the quality of life for all its residents.



## Mobility

The elements for keeping Urbana accessible to everyone by promoting a safe, multi-modal transportation system with high-quality and efficient infrastructure.



# CITY OF URBANA 2005 COMPREHENSIVE PLAN

## ACKNOWLEDGEMENTS

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### URBANA CITY COUNCIL

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The 2005 Comprehensive Plan  
was adopted by the  
Urbana City Council on  
April 11, 2005 under  
Ordinance No. 2005-03-050

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### SPECIAL THANKS

The Community Development Services  
Department would like to extend a special thanks  
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- ❖ Lauren Kerestes
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- ❖ Md. Rumi Shammin
- ❖ Robert A. Herendeen
- ❖ Pam Voitek
- ❖ Tim Ols



## URBANA: A VISION FOR ITS FUTURE

The vision statement was crafted around four key themes: **Who We Are, What We Value, Where We Want To Go, and How We Get There.** These themes are an integral part of the comprehensive plan and serve as its guiding principles. The Vision offers the foundation for the Plan by identifying what Urbana is and what it can become. The ultimate goal is for Urbana to realize its full potential by sustaining community character, improving the quality of life, building stable neighborhoods, creating new and exciting opportunities, and achieving sensible growth.

### WHO ARE WE?

*Urbana is a diverse, progressive community comprising a mosaic of unique neighborhoods. It benefits from exceptional housing opportunities, schools, parks and businesses and from being the seat of government for Champaign County.*

Urbana residents take pride in their diverse and progressive community. They appreciate the vibrant local culture, walkable neighborhoods, excellent public schools and the innovative programs and policies of their local government. Newcomers to the community are immediately struck by the special quality of each of Urbana's various neighborhoods. West Urbana residents enjoy the close proximity to campus and their traditional neighborhood setting. In the "Historic East Urbana" neighborhood, residents have banded together to promote its unique aesthetic character. In newer neighborhoods, such as Stone Creek and Myra Ridge, residents enjoy the benefits of modern housing opportunities together with a reasonably close proximity to the center of town. The newly developed Savannah Green, with its grid pattern of streets, continuous sidewalks, and system of alleys exemplifies traditional urban design elements that are promoted in new development.

Urbana also boasts an excellent public transit system that efficiently connects important destinations within the city. The city enjoys a noteworthy system of neighborhood and regional parks that exceed the national average for parkland per capita. From the new Family Aquatic Center to the popular Meadowbrook Park the system offers a broad range of recreational opportunities to the entire community. All Urbana neighborhoods benefit from an excellent public school system, with its neighborhood-based elementary schools as well as exceptional middle and high school facilities conveniently located in the center of the city. The newly renovated and expanded Urbana Free Library provides a wide variety of learning and entertainment opportunities and offers another popular gathering place for residents from throughout the community. Finally, Urbana residents pride themselves on supporting Urbana businesses and making conscious consumer decisions that will support the city and help it grow and prosper.

### WHAT DO WE VALUE?

*Urbana's values are personified by its cultural diversity, small-town feel, tree-lined streets, historic downtown, civic amenities and as the home of the University of Illinois.*

Throughout its neighborhoods, schools, and places of business, Urbana demonstrates a strong cultural diversity. Its residents value the community's "small-town" feel and the opportunity it affords them to come together to work and play. From the tree-lined streets in such neighborhoods as West Urbana to the historic downtown buildings such as the Urbana Free Library, the Post Office and the Champaign County Courthouse, residents take pride in the community's urban characteristics that are so vital to its identity. Compact and contiguous neighborhoods are important to Urbana residents, of whom 23% currently either walk or bicycle to work. As Urbana grows in physical size and population, it is important not only to maintain a high level of services and infrastructure, but also to retain the values that characterize the city. While the community itself is relatively small, Urbana is the "home of the University of Illinois," a world-class institution. The strong relationship between Urbana



and the university allows Urbana residents to enjoy many amenities available only in much larger cities.

## WHERE DO WE WANT TO GO?

*Urbana will promote healthy, balanced growth while preserving its community heritage.*

The primary goal of the comprehensive plan is to allow for both growth and the preservation of Urbana's essential character and values. A sustainable future for Urbana will depend on how well we integrate the need for economic prosperity and the social goal of equitable access to a higher quality of life for a diverse population in an environment that is safe and healthy for current residents and generations to come.

## HOW WILL WE GET THERE?

*Appropriately designed infill development will be encouraged to help revitalize the built urban environment, while new growth areas will be developed in a contiguous, compact and sustainable manner.*

To promote sensible growth and preserve community heritage, the comprehensive plan emphasizes infill development and encourages new growth in a compact and contiguous manner. Many of Urbana's existing neighborhoods provide opportunities for new housing with infrastructure already in place and a strong neighborhood fabric. Opportunities for commercial infill development also exist in such areas as the Philo Road Business District, Five Points and along North Lincoln Avenue. Downtown Urbana offers perhaps the greatest opportunity for revitalizing the city. The special character of downtown and its proximity to the campus of the University of Illinois offer tremendous potential that has only recently begun to be realized.

The plan stresses that new growth should be encouraged where public facilities can serve it easily and cost effectively so that residents of these new areas can enjoy the same high quality of life as the residents in older established areas of town. Commercial development in close proximity to residential neighborhoods will encourage people to walk or bike to destinations and will reduce dependence on automobiles. A continuing emphasis on new and innovative public transport systems will ensure efficient mobility within the city as Urbana grows in size and population.

Consistent policy for new infrastructure and development is critical to ensuring that Urbana grows sensibly and that its character and viability are sustained into the future. The comprehensive plan uses recent experiences in urban planning and design as the basis for the strategies and policies that will help Urbana become an exemplary community in central Illinois free from the struggles that affect many cities of similar size.

## HOW THE VISION WAS CREATED

The development of the Comprehensive Plan was guided by a steering committee representing the community. The plan also benefited from considerable input from community residents. More than 1,200 people participated in one form or another in its creation. Initial input was gathered through a series of neighborhood visioning workshops; these were followed by door-to-door surveys, a number of focus groups, and neighborhood open houses. The fourteen-member steering committee, appointed by the mayor in December 2000, represented a broad range of interests and backgrounds.

In the fall of 2001 residents of the entire city (as well as those immediately outside its borders) were invited to attend one of seven visioning workshops in their respective neighborhoods. Here they had an opportunity to offer their own vision for Urbana and to identify the strengths and weaknesses of their own neighborhood as well as of the city as a whole. The





information gathered at these workshops was thoroughly reviewed by the steering committee and was used in the development of the vision statement.

The vision statement provides the foundation for the plan. It identifies what Urbana is now and what it can become in the future. The ultimate goal of the vision statement and the plan is to help Urbana realize its full potential by sustaining the city's unique character, improving the quality of life for all its residents, building stable neighborhoods, creating new and exciting opportunities for residents as well as business people, and encouraging sensible growth.

## HOW THE VISION CAN BE ACHIEVED

The challenge is to address immediate trends and issues prudently while making sure that short-term programs lead to long-term prosperity, which in turn will result in new future opportunities and a high quality of life for all residents. The plan is both realistic and farsighted, and strives to encourage a future community that is socially equitable, economically viable and environmentally safe. The Comprehensive Plan offers a progressive and prosperous vision for Urbana. To achieve the vision it is imperative that the community promote a responsible local, regional and global citizenry.



# Background and Process

## I. BACKGROUND AND PROCESS

### THE “WHAT AND WHY” OF COMPREHENSIVE PLANNING

The Comprehensive Plan guides planning and development policy for the city and the one-and-one-half mile territory adjacent to the city limits. As the primary planning document, it greatly affects how Urbana will develop. The Plan describes goals and objectives for existing and future development in the City, as well as the steps necessary to achieve these goals. Because the city is dynamic, the Comprehensive Plan should be reviewed and updated every 3-5 years. The first Comprehensive Plan for the City of Urbana was adopted by the City Council in 1950; the last Comprehensive Plan Update was adopted in 1982. Between 1982 and today, a number of area-specific plans were adopted as elements of the Comprehensive Plan. A complete update to the Comprehensive Plan was clearly overdue. The update process commenced in 2001 and included an analysis of existing conditions and a significant amount of public participation.

The elements of the Comprehensive Plan affect all residents of the City. Additionally, the proximity of our community to other growing and changing communities, such as the City of Champaign, the Village of Savoy, the Village of St. Joseph and the University of Illinois, affect growth patterns in the City of Urbana. The goals, objectives and policies presented in the Comprehensive Plan cover a number of important topic areas, including growth and development, transportation, infrastructure, public services and community heritage. The goals and objectives are organized into four cornerstone components: Quality of Life, Sensible Growth, Services and Infrastructure, and Mobility.

#### URBANA EVENTS: 1982-2005

- 1982. URBANA COVERS APPROXIMATELY 6.5 SQUARE MILES AND HAS A POPULATION OF 35,978. UNIVERSITY ENROLLMENT IS APPROXIMATELY 34,686.
- 1982. CHAMPAIGN COUNTY BANK PLAZA IS COMPLETED ON MAIN STREET.
- 1989. BECKMAN INSTITUTE OPENS ON CAMPUS AT WRIGHT STREET AND UNIVERSITY AVENUE.
- 1991. OVER 300 PROPERTIES IN WEST URBANA ARE REZONED WITH THE STATED GOALS OF NEIGHBORHOOD PRESERVATION AND STABILIZATION.
- 1992. INTER-GOVERNMENTAL AGREEMENT WITH THE URBANA—CHAMPAIGN SANITARY DISTRICT REQUIRES PROPERTY TO ANNEX UPON SEWER CONNECTION.
- 1996. FINAL EXPANSION OF MEADOWBROOK PARK BRINGS THE TOTAL PARK SIZE TO 160 ACRES.
- 1996. SCHNUCKS PLAZA BEGINS DEVELOPMENT IN DOWNTOWN URBANA.
- 1996. STONE CREEK SUBDIVISION BEGINS CONSTRUCTION IN SOUTHEAST URBANA.
- 2002. BERGNER'S AND K-MART ANNOUNCE STORE CLOSINGS IN URBANA.
- 2004. “BUILD URBANA” CONTINUES TO STIMULATE HOMEBUILDING RESULTING IN 567 NEW HOME STARTS SINCE 2001.
- 2004. PLANS ANNOUNCED FOR LINCOLN SQUARE VILLAGE - - A COMPLETE REVITALIZATION OF LINCOLN SQUARE MALL INTO A MIXED-USE FACILITY.
- 2005. URBANA COVERS APPROXIMATELY 12 SQUARE MILES AND HAS A POPULATION OF 37,362. UNIVERSITY ENROLLMENT IS APPROXIMATELY 38,904.



# Background and Process

The Plan contains a series of maps that illustrate how the city is encouraged to grow and develop. The maps, which include the Future Land Use Maps and Descriptions and the Mobility Map, were developed with significant public input from multiple public workshops throughout Urbana's neighborhoods. Finally, the Plan contains an Implementation Program that specifies precisely what actions are needed to achieve the goals and objectives of the plan.

Comprehensive planning is an important part of Urbana's future. The Plan sets the vision for integrating land use planning with physical, social, economic, and environmental goals for the community. The Plan is used by a variety of public entities when making important community decisions. The Urbana Plan Commission is responsible for overseeing the development of the plan and will consider any necessary changes to the plan during periodic updates. Any subsequent amendments to the plan must be approved by the City Council.

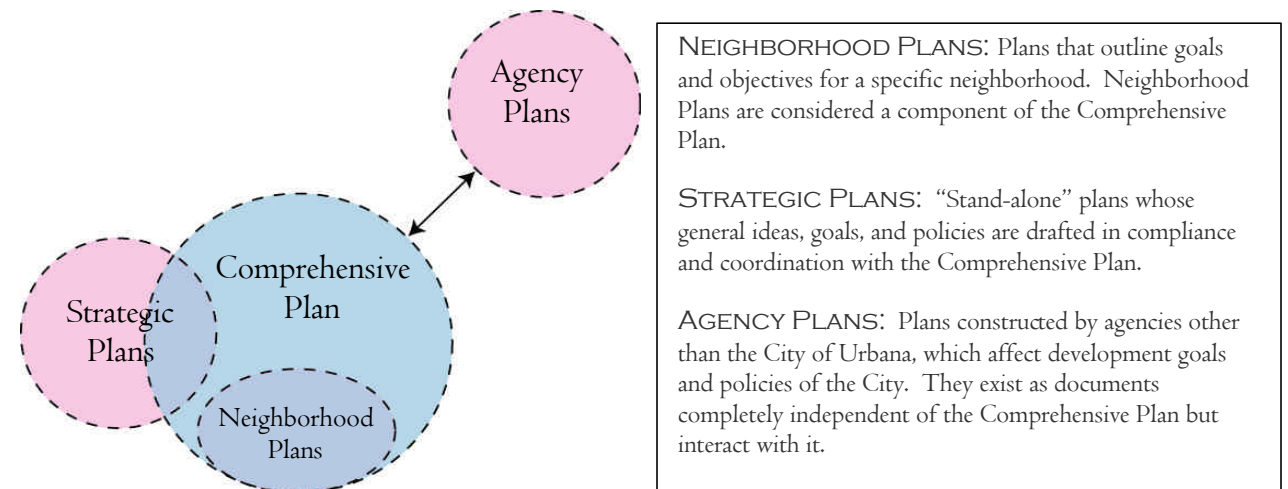
## A "SYSTEM OF PLANS"

In many respects the Comprehensive Plan serves as an "umbrella plan" since it is the primary advisory planning document for the Urbana City Council. Under the direction of the Comprehensive Plan, additional plans are continuously constructed by the City and other entities that the Council may look to for additional guidance. These different plans can be categorized into types: Neighborhood Plans, Strategic Plans, and Agency Plans. Each of these three types of plans affects the Comprehensive Plan in a unique way, and the combination of these plans with the Comprehensive Plan can be referred to as a "System of Plans."

### Neighborhood Plans

Neighborhood Plans may be adopted and considered an extension of the Comprehensive Plan. They address specific issues that arise in a defined neighborhood, rather than the City as a whole, and include goals and objectives for those areas that are not specifically addressed in detail in the current Comprehensive Plan. For this reason, neighborhood plans can also be viewed as "supplements" to the existing Comprehensive Plan. With the adoption of the

2005 Comprehensive Plan, a number of existing neighborhood plans are now folded into the Comprehensive Plan and will no longer be used as stand-alone documents. These plans include the 1989 King Park Plan, the 1990 Downtown to Campus Plan, the 1993 One and One-Half Mile Extraterritorial Jurisdictional Area Plan, and the 1995 Woodland Park Plan. The 2001 Downtown Strategic Plan will continue to guide policy and development in Downtown Urbana.



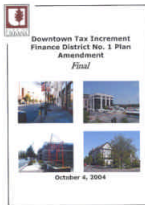
### Strategic Plans

Strategic Plans are developed by the City of Urbana to address more than just specific neighborhood goals and objectives. They frequently address extensive development and/or redevelopment issues, and the processes to carry out the strategic development. The goals and objectives of these plans are drafted in compliance with the Comprehensive Plan, but are not entirely folded into the Plan and are still "stand-alone" documents. Existing Strategic Plans include:



## 2005 Comprehensive Plan

# Background and Process



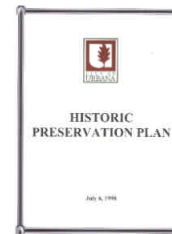
**Downtown Tax Increment Finance District (TIF) No. 1 Plan Amendment:** Adopted in July 2004, this plan supplements and amends the existing redevelopment plan for TIF No. 1 originally adopted in 1980. The TIF District is located primarily within downtown Urbana, and the plan identifies strategic projects and redevelopment opportunities necessary to achieve the goals of the district. Legislative action in 2004 extended the life of the TIF to 2016.



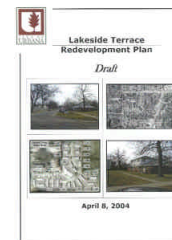
**TIF 2 Tax Increment Financing Plan:** Building on the momentum of 1980 TIF District 1, which focused on revitalizing specific areas within downtown Urbana, the City extended redevelopment efforts to the downtown as a whole and adopted the TIF 2 Tax Increment Financing Plan in 1986. The boundaries of TIF 2 included all of downtown and focused on the redevelopment of blighted and abandoned downtown buildings, as well as the upkeep of Lincoln Square Mall. Extension of this TIF with a plan amendment is expected to occur in 2005.



**Cunningham Avenue Corridor Redevelopment Plan (TIF 4):** The overall purpose of this plan is to encourage new and redeveloped commercial, light industrial, and recreational uses along Cunningham Avenue from University Avenue north to Interstate 74; and along the west side of Cunningham Avenue north of Interstate 74 to the vicinity of Oaks Road/Olympian Drive. This plan is the City's most recent TIF and was adopted in 2001.



**Historic Preservation Plan:** In 1998 the Urbana City Council adopted the Urbana Historic Preservation Plan. The plan gives background information on Urbana's historic character and why it is important to preserve it. It also gives a summary of past historic preservation efforts. The plan identifies the relevant goals, objectives and policies related to Historic Preservation. The Plan resulted in the creation of a Historic Preservation Ordinance, which is a component of the Urbana Zoning Ordinance.



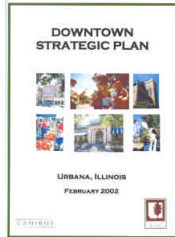
**Lakeside Terrace Redevelopment Plan:** In 2004 the Urbana City Council adopted an action plan for the redevelopment of the Lakeside Terrace Public Housing development. This strategic plan addresses the overall need for the redevelopment of the site and outlines strategies for the replacement of public housing with affordable units in the area. The plan was developed in concert with the Housing Authority of Champaign County.



**TIF 3 Tax Increment Financing Plan:** The TIF 3 Tax Increment Financing Plan, adopted in 1990, promoted development and redevelopment bounded by Bradley Avenue on the north, University Avenue on the south, Lincoln Avenue on the east, and Wright Street on the west. The plan addressed such issues as land acquisition by the University in this area, and the consequent reduction in tax revenues. TIF 3 was established to promote redevelopment in this area to secure the existing tax base, as well as to capitalize upon opportunities presented by the growth of the University.



## 2005 Comprehensive Plan



**Downtown Strategic Plan:** Adopted as part of the Comprehensive Plan in 2002, the Downtown Strategic Plan outlines specific redevelopment plans and policies for downtown Urbana. The plan identifies “key market groups” and a combination of land uses that should be explored for the downtown area. The plan focuses on programs and projects related to six initiatives relating to specific issues facing downtown Urbana.



**Boneyard Creek Master Plan:** This plan, representing an inter-governmental effort, addresses management of the Boneyard Creek waterway in both Urbana and Champaign. Developed in 1978, the plan identifies strategies for improvements to coincide with development in the surrounding area.



**Philo Road Business District Revitalization Action Plan Final Report:** This plan outlines specific action to be taken to revitalize the Philo Road Business District. Completed in 2005, the plan identifies economic trends and conditions in the district and suggests opportunities for its revitalization.

### Other Strategic Plans

- Campus Area Transportation Study
- 2005-2009 Urbana HOME Consortium Consolidated Plan
- 2003 Impediments to Fair Housing Plan
- 2005 Annual Action Plan (for Federal Entitlement Funds)
- City of Urbana Capital Improvement Program (Annual)

# Background and Process

## Agency Plans

Agency Plans are developed by agencies outside of the City. In most instances, city staff seeks to maintain intergovernmental cooperation in the development of these plans. The staff also works with these other units of government as they create plans relating to issues and forces in their jurisdictions, which have an impact on the City (such as the Urbana Park District, the Urbana School District, drainage districts, and the Urbana-Champaign Sanitary District). The goals, objectives, and policies included in these plans are important to the City and assist in guiding land-use decisions within City boundaries. These plans exist independently of the Comprehensive Plan, and include the following:

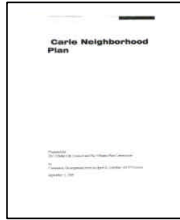


**CUUATS Long Range Transportation Plan:** The Long Range Transportation Plan was prepared by the Champaign-Urbana Urbanized Area Transportation Study (CUUATS) for the Champaign-Urbana-Savoy urbanized area and adopted in November 2004. The plan addresses mobility needs, issues, and priorities for the next 20 years. The plan provides an important base of data and a framework for developing a list of transportation projects that can be implemented over the long term. This plan was developed to meet the requirements of the Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21), and requires regular updates.



## 2005 Comprehensive Plan

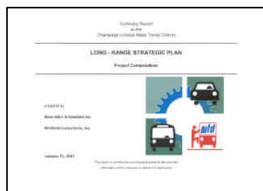
# Background and Process



**1995 Carle Master Plan/Carle Neighborhood Plan:** The Carle Neighborhood Plan, prepared by Carle Hospital, includes those portions of the Carle Master Site Plan that were adopted by the City Council to accommodate both Carle Hospital and the concerns of the surrounding neighborhood. City Council approved a Comprehensive Plan Amendment to allow for an expansion of Carle's medical facility, as well as a Zoning Ordinance Amendment, which created a new zoning district known as the Medical Institutional Campus (MIC). This plan allows for greater ease in building new medical facilities, while ensuring that the character of the nearby neighborhoods is preserved.



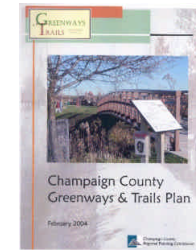
**University of Illinois Campus Plans:** The University of Illinois is a defining presence in the Champaign-Urbana metropolitan area. Since its facilities lie within the boundaries of Urbana and Champaign, the University's expansion and development impacts both communities. Accordingly, the role of the University is important to any local planning process. University construction projects and campus planning have operated under the Campus Master Plan, which has consisted of three sub-areas (North, Central, and South Campus) since 1986. These plans are frequently updated as the University considers new projects and facilities. They are approved by the Trustees of the University and are not official elements of the City's Comprehensive Plan.



**MTD Long Range Plan:** In 2001 the Champaign-Urbana Mass Transit District adopted a long-range strategic plan for addressing the mobility needs of the community. The plan establishes a long-term vision and mission and evaluates policies and strategic alternatives for the future.



**2002 UCSD Long Range Facilities Plan:** The Urbana-Champaign Sanitary District oversees the needs for sanitary sewer service and treatment within the Urbana-Champaign area. In 2002 the District completed a facilities plan, that describes the current capacity of the sanitary sewer system and identifies future expansion and improvement needs. One of these is the East Urbana Interceptor Project, which will be needed as development pressure builds in east Urbana east of High Cross Road and south of Windsor Road.



**Greenways and Trails Plan:** The Greenways and Trails Plan was developed by the Champaign County Regional Planning Commission with agency cooperation in 2004. The purpose of the plan is to foster interagency cooperation in order to implement the best possible greenways and trails system for the community. The document identifies planned and future trail projects and creates a priority system for funding considerations. The map of planned greenways and trails is incorporated into this Comprehensive Plan.

### Other Agency Plans

- Urbana Park District Long Range Plan (to be developed in 2005)
- Village of Savoy Comprehensive Plan (2002)
- City of Champaign Comprehensive Plan (2003)
- Champaign County Land Use Goals and Policies (1977)
- Champaign County Land Use Regulatory Policies – Rural Districts (2001)





# Background and Process

## Inter-Governmental Agreements

A number of inter-governmental agreements are currently in place that have a significant impact on planning and development in the City of Urbana. Some of the more critical agreements include:

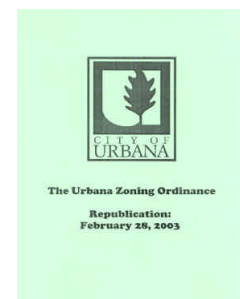
- **Amended and Restated Boundary Development Area Agreement (MetroZone)**  
This is an agreement between the cities of Urbana, Champaign, and the Village of Savoy regarding private development in a common area along each city's borders. The agreement stipulates that incentives and tax revenues be shared within the defined area.
- **UCSD Agreement**  
This agreement with the Urbana-Champaign Sanitary District stipulates that the District will not issue a permit to connect a property to the sanitary sewer system unless that property is annexed to the City of Urbana or is under agreement to annex in the future.
- **Fringe Development, Road, and Annexation Agreement**  
This agreement with Champaign County addresses issues of annexation and transportation and provisions for public services to urban development on the edges of the City of Urbana limits.

## RELATIONSHIP TO ZONING AND SUBDIVISIONS

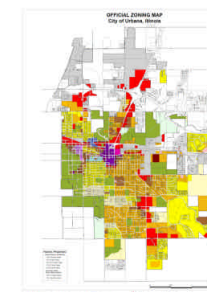
The Comprehensive Plan does not set zoning districts, but rather acts as a guide for zoning as an implementation tool. The Urbana Zoning Map identifies 20 different zoning district classifications. With the exception of rights-of-way, all land in the City of Urbana has a designated zoning classification. The zoning of property represents the legal classification of that property and how it can be used. The Urbana Zoning Ordinance identifies every zoning

district and specifies allowed land uses within those districts as well as the applicable development regulations for each district. A recently adopted component of the Zoning Ordinance addresses design guidelines for a portion of the City between Green and Elm Streets known as the Mixed Office Residential (MOR) district. A map of zoning designations is published each spring by the City.

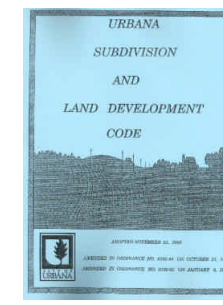
The Urbana Subdivision and Land Development Code is also separate from the Comprehensive Plan but serves as an implementation tool for the design and development of land consistent with the Comprehensive Plan. This code represents the legal requirements for subdividing property in the City of Urbana and the One and One-half Mile Extraterritorial Jurisdictional Area (ETJ). Since the City of Urbana is a "Home Rule" municipality, the City has the power to regulate zoning and the subdivision of property under the respective codes. The Urbana Zoning Ordinance, the Urbana Zoning Map, and the Urbana Subdivision and Land Development Code have to be consistent with the goals, objectives and policies of the Comprehensive Plan. Amendments to these documents must also be consistent with this plan.



Zoning Ordinance



Zoning Map



Subdivision Code



Mixed Office Residential  
District Design Guidelines



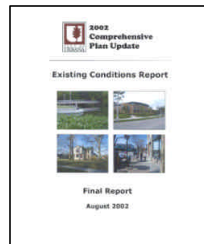
# Background and Process

## STEPS TO COMPLETION & PUBLIC PARTICIPATION

The steps to completing the update of the Comprehensive Plan included extensive input from other agencies and the public as a whole.

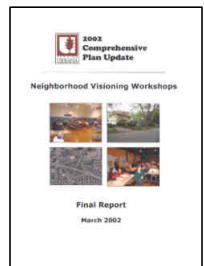
### Formation of Steering Committee / Winter 2001

A 14-member Comprehensive Plan Steering Committee was appointed by the Mayor to assist city staff in developing the plan. The members of the Steering Committee represented a broad range of interests in the community.



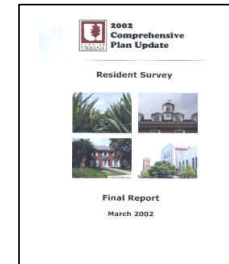
### Existing Conditions Report / Summer 2001

In August 2001 the Existing Conditions Report for Urbana was completed. It outlines the City's history, current status of the City's planning documents, current population demographics, and existing land uses, transportation, environment, services, utilities, and economic development. The report includes extensive text and maps and serves as a companion document to the Comprehensive Plan.



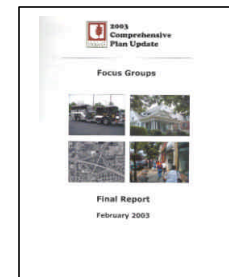
### Neighborhood Visioning Workshops / Fall 2001

A series of Neighborhood Workshops was held to gather input regarding the strengths and weaknesses of the community. Participants were asked to comment about their neighborhood and Urbana as a whole. The data collected from over 400 participants were compiled into a final report and were used to draft the vision, the goals and objectives, and the Future Land Use map.



### Resident Survey / Spring 2002

Urban Planning students from the University of Illinois collected over 350 door-to-door surveys from a random sample of Urbana residents. The questions on the survey followed up on the most common responses from the workshops. The final results were compiled into a report and were used to draft the vision, the goals and the Future Land Use maps.

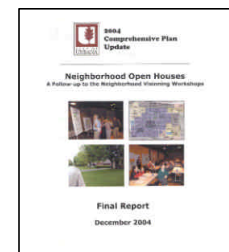


### Focus Groups / Summer 2002

A series of focus groups were conducted with individuals in the community about a variety of planning-related topics. The focus groups gathered technical and professional input from individuals with expertise in these areas. Focus group topics included: Growth and Economic Development, Transportation, Infrastructure, Public Services, Environment, Human Services, and Community Heritage / Urban Design.

### Trends and Issues Report / Spring 2003

This report explains the patterns of development that have been typical of Urbana since the 1982 Comprehensive Plan Update. The companion map shows prevalent development trends and related issues. The Trends and Issues Report and Map are included as Chapter III of this plan.



### Neighborhood Open Houses / Fall 2003

Draft versions of the Future Land Use maps were displayed for residents of the community's various neighborhoods in a series of open houses. They were consistent with the neighborhood areas used for the Neighborhood Workshops in 2001. Residents viewed the Comprehensive Plan, including the Future Land Use maps, and submitted surveys to city staff with their comments.



## II. COMMUNITY PROFILE

In August 2001 the Existing Conditions Report was compiled as an early step in the Comprehensive Plan update process. The report presents information on existing plans; the history of Urbana; population, housing, and employment trends; land-use, zoning, and annexation; economic development; environmental conditions; transportation; utilities; and community services. The report analyzes each of these topics as they currently exist, and presents the corresponding Goals, Objectives, and Policies from the 1982 Comprehensive Plan. In addition, under each topic the report offers a series of issues for further consideration. The following summaries give a “snapshot” of the Existing Conditions Report and offer a community profile as of 2004.

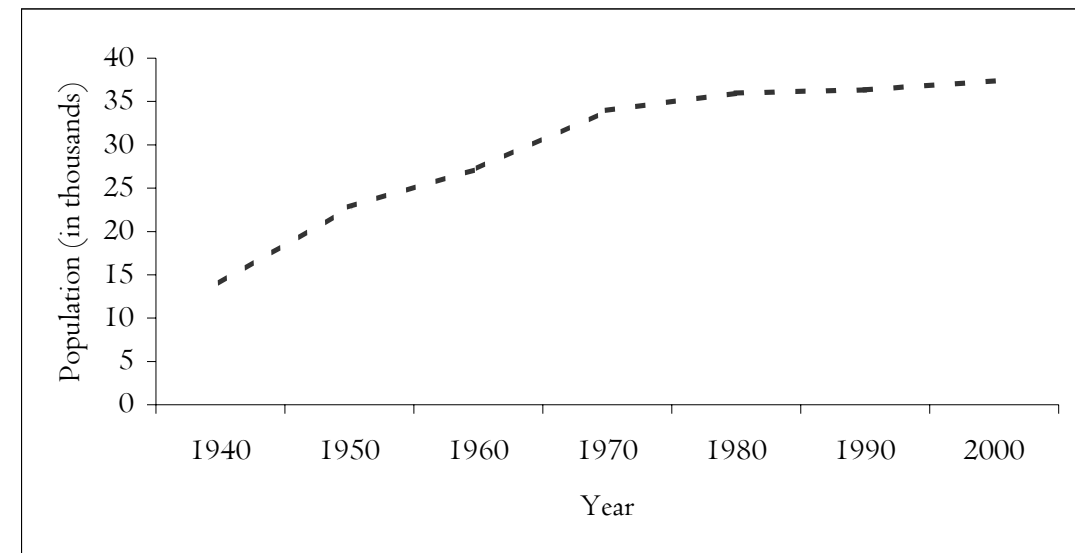
### DEMOGRAPHICS: POPULATION, HOUSING & EMPLOYMENT

#### Population

Between 1990 and 2000 Urbana’s population grew 2.8% to 37,362. During the same time period the City of Champaign grew 7% to 67,959, and Savoy grew 68% to 4,476. Champaign County as a whole grew 3.8% with a 2000 population of 180,000. Graph 2.1 shows the increase in population over the past 60 years. This past decade, fewer students have remained in town after graduation despite an increase in the university-age population. The number of people in their early twenties increased 13%, while the number of people in their late twenties decreased 14%. Since the 2000 Census, Urbana has seen a sharp increase in new housing starts due in part to the “Build Urbana” tax rebate program. It is estimated that recent single and multiple family development has added over 2,000 persons to the City’s population.

Racial and ethnic diversity in Urbana has increased in the last ten years. Despite changes in racial definitions used by the United States Census, the number of minorities increased 57%. The Black or African-American population rose 25%, from 4,159 to 5,218. The Asian and Pacific Islander population rose 22%, from 4,259 to 5,195. The number of people with Hispanic/Latino origins rose 29%, from 999 to 1,288.

Graph 2.1: Population growth slowing down in Urbana



Source: The News-Gazette, *A New Century* based on U.S. Census data (February, 2000)

Enrollment at the University of Illinois has increased from approximately 34,686 students in 1980 to approximately 38,904 students today. The number of faculty and staff has risen 9.3% since 1994, with the majority of growth attributed to new faculty hires. During this



# Community Profile

time period, university academic staff increased 23.3%, while civil service employment declined 4.9%.

## Housing

The total number of occupied units in Urbana increased 8%, to 14,300 units. Approximately 2 in 3 are renter-occupied, a 12% increase from 1990 to 2000. The majority of renter-occupied housing is located in census tracts abutting university property, suggesting that an increasing number of units are rented to students. Rental rates increased during the same time period. Most people paid individual rent between \$250 and \$500 per month in 2000.

In recent years, Urbana has seen a significant growth in the number of single-family homes. Between 2001 and 2004 the City issued 576 single-family and “zero-lot line” building permits. This represents a significant increase over the number of permits issued between 1990 and 2000. Several factors likely contributed to this boom including historically low interest rates, reduction in household size, and a greater breadth of housing choices in Urbana. Additionally, the “Build Urbana Tax Rebate” has provided incentives for developers and homeowners.

As Table 2.I shows, the ratio of owners to renters has remained largely unchanged for each racial/ethnic group, with the exception of those with Hispanic/Latino origins. Roughly 55% of Caucasians live in renter-occupied units, compared to 70% of African-Americans and 88% of Asians. Between 1990 and 2000, the number of owner-occupied Hispanic/Latino households decreased from 28% to 12%, while renter-occupied Hispanic/Latino households increased to 88%. Possible causes for the increase in renter-occupied units include such trends as inter-city population shifts, or the viability of renting for immigrants.

Table 2.I: Percentage of Population in Housing Market by Race

	1990 %	2000 %
White Only		
Own	43.6	44.5
Rent	56.4	55.5
Black or African-American		
Own	30.7	26.8
Rent	69.3	73.2
American Indian and Alaska Native		
Own	0.0	40.0
Rent	100.0	60.0
Asian		
Own	11.7	11.1
Rent	88.3	88.9
Native Hawaiian and Other Pacific Islander		
Own	N/A <sup>1</sup>	0.0
Rent	N/A <sup>1</sup>	0.0
Some other race		
Own	20.4	9.4
Rent	79.6	90.6
Two or more races		
Own	N/A <sup>1</sup>	13.1
Rent	N/A <sup>1</sup>	86.9
Hispanic or Latino		
Own	27.8	11.6
Rent	72.2	88.4



# Community Profile

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## Employment

Urbana has a wide variety of employment opportunities. The University of Illinois employed over 20,000 residents as of 2004, a significant portion of Urbana's total workforce. Healthcare firms such as Carle and Provena Covenant Medical Center are also important, employing over 5,000 people. Other major employers represent a diverse set of industries, from education to manufacturing, including Flex-N-Gate, Solo Cup and SuperValu.

The 2003 unemployment rate for Urbana was 3.5%. This was generally consistent with the reported rate for Champaign County (3.3%), and significantly lower than the State of Illinois (6.7%) and the nation as a whole (6.0%). Many of the factors impacting the employment rate are detailed in the Economic Development portion of the Community Profile.

## LAND USE, ZONING & ANNEXATION

### Land Use

Urbana has a land cover of roughly 12 square miles; it comprises a variety of residential, commercial, industrial, open space and institutional land uses. At the heart of Urbana is a mixture of diverse neighborhoods. The University of Illinois campus covers large portions of land on the west side of the City, providing amenities such as the Quad, the Illini Union, the Spurlock Museum and the Krannert Center for the Performing Arts. The West Urbana Neighborhood adjoins the campus area to the east and contains a mix of owner and renter-occupied housing in a traditional neighborhood setting. Further east the Victory Park and Fairlawn Park neighborhoods offer affordable housing in proximity to transit, schools and shopping. Neighborhoods north of downtown are anchored to community and regional resources such as Carle Hospital, the Champaign County Fairgrounds and Crystal Lake Park. These areas are the focus of Community Development Block Grants funds to help rehabilitate housing and maintain traditional residential uses. Southeast Urbana has witnessed the most growth within the community with many new residential and office developments, including

Stone Creek Subdivision, Savannah Green Subdivision and Stone Creek Commons Office Park. The Philo Road Business District continues to be a primary commercial center for Urbana, although the district has experienced some business closures over the past few years. The High Cross Road corridor represents opportunities for new business and residential development. For a more in-depth discussion of Urbana's residential neighborhoods, please refer to the 2002 Existing Conditions Report.

Downtown Urbana hosts various activities both day and night. Since Urbana is the county seat for Champaign County, downtown contains several government buildings situated among small storefronts, professional offices and nightlife attractions. Lincoln Square, one of the country's first enclosed malls, serves as an anchor providing space for commercial and office uses, a weekly Farmer's Market, and community events. Major arterial roads, such as University, Lincoln and Cunningham Avenues, also serve as corridors for commercial growth. These areas are designed to serve surrounding residential neighborhoods, as well as the community as a whole. Industrial uses on the northern and eastern borders of Urbana provide convenient access to transportation and offer excellent employment opportunities to area residents.

### Zoning

Illinois communities were first granted the power to adopt zoning laws in 1921, although Urbana did not formally prepare a zoning ordinance until 1936. This first zoning ordinance divided the city into five districts: residence, multiple dwelling and apartment, local commercial, commercial and light industry, and industrial. In 1950 community-wide planning efforts culminated in the creation of Urbana's first Comprehensive Plan. For the first time, zoning decisions were guided by long-term strategies to deal with problems facing the city. Over the past 50 years both the Comprehensive Plan and Zoning Ordinance have been routinely updated to reflect the needs and desires of Urbana residents.





# Community Profile

Today, this system has evolved to include 20 separate zoning districts along with three overlay districts. There are now multiple districts for single-family residential, multi-family residential and commercial uses. Special districts also exist that contain a mix of office and residential uses that are part of the Carle medical campus, and uses that are associated with conservation, recreation, or education. The intent of the different zoning districts is outlined in the Urbana Zoning Ordinance.

**Annexation**

Annexation of property into the City is indicative of growth both in terms of acreage and land use. An annexation can only occur when the property is contiguous to property within City limits. Annexations can be voluntary or forced if the land is less than 60 acres and wholly surrounded. For years annexation has proven to be a valuable tool for landowners and the City to come to terms on development that would be advantageous to both parties. An existing agreement with the Urbana-Champaign Sanitary District that requires annexation when connecting to a sanitary sewer helps ensure compact, orderly growth. Larger annexations have included the Frasca Industrial Air Park (116 acres), numerous East Urbana properties (349 acres) and the Stone Creek Subdivision (431 acres).

Table 2.2: Urbana Annexations since 1993

Year	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Acres	88	1	471	10	509	13	71	213	276	10	7	36
											<b>Total Acres</b>	<b>1,705</b>

Source: City of Urbana, 11/10/04

## ECONOMIC DEVELOPMENT

Over the past two decades, Urbana has changed in many ways. Commercial growth centered around North Prospect Avenue in Champaign drastically reduced the number of people shopping in downtown Urbana. Many stores from Lincoln Square relocated to achieve better visibility, leaving a large section of the downtown underutilized. In recent years, commercial and office tenants have begun returning to traditional commerce centers. Investments in downtown Urbana, such as a parking deck and pedestrian-friendly streetscapes, complement new developments and provide valuable amenities. Today, storefronts and offices are teeming with activity as bankers, musicians, chefs and entrepreneurs take advantage of the opportunities downtown Urbana presents.

Table 2.3: Urbana's Major Employers

	Employees
University of Illinois	20,571
Carle Clinic	2,918
Carle Foundation	2,100
Provena Covenant	1,200
Urbana School District	887
Solo Cup	700
SuperValu Food Distributors	625
Flex-N-Gate	425
Busey Bank	425

Source: City of Urbana website, 9/15/2004

Outside downtown, the City has seen many significant developments. University Commons and the Melrose Apartments were constructed along north Lincoln Avenue, and an additional multi-family condominium development is currently planned. Hotel development has also occurred along this corridor and is expected to expand in the next several years. North of Interstate 74, Lincoln Avenue was improved and several new industrial companies have taken advantage of the proximity to several modes of transportation. SuperValu Food Distributors, Inc. has expanded several times in recent years and remains one of the largest private employers in Urbana. Along Cunningham Avenue, the O'Brien Automotive Group is building a new sales facility north of Interstate 74. Once completed, the facility will serve as an anchor for





# Community Profile

future commercial and residential development. In the late 1990s Flex-N-Gate opened a new manufacturing facility on University Avenue. Carle Hospital has seen continuous expansion and improvement projects.

The City of Urbana also participates with various agencies dedicated to improving the economic health of Champaign County, including the Champaign County Economic Development Corporation. Numerous success stories, both large and small, offer evidence of the commitment the City and its residents have to creating a community of which all can be proud.

## Incentives

Four tax-increment financing (TIF) districts exist in Urbana, the largest of these located in the downtown area. Additional districts extend north along Cunningham Avenue, including Frasca Airport and encompassing the King Park neighborhood north of Provena Covenant Medical Center. The increase in the equalized assessed valuation (EAV) of property over the years contributes to special funds that are used to retire bonds issued to help revitalize the area. TIF funds can be used for many different purposes, including development projects that will help spur additional private investment. Retail businesses in TIF districts are also eligible for additional loans and grants to help reduce the cost of new construction and additions. Urbana offers several other programs that stem from the TIF districts. The TIF Redevelopment Incentive Program lends businesses up to \$60,000 at zero percent interest for eligible improvements. Grants for eligible businesses are also available. An enterprise zone in portions of north Urbana offers tax abatements, credits, deductions and exemptions based upon criteria determined by the State of Illinois.

Unique to the City is the “Build Urbana Tax Rebate” program, which refunds the difference in property taxes between Urbana and Champaign to owners of new single-family and duplex homes. This rebate is for a five-year period and is transferable to subsequent owners. The

program has been cited as a primary cause for the recent “boom” in single-family construction in Urbana.

The Grants Management Division provides support to low-income residents and works to enhance housing conditions in Urbana. The Division works with the Community Development Block Grant program and other low-income housing programs. These services are further outlined in the Community Services section of this chapter.

## TRANSPORTATION

### Roadways

The Urbana-Champaign area is served by several interstate highways that provide access to major cities in Illinois, Indiana, Missouri, and Iowa. Interstate 74 runs along the northern border of Urbana, and runs east to Danville and Indianapolis, and west to Bloomington/Normal and the Quad Cities. Interstates 57 and 72 are located west of Urbana, and provide access to Chicago, Springfield, Decatur and St. Louis. U.S. Route 45 (Cunningham Avenue) connects to Rantoul; U.S. Route 150 (University Avenue) runs west to Mahomet and east to St. Joseph/Ogden; Illinois Route 130 is the eastern border of Urbana and connects to Philo and Villa Grove.

Within the city limits, Urbana has jurisdiction over all (non-state, non-university owned) public roadways. The Comprehensive Plan provides guidance on the future location of arterial and collector roadways, which are designed to carry higher loads of traffic. As development occurs, roadways are extended to provide connections to a development’s internal road network. Roadway construction requirements and standards are addressed by the Urbana Subdivision and Land Development Code.



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Planned roadway improvements are typically addressed by the City of Urbana Capital Improvements Plan (CIP). This ten-year plan addresses long-term infrastructure needs, along with a detailed plan for current-year road, bridge, intersection, traffic signal, bicycle path, sidewalk, parking, storm and sanitary sewer, alley, and street lighting projects. The CIP provides the City with a budgeting mechanism for completion of needed improvements over time.

The City of Urbana is a member of the Champaign-Urbana Urbanized Transportation Study (CUUATS), which coordinates federal funding for transportation projects through a Long Range Transportation Plan. Anticipated roadway projects receiving federal funding include the improvement of Philo Road from Colorado Avenue to Mumford Drive in 2006 and Windsor Road from Philo Road to High Cross Road in 2008.

## Sidewalks & Pathways

The 2000 Census indicated that 23% of workers in Urbana commuted to work by transit, foot or bicycle; this is significantly higher than the national average of 8%. In order to accommodate this commuting pattern, the City of Urbana maintains a system of well connected pedestrian and bicycle pathways. Major existing trails include a one-and-a-half mile bikeway and trail through Crystal Lake Park, an off-road multi-purpose pathway at Meadowbrook Park, an off-street bike trail along Windsor Road, and various connections to park districts in Champaign and Savoy. The Urbana Subdivision and Land Development Code requires roads in new development to provide adequate sidewalks and bicycle/pedestrian connections to business and employment



centers. Bicycle improvements in Urbana proposed by the Campus Area Transportation Study (CATS) include bicycle connections along Green Street between Mathews and Lincoln avenues and improvements to an existing bicycle path along Mathews Avenue from Springfield to Nevada. Also shown on the CATS plan is the Lincoln Avenue bikepath from Windsor to Florida, which has been completed.

The Champaign County Regional Greenways and Trails (GNT) plan identifies existing and potential links within Champaign County and adjacent counties that can connect to a national network of greenways. This plan identifies a continuous network of planned paths and greenways in Urbana. These improvements are incorporated into the Comprehensive Plan.

## Transit

The award winning Champaign-Urbana Mass Transit District (C-U MTD) is the second largest transit district in Illinois and carries over 10,000,000 passengers annually. The ridership of the MTD is higher than a number of larger cities including Indianapolis, Tampa, Omaha, Fort Worth and Des Moines.

The CU-MTD operates five types of transit service in the Urbana area, including fixed route bus service, demand response service, paratransit, subsidized taxis, and charter service. The primary service is fixed route, fixed schedule buses operating in the Urbana-Champaign-Savoy-University of Illinois area. Buses operate daily, with modified service in the evenings and on weekends. Transfer hubs exist at key points on the system, including Lincoln Square in downtown Urbana, the Illinois Terminal in downtown Champaign, and the Illini Union on campus. Bus service is provided to university students without fare requirements since a fee is paid each semester that covers ridership. Seniors ride the MTD for free.

The MTD extends bus service to new developments as demand dictates. Currently there is a lack of service north of Interstate 74, though the MTD is exploring options to increase bus service in these areas.



# Community Profile

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The MTD also continues to study the feasibility of implementing a high capacity transit system in the campus area and extending to the downtowns of Urbana and Champaign. A high capacity transit system can enhance ridership while providing transit-oriented development opportunities along the route. This can encourage infill development and fulfill the goals of the Comprehensive Plan to facilitate smart growth and reduced automobile dependency.

## **Rail & Air**

The Urbana-Champaign area is served by three railroad lines operated by Norfolk Southern and Canadian National-Illinois Central. Amtrak service is provided at the Illinois Terminal in downtown Champaign and offers four daily arrivals and departures. The rail lines operated by Canadian National provide critical rail access for industry on North Lincoln Avenue, including the University Construction Asphalt Recycling Plant. Rail freight travels along the Norfolk Southern line and serves two businesses in Urbana: Emulsicoat and Solo Cup.

Two airports provide air service for Urbana-Champaign. The University of Illinois' Willard Airport south of Savoy offers commercial, private, charter, and freight connections. In addition to American and Northwest Airlines, Delta Airlines recently began offering daily connecting flights to Cincinnati where commuters can connect to flights nationwide. Frasca Airport in north Urbana provides charter flights and private air service.

## UTILITIES

### **Sanitary Sewers**

The Urbana-Champaign Sanitary District (UCSD) is responsible for sanitary sewer treatment and planning. A network of interceptors and force mains route sewerage to two treatment facilities, one located in northeast Urbana along east University Avenue and the other in southwest Champaign. Service extensions to land adjacent to the corporate boundaries utilize

multiple pump stations, and a new East Urbana Interceptor sewer is proposed to connect southeast Urbana to the Northeast Treatment Plant.

Sanitary sewer service is extended to individual developments during construction. The District requires developers to construct the pipe size and depth needed to serve the development, and the District pays for any excess costs that result from larger community needs. Placement of sanitary sewer lines within a proposed development is regulated by the Urbana Subdivision and Land Development Code.

In 2002 the District completed a long-range facility plan. Planned improvements include renovation of both existing treatment facilities, construction of new interceptors along Route 130, and upgrading pump stations and force mains.

### **Storm Sewers**

Stormwater drainage in Urbana is accommodated through a system of storm sewers, drainage ditches, detention basins, farm tiles, roadside ditches, the Boneyard Creek, and open swales. Storm sewers in the corporate limits are constructed for and maintained by the City or Drainage District. Lands outside the corporate limits are under the jurisdiction of township drainage districts or the county highway department. Drainage facilities are generally within one of several drainage districts, which are responsible for assessing the share of maintenance and improvement costs for individual landowners.

### **Water**

Municipal water treatment and distribution is provided by Illinois-American Water Company. The company has treatment facilities and large-capacity wells south and west of Lincoln and Bradley Avenue that draw water from the Mahomet Aquifer. As with sewer service, water lines are extended to individual developments at the time of construction. In recent years, Illinois-American has made major upgrades in the Urbana area to increase water flow and pressure. The company is currently working on a comprehensive facilities plan.



# Community Profile

## Other Utilities

Ameren-IP (formerly Illinois Power) is a private utility that is regulated by the Illinois Commerce Commission and provides gas and electricity in Urbana. Extension of gas and electricity is provided upon request and at cost to the customer. Ameren-IP has a number of substations and other facilities located in Urbana. The University of Illinois also generates power for use in campus facilities.

Other utilities, including telephone, cable television, Internet access, and fiber optic lines are provided by a number of private carriers. The placement of these utilities in right-of-way or proper easements is required by the Urbana Subdivision and Land Development Code. Telecommunications towers and antennas are controlled by a section of the Urbana Zoning Ordinance. The Ordinance limits the height and location of towers and antennas, particularly as they affect existing and planned residential uses.

## COMMUNITY SERVICES

### Schools

Urbana School District 116 comprises six neighborhood elementary schools, one middle school, one high school, an early childhood center, and a special education program. The elementary schools are located close to residential areas and the middle school and high school are currently located close to downtown Urbana. The District employs 794 teachers, administrators and support staff, and has approximately 4,400 students.



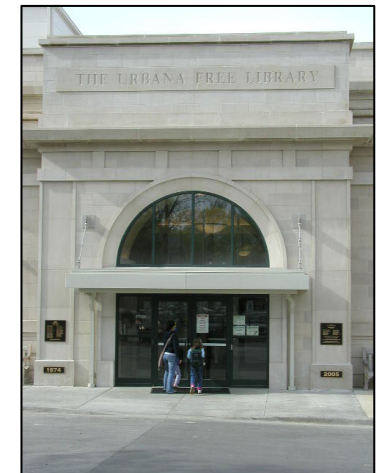
The District has a diverse student population from varying socio-economic backgrounds, cultures, and countries of origin. In 2005, 53% of the student population was considered low income, and 5% had limited English proficiency. To meet these challenges, the District has an Equity Audit process that reviews education policies and practices to determine their impact on the equity in education opportunities.

The District also boasts classroom sizes that are consistently below state averages. 2005 classroom sizes averaged 22 in elementary grades, 25 in middle school grades, and 30 in high school. Recently, the District received a grant from the state that funded hiring four additional primary teachers. This program allowed the district to keep class sizes in grades one through three below 22 students per classroom overall.

In recent years, the District has completed renovation and expansion projects at Urbana Middle School and Leal Elementary School. Additionally, the Urbana School District and Urbana Park District collaborated on a new Indoor Aquatic Center at the middle school. This facility broadens physical education opportunities for the school while providing an excellent recreational amenity for the community. A health facility, located at Urbana High School, serves students from the entire district with a wide variety of general and specialized services.

### Urbana Free Library

The Urbana Free Library is located on Race and Green streets in downtown Urbana. Founded in 1874, it is one of the oldest public libraries in Illinois. The current buildings were constructed in 1917, with major additions completed in 1975 and 2005. The library is one of the most heavily-used public libraries in the United States, consistently ranked







# Community Profile

in the top 1% of Illinois public libraries and in the top 1 or 2% of libraries nation wide. In addition to a large collection of books, periodicals, and electronic media, the library maintains one of the outstanding history research collections in the Midwest. Each year, library staff members answer 130,000 research questions and offer over 500 educational programs, primarily for children. Nearly half a million people visit the library every year. Although the vast majority live in Urbana, library users come from throughout the United States.

## Parks & Recreation

The Urbana Park District manages and maintains a well-developed system of parks and recreational facilities, totaling more than 543 acres. This results in 14.5 acres of parks per 1,000 residents, well above the nationally recommended minimum of 6.25 acres. Major parks include Meadowbrook Park in south Urbana and Crystal Lake Park in north Urbana, which offers a lake house, boating, playgrounds, trails, a nature center, and the 59-acre Busey Woods. The Phillips Recreation Center offers a wide variety of classes, as well as recreational and educational programs. The dog park on Perkins Road provides a space for dogs and owners to socialize. A new outdoor Family Aquatic Center is proposed at Crystal Lake Park.



The District regularly develops master plans and site plans to guide renovations and acquisitions. Improvement plans have recently been developed for the new Weaver Park, the Anita Purves Nature Center, Phillips Recreation Center, Busey Woods, Wandell Sculpture Garden and other areas of Meadowbrook Park. The District intends to commence a Long-Range Strategic Planning effort for all park facilities in 2005.

## Emergency Services

Police, fire, and rescue services are coordinated among the City of Champaign, the City of Urbana, and University of Illinois police and fire units. Both communities and the university have a mutual aid agreement, which allows the nearest unit to respond to an emergency regardless of jurisdiction. This allows quicker response times and affords a higher level of service than independent emergency management. Both the Urbana Fire and Police Departments are recognized for their excellence. The Fire Department has an exceptional Insurance Services Offices (ISO) rating of 2 (one is best and ten is worst). Low ISO ratings help keep private fire insurance low and play an important role in attracting and retaining business in Urbana. The Police Department, through its community policing strategy, saw crime rates drop 18% between 1994 and 1998; however, the rates rose in 1999. The State has designated both departments as regional technical rescue teams, which provide assistance in emergencies requiring state assets. As the City continues to annex land, both departments face the challenge of maintaining service levels over a larger geographic area. New facilities and strategies are proposed to help alleviate these burdens without significantly raising the costs of service provision.

Medical services are provided by Carle Foundation Hospital and Provena Covenant Medical Center, and by several large health care associations. Carle Foundation Hospital is a 300-bed facility with more than 25 departments, a Level III Prenatal Center and the region's only Level I Trauma Center. Provena Covenant Medical Center is one of east central Illinois' most advanced medical facilities, with 37 specialized units. The center features the area's only dialysis unit and is home to a new cancer facility.

## Waste Management

Private haulers are mainly responsible for waste management in Urbana. Champaign County has no active landfills, so materials are transferred to Brickyard Disposal and Recycling in Danville, some 33 miles east of the City. The Central Waste Transfer and Recycling Facility



# Community Profile

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was recently constructed along North Lincoln Avenue and Saline Court. This facility helps reduce the costs of shipping waste out of the county.

Urbana operates two curbside recycling programs, one aimed at single-family residences and the other at multi-family complexes. These programs collect and process a full range of containers and fibers for secondary market uses. The City also operates a Landscape Recycling Center (LRC) that is utilized by residents from both communities and the county. The LRC is self-sufficient and provides a variety of landscape products for sale.

## **Human Services**

As part of the City of Urbana's Community Development Services Department, the Grants Management Division administers housing, community development, and social service programs intended to improve the quality of life for low- and moderate-income residents. In preparing these programs, the division works closely with neighborhood organizations, social service agencies, and citizens. To coordinate this complicated task, the division follows a detailed Consolidated Plan required by the federal government. With the Consolidated Plan,

the City develops strategies and specific agenda items for addressing and resolving identified needs. In order to achieve these goals, the City participates in strategic partnerships with numerous agencies and organizations.

The City receives funding under the Community Development Block Grant (CDBG) Program, and the Urbana Home Consortium receives funding under the HOME Investment Partnership Act. CDBG funds are used by the City to improve low-income neighborhoods designated by census tracts, while HOME funds are used to increase availability of quality housing to low-income persons at affordable levels.

The City of Urbana has administered housing programs since 1975, and since then has spent over \$9 million in CDBG funds, primarily for rehabilitation of private housing. In recent years, the City has become a property owner, a property manager (transitional housing), and a housing developer (house recycling and house construction). The City sponsors bi-annual neighborhood cleanup days in two of the City's target areas.





## III. TRENDS AND ISSUES

In order to formulate the goals, objectives and implementation strategies for the Comprehensive Plan, it is important to first analyze trends in the community and understand the issues related to those trends. The Trends and Issues can offer a snapshot of how the community is developing and suggest the ramifications of that development. Trends are seen in many different forms. They may be physical, demographic, social or economic. In general, they are seen as having an impact on how Urbana has grown and how the community has been shaped.

Issues can be a result of a trend or can be interrelated to trends. They can be either positive or negative but need to be identified and addressed in order to formulate specific goals, objectives and policies.

The following Trends and Issues have been formulated from public input and technical analysis. They may not be all-inclusive but offer a starting point for formulating future policy direction. The efforts outlined in Steps to Completion and Public Participation determined these trends and issues.

### GROWTH AND DEVELOPMENT

#### Trend #1 Residential growth

Urbana has experienced significant residential growth over the past several years. Since 1995 approximately 460 single-family homes have been constructed and over 1,200 multi-family units have been constructed. In 2002 an all time high 176 building permits were issued for single-family home construction. Most of the single-family construction has occurred in east and southeast Urbana, while most of the multi-family development has occurred close to campus.

#### Issues:

- Is residential growth occurring in areas that can adequately be served with existing public services such as schools, fire and police protection?
- What is the cost of the additional infrastructure required for new residential growth?
- Where are sewers available for new growth and what impact does this availability have on the direction of growth for the community? Who will pay for the expansion of the sewer system?
- To what extent does the differential in property taxes between Urbana and Champaign influence where new homebuyers purchase their home?
- How can high-density residential development be encouraged close to the urban core and yet be compatible with the character of the existing adjacent neighborhoods?
- How can the City work with property owners in the extraterritorial jurisdictional area (ETJ) to avoid “leapfrog” development?



# Trends and Issues

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## Trend #2 A Shift in the Commercial Market

A shift in the commercial market to other areas of Champaign-Urbana has resulted in Urbana losing some businesses. In particular, several prominent retailers have moved from Downtown and the Philo Road Business District.

### Issues:

- The loss of businesses in Urbana ultimately results in the loss of sales tax revenues for the City and forces residents to drive to neighboring communities for many goods and services. What can Urbana do to retract these losses?
- Business closings can result in a loss of vitality for Urbana's main commercial centers such as the Philo Road Business District and Downtown.
- How can the Philo Road Business District be revitalized with new uses?
- How can the City encourage the development of new and expanded commercial uses?

## Trend #3 Expansion of Tax-Exempt Property

The success of any community greatly depends on its ability to generate a balanced mix of taxable development which will maintain an expected level of municipal services. Taxable development ultimately reduces the tax burden on the community's residents. Urbana contains a considerable amount of land that is tax-exempt. The expansion of tax-exempt property ownership has a major impact on the economic development opportunities and fiscal health of the City.

### Issues:

- By 2001 the University of Illinois had expanded its land ownership to approximately 2 square miles in Urbana's growth area to the south and southwest.
- The 1993 Urbana Extra-Territorial Jurisdictional Area Plan envisioned a mix of residential, office and limited commercial growth in areas recently acquired by the university for the relocation of the South Farms. It is estimated that the projected loss of equalized assessed value in 2001 dollars by not realizing the ETJ Plan with private development for just 620 acres of this area would be approximately \$88 million by 2020.
- Large religious institutions on the edge of town represent a loss of taxable growth potential.
- How can the city partner with large tax exempt bodies to minimize these impacts?



# Trends and Issues

## Trend #4 Expansion of Public Facilities

Urbana has experienced a recent expansion of several public facilities, including the Champaign County Courthouse, the Urbana Free Library, the Urbana Park system, and the Urbana Fire Rescue's fourth station on campus. The City of Urbana and the Urbana School District have also completed a number of renovations in recent years.

### Issues:

- Expansion of public facilities results from the need for more services to residents.
- The need for expanded services can sometimes be attributed to the physical growth of the community and not necessarily growth in the population.
- What other public facility expansions are needed? How will these be funded?

## MOBILITY

### Trend #1 Percentage of Non-automobile Trips

The 2000 U.S. Census shows that 23% of Urbana residents either walk, bike or take transit to get to work. This high percentage is attributed to the walkability of the community and the exceptional transit system operated by the Mass Transit District. Although this number is very high on a national level, it is a decline locally of 5% from the 1990 U.S. Census.

### Issues:

- How can the percentage of non-automobile trips be maintained and even increased?

- Development that is not compact and contiguous to the existing city road and sidewalk network will jeopardize the walkability of the community.
- The design of new development must consider users who will arrive by all modes of transportation.
- The design of new infrastructure must consider multiple modes.

### Trend #2 Increase in Transit Ridership

The Champaign-Urbana Mass Transit District has proven to be one of the most successful transit systems in the country. The annual ridership of 10,000,000 is equal to cities up to ten times the size of Champaign-Urbana. Although this high usage can be attributed in large part to the University, general community ridership has also increased in recent years.

### Issues:

- What impact will development trends have on the availability of transit to serve growth areas in the community?
- How can Transit Oriented Design (TOD) be incorporated into new development projects and the redevelopment of downtown Urbana?



# Trends and Issues

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## Trend #3 Disconnected Roadway Network

Although on the whole Urbana contains a generally efficient network of roadways, there are several aspects of the roadway network that compromise the efficient flow of traffic.

### Issues:

- The lack of a consistent system of north/south and east/west collectors puts pressure on local streets to function as collectors.
- Interstate 74 interchange access as Urbana grows to the east and south.
- How can necessary right-of-way best be acquired to complete roadway connections?
- Due to land ownership and development issues, it is unlikely that Vine Street or Lincoln Avenue will be extended south of Windsor Road to connect to Curtis Road in the future.
- The improvement of Curtis Road will be necessary to help connect a regional transportation system. Any improvements must be respectful of the adjoining South Farms relocation area.

## HOUSING

### Trend #1 Deterioration of Public Housing Facilities

Current multi-family public housing developments are obsolete and will require over \$30 million in renovations to remain viable. The Housing Authority of Champaign County lacks resources to renovate these units, and the national trend for the Department of Housing and Urban Development is not to fund new housing projects that are 100% public housing.

### Issues:

- How can Lakeside Terrace be redeveloped into a mixed-financed development that offers a range of housing opportunities and still meets the City's goal of replacing housing units for 80% of the families currently living there earning less than 30% of the median family income?
- Where are the opportunities for acquiring off-site property to replace lost housing units?

These issues are addressed in the Lakeside Terrace Redevelopment Plan adopted by the Urbana City Council in 2004.



# Trends and Issues

## Trend #2 Affordable Housing Opportunities

Urbana and Champaign have traditionally had a strong housing market with a high level of renter-occupied housing. Rents have steadily increased in recent years making the availability of affordable housing scarce. Although “affordable housing” can be difficult to define, the Urbana Consolidated Plan defines it as housing where the occupant is paying no more than 30% of gross income for gross housing costs, including utilities. The Consolidated Plan indicates that affordable rental housing is the principal housing problem for low-income residents in the Urbana-Champaign area. Additional programs are needed to help first-time homebuyers enter the housing market.

### Issues:

- The Consolidated Plan indicates that affordable rental housing is the principal housing problem for low-income residents in the Urbana-Champaign area.
- How well are current programs addressing the need for affordable housing in the community?
- What can be done to provide affordable housing opportunities in all neighborhoods especially those close to major employers? What about in locations with access to multiple modes of transportation?
- How can affordable housing be encouraged in new development?
- What opportunities exist to acquire property for the development of affordable housing?
- What policies can be pursued to avoid a concentration of poverty at certain locations?

## INFRASTRUCTURE

### Trend #1 Sanitary Sewer Availability

The Urbana-Champaign Sanitary District indicates a service area boundary generally along Windsor Road and High Cross Road. Areas outside the service area cannot be served by the existing interceptor system.

### Issues:

- The lack of available sewers currently serves as a growth constraint in the north, northeast, east and southeast.
- The UCSD long-range plan anticipates growth in the next five to ten years and calculates that approximately three to eight million dollars will be needed to provide sewers.
- How will sewer infrastructure be paid for? What is the role of private developers?
- What impacts will different land uses have for the need for sewers and overall treatment facilities?



# Trends and Issues

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## Trend #2 Need for Stormwater Detention

The development potential for many areas of Urbana is contingent on adequate facilities for stormwater detention and provisions for controlling flooding.

### Issues:

- The North Lincoln Avenue area will need regional or shared detention in order to successfully redevelop the area for more industrial uses.
- Regional detention is necessary to relieve flooding problems in the Scottswood subdivision area.
- How can regional detention facilities be funded? What role should private development play?

The City is currently participating in a multi-year, multi-jurisdictional effort to relieve floods in the Scottswood area. This project involves the construction of a required detention basin as a “wet prairie” feature of Weaver Park and will provide drainage outlet for the Champaign County Nursing Home.

## DOWNTOWN

### Trend #1 Loss of Vitality in Downtown

Similar to many downtowns across the country, downtown Urbana has lost some vitality through the loss of business and the lack of residential opportunities.

### Issues:

- Because downtown Urbana has a large number of institutional and office uses, it lacks activity outside the hours of 9:00am to 5:00pm.
- How can retail uses be reclaimed or replaced?
- How can more residential development be established?
- What types of programs and incentives can help to attract more retail, restaurant, entertainment, and residential uses in downtown?





# Trends and Issues

## Trend #2 Lincoln Square

Over the past 15 years Lincoln Square has experienced a loss of retail tenants including the loss of the retail anchor store. Lincoln Square does, however, still function in many ways as a central location for community events.

### Issues:

- The loss of retail uses results in fewer municipal revenues and fewer shopping opportunities for residents.
- Given recent market forces in the commercial and retail industry and its location far from an interstate highway, it is unlikely that national retail chains will choose to locate in Lincoln Square.
- What creative niche is possible for Lincoln Square that will make it successful for the owners and useful to the community?

In late 2004, an extensive plan to redevelop Lincoln Square as a multi-use facility including a major office tenant, residences, and additional retail space was introduced. This project is known as Lincoln Square Village.

## Trend #3 Historical and Cultural Significance

Urbana residents recognize the historical and cultural significance of downtown Urbana and see the importance of preserving these attributes and expanding upon them.

### Issues:

- To what extent should downtown Urbana be considered for historic district designation in order to preserve significant architecture?

- How can public art portraying Urbana's cultural significance be implemented downtown?
- What types of educational outreach programs can be implemented that help promote downtown?
- What effect do the current zoning and development regulations have on the downtown in terms of preserving the urban design of the area and promoting further reinvestment?
- What types of partnerships can the city establish to help encourage the cultural significance of downtown?

## Trend #4 Improvement of Public Infrastructure

The City of Urbana has recently re-invested in the downtown area by upgrading streetlights, sidewalks and landscaping. Over the years, other major infrastructure projects have also been implemented to improve the downtown area.

### Issues:

- Public infrastructure can be a vital tool in attracting new business and development to downtown.
- How can the design and function of public infrastructure improvements best implement the goals of the Downtown Plan and help create a more vital downtown that focuses on a pedestrian design and feel?
- What is the best use of tax increment financing (TIF) to improve the downtown area?



# Trends and Issues

## NEIGHBORHOODS

### Trend #1 Desire to Preserve Neighborhoods

Urbana residents are showing an increased pride in their neighborhoods and recognize the need to preserve them in order to make them an attractive place to live for years to come. In recent years, several neighborhood organizations have formed with various goals including preserving single-family homes, encouraging property maintenance, offering affordable housing opportunities, and preserving the unique characteristics of each neighborhood.

#### Issues:

- Because of its proximity to campus, the West Urbana neighborhood experiences many conflicts between single-family and multi-family land uses. Many of these conflicts relate to high demands for parking, issues of property maintenance as well as other general nuisance concerns.
- Many neighborhoods have experienced the loss of single-family homes for various new land uses such as multi-family development, parking lots, and expansion of existing institutions.
- Some neighborhoods have zoning inconsistencies that work counter to the overall goals of the neighborhood.
- What types of implementation tools can be used to help achieve the overall goals of neighborhood associations?
- How can neighborhood conservation districts or historic preservation districts best be used to achieve neighborhood preservation goals?

- Changes in neighborhood conditions result in the need for proactive planning to set a clear vision for the future of individual neighborhoods.

### Trend #2 Incompatible Redevelopment

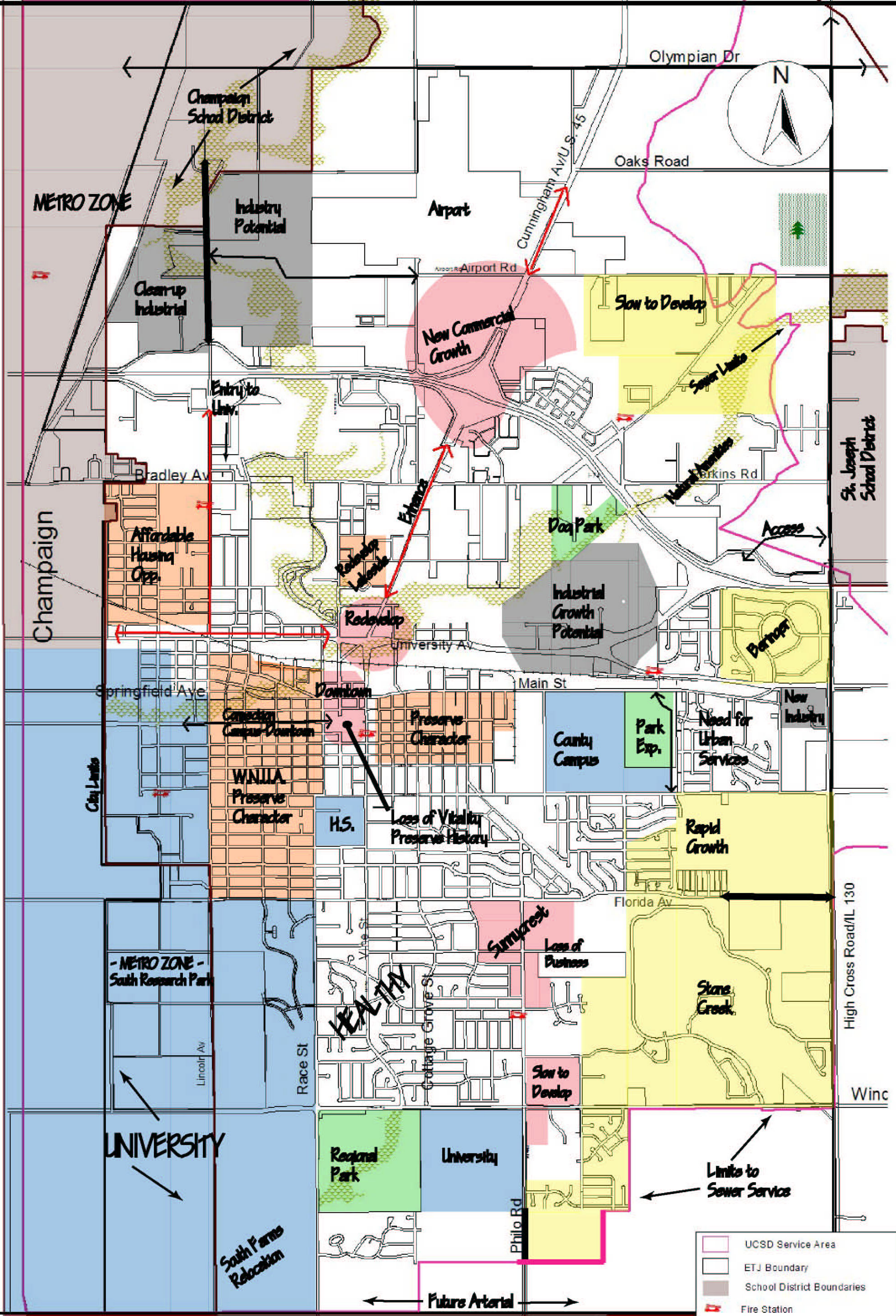
The design of new development in existing neighborhoods does not always complement the prevailing urban design and style of architecture.

#### Issues:

- The Urbana Zoning Ordinance and Land Development Code often applies a “one size fits all” approach to development regulations regardless of the neighborhood in which a development is proposed.
- What types of development and design review should be required for new development in existing neighborhoods?

In 2004, the City Council adopted design guidelines for the Mixed-Office Residential (MOR) district along Green and Elm streets. The guidelines apply to new construction or renovation projects, which must be approved by the Development Review Board (DRB) and adhere to the usual review process.





**2005  
Comprehensive  
Plan**

# Trends and Issues Map





## IV. GOALS & OBJECTIVES

One of the primary components of the Comprehensive Plan is the collective set of Goals and Objectives. These statements set the framework for how the vision of the plan will be achieved. They also reinforce the concepts illustrated on the future land use map and will help guide City staff, the City Council, appointed Boards and Commissions and the community in making important decisions related to land use and planning policy. The Goals and Objectives are organized under four cornerstone components: Quality of Life, Sensible Growth, Services and Infrastructure, and Mobility.

### HOW TO READ THE GOALS / OBJECTIVES

Goals and objectives can be considered as follows:

- A **goal** is a general statement relating to the community's values and desires.

Example: *"Increase pedestrian safety in the transportation system"*

- An **objective** is a more specific statement related to a goal that offers a means to achieving that goal.

Example: *"Improve crosswalk safety at key intersections in the University District"*

The Comprehensive Plan further identifies ways the goals and objectives will be implemented through an Implementation Program matrix (Chapter VII), which further explains how the goals and objectives will be implemented. Implementation strategies may be a policy item, action item, coordination item, and/or require special study.

Example (Action Item): *"Install countdown crosswalks at key intersections along Green Street and Goodwin Avenue"*



## URBANA'S ESTABLISHED NEIGHBORHOODS

**Goal 1.0** Preserve and enhance the character of Urbana's established residential neighborhoods.

*Objectives*

- I.1 Promote the organization of neighborhood groups to help advocate for neighborhood preservation and enhancement.
- I.2 Encourage investment in older properties to help maintain their appearance and long-term potential.
- I.3 Promote the improvement of existing structures through the enforcement of property maintenance codes.
- I.4 Promote established neighborhoods close to campus and the downtown as attractive places for people to live.
- I.5 Ensure appropriate zoning in established neighborhoods to help foster the overall goals for each unique area.

**Goal 2.0** New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

*Objectives*

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
- 2.2 Encourage the use of landscape materials and ornamentation to improve the appearance and functionality of new developments.
- 2.3 Use development and planning controls to minimize environmental and property damage from flooding and erosion.
- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.



## URBANA'S NEW NEIGHBORHOODS

**Goal 3.0** New development should be consistent with Urbana's unique character.

*Objectives*

3.1 Encourage an urban design for new development that will complement and enhance its surroundings.

3.2 Promote new developments that are unique and capture a "sense of place."

**Goal 4.0** Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

*Objectives*

4.1 Encourage a variety of land uses to meet the needs of a diverse community.

4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs.

4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

## THE ENVIRONMENT

**Goal 5.0** Ensure that land use patterns conserve energy.

*Objectives*

5.1 Encourage development patterns that help reduce dependence on automobiles and promote different modes of transportation.

5.2 Promote building construction and site design that incorporates innovative and effective techniques in energy conservation.





**Goal 6.0** Preserve natural resources (including air, water, and land) and environmentally sensitive areas in the community.

*Objectives*

- 6.1 Protect groundwater and surface water sources from flood and storm-related pollution.
- 6.2 Protect sensitive areas, such as wooded areas, major drainageways, and areas of topographic relief.
- 6.3 Encourage the county and forest preserve to acquire and develop publicly accessible natural areas along north High Cross Road to conserve this area and allow the general public to appreciate it.
- 6.4 Preserve natural amenities in new development through innovative development regulations and design.
- 6.5 Encourage development that protects and enhances an area's natural features, such as wooded areas, creeks, and hilly terrain.

**Goal 7.0** Protect and beautify existing waterways.

*Objectives*

- 7.1 Protect the floodway of the Boneyard Creek.
- 7.2 Ensure that development regulations protect floodways and major drainageways.
- 7.3 Redevelop parts of Boneyard Creek to provide natural and public amenities

**Goal 8.0** Minimize the impact of natural and man-made disasters.

*Objectives*

- 8.1 Promote construction that reduces the effects of high winds, ice storms, flooding, etc.
- 8.2 Prepare necessary disaster preparedness measures in order to best protect the community from disasters.



## PARKS AND OPEN SPACE

**Goal 9.0** Strengthen Urbana's parks and recreational facilities.

*Objectives*

- 9.1 Support the Urbana Park District's efforts to provide a park space per capita ratio that exceeds the national average.
- 9.2 Encourage an appropriate mix of large and small parks to serve the active and passive needs of the community.
- 9.3 Encourage the development of parks within walking distance of neighborhoods.

**Goal 10.0** Create trails connecting the community's parks and open areas.

*Objectives*

- 10.1 Continue to plan for a coordinated, regional system of trails and greenways as described in the *Champaign County Greenways and Trails Plan*.
- 10.2 Promote linkages of trails through the design of new development.

**Goal 11.0** Create new neighborhood and community parks in developing residential areas.

*Objectives*

- 11.1 Encourage the inclusion of open spaces and recreational facilities in new residential and mixed-use developments.
- 11.2 Encourage adequate pathways to connect residential areas to nearby commercial and office areas.
- 11.3 Ensure that parks provide links to existing natural features and open spaces.



## URBANA'S UNIQUE CHARACTER

**Goal 12.0** Preserve the characteristics that make Urbana unique.

*Objectives*

- 12.1 Identify and protect neighborhoods and areas that contain significant historical and cultural resources.
- 12.2 Pursue the establishment of historic landmark and/or historic district status for sites that have contributed to the history of Urbana.
- 12.3 Encourage public/private partnerships to preserve and restore historic structures/sites.
- 12.4 Promote and educate the public about the benefits of historic preservation.
- 12.5 Preserve and maintain brick sidewalks and streets which are unique to Urbana's older neighborhoods consistent with the city's Brick Sidewalk Plan.

**Goal 13.0** Capitalize on Urbana's unique heritage as a community with a mix of urban and small-town features.

*Objectives*

- 13.1 Promote the incorporation of public art in significant new public and private developments.
- 13.2 Promote community events and activities (such as the Market at the Square, Sweetcorn Festival, and local art festivals) that bring the community together and promote Urbana's special character.
- 13.3 Expand the City's creative community by promoting arts-related uses and events.
- 13.4 Promote the beautification of Urbana through both public and private developments.



# Goals and Objectives Quality of Life



Goal 14.0      Increase Urbana's inventory of trees.

*Objectives*

14.1      Maintain the City's status as a "Tree City" through the arbor program and arbor commission.

14.2      Promote appropriate tree plantings in new development to contribute to the urban forest.



## SENSIBLE GROWTH

**Goal 15.0** Encourage compact, contiguous and sustainable growth patterns.

*Objectives*

- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.
- 15.2 Extend utilities and services in an orderly fashion to encourage compact, contiguous growth.
- 15.3 Pursue annexation strategies that promote orderly development.
- 15.4 Annex unincorporated areas that have been previously developed at urban densities.
- 15.5 Promote intergovernmental cooperation on development and growth issues.

**Goal 16.0** Ensure that new land uses are compatible with and enhance the existing community.

*Objectives*

- 16.1 Encourage a mix of land use types to achieve a balanced growing community.
- 16.2 Preserve agricultural lands and environmentally sensitive areas outside the growth area of the city.
- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.
- 16.4 Coordinate with utility and service providers on future planning for roadway improvements, sanitary sewer extensions, water lines, treatment facilities and other utilities.
- 16.5 Consider the impact of new development on public services and the ability to provide those services cost effectively.



**Goal 17.0 Minimize incompatible land uses.**

*Objectives*

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.
- 17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

**Goal 18.0 Promote infill development.**

*Objectives*

- 18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.
- 18.2 Promote rehabilitation and improvement of housing opportunities through the use of Block Grant and redevelopment programs.
- 18.3 Work with the University and the private sector to develop community-enhancing reuse plans for the Orchard Downs and Pomology sites.

**Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.**

*Objectives*

- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.
- 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.





**Goal 20.0** Encourage the development of new “planned neighborhoods.”

*Objectives*

- 20.1 Promote a “traditional neighborhood development” style as an alternative to the conventional suburban development pattern.
- 20.2 Encourage new neighborhoods to include a mix of residential types, with convenient access to schools, parks, shopping, work places, services, and transit.
- 20.3 Promote compact and contiguous development of new neighborhoods along the High Cross Road, Windsor Road, and East Airport Road corridors.

**Goal 21.0** Identify and address issues created by overlapping jurisdictions in the one-and-one-half mile Extraterritorial Jurisdictional area (ETJ).

*Objectives*

- 21.1 Coordinate with Champaign County on issues of zoning and subdivision in the ETJ.
- 21.2 Work with other units of government to resolve issues of urban development in unincorporated areas.
- 21.3 Examine the school district boundaries of neighboring communities to determine their future impact on the growth and development of Urbana.

## URBANA’S DOWNTOWN

**Goal 22.0** Increase the vitality of downtown Urbana as identified in the *Downtown Strategic Plan* and *Annual Action Plan*.

*Objectives*

- 22.1 Promote the creation of housing in downtown Urbana.
- 22.2 Promote the rejuvenation of Lincoln Square.



- 22.3 Continue to promote the highly successful *Market at the Square*.
- 22.4 Encourage public/private partnerships to foster new development in the downtown area.
- 22.5 Use tax increment financing to promote new development and redevelopment opportunities, mini-parks and plazas.
- 22.6 Continue to improve the public infrastructure of parking lots and streetscapes.
- 22.7 Pursue redevelopment of the North Broadway corridor.
- 22.8 Promote visible, outdoor activity in downtown.
- 22.9 Pursue the development of a permanent outdoor public square and performance/event space.

**Goal 23.0 Promote Urbana's potential for technology-related businesses.**

*Objectives*

- 23.1 Capitalize on the proximity of the University of Illinois engineering and science campuses to promote technology-related businesses.
- 23.2 Explore the development of technology-friendly business space as a part of new development.
- 23.3 Enhance the community's Internet connection capabilities.



## COMMERCE AND INDUSTRY

**Goal 24.0 Enhance Urbana's commercial areas.**

*Objectives*

- 24.1 Use a variety of economic development tools to improve and redevelop Urbana's existing commercial areas.
- 24.2 Encourage the beautification of entryway corridors and major transportation corridors in Urbana.

**Goal 25.0 Create additional commercial areas to strengthen the city's tax base and service base.**

*Objectives*

- 25.1 Provide a sufficient amount of land designated for various types of community and regional commercial uses to serve the needs of the community.
- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.
- 25.3 Actively seek annexation of areas targeted for commercial development.
- 25.4 Find new locations for commercial uses and enhance existing locations so Urbana residents can fulfill their commercial and service needs locally.
- 25.5 Consider development standards that provide options for the site design of commercial development that encourage "new urbanism" concepts.

**Goal 26.0 Improve the appearance of Urbana's commercial and industrial areas.**

*Objectives*

- 26.1 Use a variety of available economic development tools (such as tax increment financing) to improve the appearance and functionality of Urbana's commercial and industrial areas.
- 26.2 Promote the beautification of commercial areas especially along University Avenue, Cunningham Avenue, and Philo Road.
- 26.3 Seek private as well as public investments to enhance the city's commercial and industrial areas.



**Goal 27.0** Create a variety of industrial and office developments that can benefit from existing amenities such as convenient access to interstate and rail services and close proximity to the University of Illinois.

*Objectives*

- 27.1 Encourage the expansion of existing and the creation of new industrial and office park developments in appropriate locations, using a variety of development tools.
- 27.2 Provide for adequate services and incentive packages to promote East University Avenue and North Lincoln Avenue as industrial park areas.
- 27.3 Capitalize on development sites with rail and highway access to promote industrial opportunities.
- 27.4 Pursue annexation of new areas (such as North Lincoln Avenue, East University Avenue, North Cunningham Avenue and Oak Street) for industrial development.

## TAX BASE

**Goal 28.0** Develop a diversified and broad, stable tax base.

*Objectives*

- 28.1 Encourage an appropriate balance of residential, commercial and industrial growth.
- 28.2 Promote appropriate development opportunities through annexation, development agreements, and, where appropriate, economic incentives.
- 28.3 Promote an expanded tax base through aggressive marketing and development efforts aimed at attracting new business, retaining and expanding existing business, and annexation.
- 28.4 Work with the University of Illinois and other institutions to reduce the impact of tax-exempt properties in the community.
- 28.5 Encourage University efforts to promote public-private partnerships that can benefit multiple parties.
- 28.6 Increase the allocation of land devoted to tax-generating commercial uses in appropriate locations.



## ECONOMIC DEVELOPMENT INITIATIVES

**Goal 29.0**      **Develop a focused approach to economic development.**

*Objectives*

- 29.1      Encourage supportive services and amenities that will benefit a strong civic, financial, and professional business base in Urbana.
- 29.2      Strengthen Urbana's standing as a regional health-care center by supporting appropriately sited development opportunities and encouraging supportive services and amenities to benefit the sector.
- 29.3      Expand agricultural-related business, particularly along the U.S. Route 150 and IL Route 130 corridors.
- 29.4      Improve opportunities in north Urbana for resource-based and distribution-related industries requiring rail and interstate access.
- 29.5      Recognize the potential offered by Frasca Airport by seeking airport-related industries and developments that would benefit from private air transportation.

**Goal 30.0**      **Develop a comprehensive approach to economic development.**

*Objectives*

- 30.1      Prepare an economic development plan for the City, highlighting sectors to promote and capitalize upon and identifying specific marketing strategies.
- 30.2      Support private, non-profit organizations and local business groups by providing technical assistance and targeted financial investment.
- 30.3      Market Urbana to potential investors, brokers, consultants, and residents.
- 30.4      Establish economic development programs to promote economic and business growth.
- 30.5      Coordinate with regional efforts to help market Urbana for commercial and industrial development that will benefit both the city and the region.



30.6 Support regional efforts to promote Willard Airport.

30.7 Work with the Urbana Business Association (UBA) and the Champaign County Economic Development Corporation to promote Urbana as a place to live, work and do business.

30.8 Support regional, state, and federal efforts to promote high-speed and standard-speed intercity passenger rail connections serving Champaign-Urbana.

**Goal 31.0 Retain and expand existing businesses and industries.**

*Objectives*

31.1 Develop a systematic approach to business retention, expansion and attraction.

31.2 Foster the growth of existing businesses and industries through communication and information sharing.

31.3 Encourage business participation in local private, non-profit business groups.

**Goal 32.0 Promote new and expanded business opportunities.**

*Objectives*

32.1 Pursue an aggressive program of development agreements and incentive programs in a fiscally responsible manner.

32.2 Work with supporting economic development agencies to help recruit new business and industry to Urbana.





# Goals and Objectives Services and Infrastructure



## UTILITIES

**Goal 33.0** Provide maximum service and dependable utilities.

*Objectives*

- 33.1 Work with utility providers to ensure dependable, affordable, high quality services to the Urbana community.
- 33.2 Correct areas of stormwater infiltration-inflow into the sanitary sewer system.
- 33.3 Continue regular capital improvement programs to correct utility deficiencies.
- 33.4 Plan for future needs of the community to ensure residents have safe and reliable utilities.
- 33.5 Promote the use of alternative energy sources, such as wind and solar.

**Goal 34.0** Encourage development in areas where adequate infrastructure already exists.

*Objectives*

- 34.1 Use annexation to invoke sewer connections.
- 34.2 Promote development in an orderly and coordinated fashion to ensure timely, cost-effective extension of utilities.



# Goals and Objectives Services and Infrastructure



**Goal 35.0** Expand utility infrastructure in areas considered most suitable for growth.

*Objectives*

- 35.1 Locate new development in areas with ready access to urban services including sewer, utilities, transit and municipal services.
- 35.2 Work with the water company to make water distribution and storage system improvements as necessary to ensure adequate water quality, water pressure, and fire flows.
- 35.3 Work with the Urbana-Champaign Sanitary District to implement necessary interceptor and treatment facility improvements to serve the City's planning area.
- 35.4 Encourage coordinated area development efforts that allow several landowners and developers to share the expense of utility extension.

**Goal 36.0** Protect both developed and undeveloped areas from increases in runoff and localized flooding.

*Objectives*

- 36.1 Protect life and property from storm and floodwater damage.
- 36.2 Reduce the impacts of development on stormwater conditions through regulations, including appropriate provisions for detention and conveyance.

## MUNICIPAL SERVICES

**Goal 37.0** Support the provision of municipal services to ensure a high level of safety and welfare for all Urbana residents.

*Objectives*

- 37.1 Ensure continued high levels of police and fire protection.
- 37.2 Support Urbana School District 116 in its efforts to provide and maintain a high quality public education program for all students.
- 37.3 Increase the efficiency of emergency response by effectively managing roadway congestion and promoting key transportation connections.



# Goals and Objectives Services and Infrastructure



**Goal 38.0** Ensure that future annexations or developing municipal territory has adequate municipal services.

*Objectives*

- 38.1 Assess the impacts of new development on needed services when considering new areas for development.
- 38.2 Provide for improvements and expansion in community services to keep pace with changing trends, population growth, and increased demands.
- 38.3 Provide new areas of development with the same high level of service enjoyed elsewhere in the community.
- 38.4 Concentrate new development in locations where adequate fire and police protection and other community services are available.
- 38.5 Develop new community service facilities, including school and park facilities, where needed to keep pace with new development.
- 38.6 Ensure accessibility of all new development to emergency vehicles.

## COMMUNITY DEVELOPMENT PROGRAMS

**Goal 39.0** Seek to improve the quality of life for all residents through community development programs that emphasize social services, affordable housing and economic opportunity.

*Objectives*

- 39.1 Make social services available to residents in need.
- 39.2 Implement strategies to address social issues related to housing, disabilities, poverty and community development infrastructure.
- 39.3 Implement strategies to address chronic homelessness and to provide permanent shelter.
- 39.4 Implement strategies and remove barriers to fair housing choice.
- 39.5 Work to improve public housing in Urbana through cooperative efforts with the Housing Authority of Champaign County.



# Goals and Objectives Services and Infrastructure



**Goal 40.0**     **Make affordable housing available for low-income and moderate-income households.**

*Objectives*

- 40.1     Promote strategies identified in the Consolidated Plan to provide additional affordable housing opportunities in Urbana-Champaign.
- 40.2     Work to promote the development and capacity of Community Housing Development Organizations (CHDO) to develop affordable housing opportunities.
- 40.3     Work to distribute affordable housing opportunities throughout the community to avoid the effects of concentrated poverty.
- 40.4     Consider acquisition of property where appropriate to foster goals of providing affordable housing.
- 40.5     Ensure the conservation and improvement of Urbana's existing housing stock and to promote neighborhood stabilization.

**Goal 41.0**     **Promote access to employment opportunities for all Urbana residents.**

*Objectives*

- 41.1     Ensure that new development in growing areas is adequately served with public transportation.
- 41.2     Ensure that new development plans consider proximity and access to public transit, through such measures as adequate bus stops, sidewalk access to stops, provision for turn-around areas where needed, etc.
- 41.3     Provide pedestrian and bicycle connections to employment centers.



# Goals and Objectives Services and Infrastructure



**Goal 42.0** Promote accessibility in residential, commercial and public locations for disabled residents.

*Objectives*

- 42.1 Ensure that new developments are sensitive to the mobility and access needs of the disabled.
- 42.2 Ensure that there are accessible ramps for all new sidewalks at intersections with roadways.
- 42.3 Ensure that new developments include adequate access for the disabled through compliance with ADA requirements and other measures.
- 42.4 Encourage residential developers to consider the market for disabled residents and visitors and to promote the provision of accessible and adaptable units.
- 42.5 Ensure that all City-funded single-family and two-family dwelling units are fully visitable by the disabled.
- 42.6 Encourage enhanced accessibility features in heavily used public facilities.
- 42.7 Ensure that people with disabilities have access to the city's sidewalks by installing accessible ramps where requested by people with disabilities, their advocates, or in heavily pedestrian-trafficked areas.

**Goal 43.0** Provide for the distribution of social services to Urbana residents with diverse needs.

*Objectives*

- 43.1 Continue the allocation of funding for social service programs that may not otherwise be eligible for Community Development Block Grant funds.
- 43.2 Work cooperatively with other units of government and social service providers for the efficient provision of needed services to community residents.
- 43.3 Work with local organizations to provide services to poor families, the homeless, and those with disability, mental health, and substance abuse challenges.



## SAFETY AND ACCESSIBILITY

**Goal 44.0** Provide for the safe, efficient, and cost-effective movement of people and goods within, through, and around the City.

*Objectives*

- 44.1 Maximize cost effectiveness in all existing transportation modes as well as for future project planning, design, and construction.
- 44.2 Reduce the number and severity of pedestrian, bicycle, and vehicular crashes.
- 44.3 Improve intersection markings and signage, especially in the University District and downtown areas.
- 44.4 Implement the strategies identified in the Campus Area Transportation Study (CATS).
- 44.5 Ensure that street lighting is established in tandem with new development in order to enhance safety.
- 44.6 Promote new technologies and designs in construction and improvement of crosswalks, including accessible ramps and signaling for the visually impaired.
- 44.7 Adopt access management guidelines for existing and planned arterial roadways.
- 44.8 Improve intersection markings and signage near and around High Cross Road.

**Goal 45.0** Optimize operating conditions of the existing transportation system.

*Objectives*

- 45.1 Develop policy measures and carry out limited scale improvements that will enhance the capacity of the existing system.
- 45.2 Promote transportation improvements that help connect fragmented segments of the existing system.





**Goal 46.0** Improve access to transportation modes for Urbana residents.

*Objectives*

- 46.1 Work to improve pedestrian, bicycle, and transit access throughout Urbana.
- 46.2 Work with representatives of the disabled community to improve accessibility throughout the community.

## MULTI - MODAL TRANSPORTATION SYSTEM

**Goal 47.0** Create a multi-modal transportation system.

*Objectives*

- 47.1 Improve transit service to important activity centers (e.g. retail areas, employment centers, transportation hubs, etc).
- 47.2 Extend transit service to the entire contiguous developed area.
- 47.3 Investigate the need for alternative transit facilities to support commuter traffic and increased traffic demand.
- 47.4 Require developers (especially of large-scale developments) to provide easy access for public transportation users and pedestrians.
- 47.5 Make it easier for people to switch from one transportation mode to another.
- 47.6 Improve traffic flows in peak traffic periods through traffic control and roadway improvements.
- 47.7 Promote bicycle/pedestrian access to major activity centers.



**Goal 48.0**      **Increase use of existing transportation infrastructure.**

*Objectives*

- 48.1      Complete planned connections for existing roadways, pathways and other facilities that can help create infill development opportunities.

**Goal 49.0**      **Avoid development patterns that can potentially create an over-dependency on the automobile.**

*Objectives*

- 49.1      Promote alternatives to automobile travel, through provision of sidewalks, pedestrian access, bicycle pathways, and high quality transit service.
- 49.2      Increase land use densities to promote availability of transit service and walkability.
- 49.3      Improve access to alternative transportation modes within neighborhoods.
- 49.4      Institute parking rate-based financial incentives with major employers to increase usage of alternative transportation modes.

**Goal 50.0**      **Ensure adequate transportation facilities for new growth.**

*Objectives*

- 50.1      Ensure that new developments provide easy access to pedestrians and bicyclists, as well as automobiles and mass transit vehicles.
- 50.2      Ensure that land use and transportation are considered in tandem for all transportation and new land use projects.
- 50.3      Foster intergovernmental cooperation to help create the necessary links in a regional transportation system.
- 50.4      Promote efforts to preserve abandoned rail corridors through rail banking.



## Future Land Use Descriptions

### V. FUTURE LAND USE DESCRIPTIONS

#### INTRODUCTION

A key component of the Comprehensive Plan is the Future Land Use Map. The map is crucial for showing clearly and concisely how the different areas of the City and extraterritorial jurisdictional area (ETJ) should grow now and in the future. The Future Land Use Map describes 16 different land uses. These 16 descriptions are presented verbally and graphically in this chapter of the Comprehensive Plan. The descriptions are then illustrated on the Future Land Use Maps in Chapter VII.

The Future Land Use descriptions are not zoning districts, and the Future Land Use Maps are not zoning maps. The Official Zoning Map (housed in the Community Development Services Department) illustrates the current legal zoning of all parcels within the city limits. The Urbana Zoning Ordinance regulates land use and development requirements within the City. Champaign County has zoning jurisdiction outside city limits, although under state statute the City controls subdivision requirements within the ETJ. The Comprehensive Plan Future Land Use maps and descriptions will be used to help determine future policy decisions related to growth and development, which could include annexation, investment in transportation infrastructure, and zoning changes within the city limits.

#### FUTURE LAND USE DESCRIPTIONS

- ❖ RESIDENTIAL (URBAN PATTERN)
- ❖ RESIDENTIAL (SUBURBAN PATTERN)
- ❖ MIXED-RESIDENTIAL (URBAN PATTERN)
- ❖ MIXED-RESIDENTIAL (SUBURBAN PATTERN)
- ❖ MULTI-FAMILY RESIDENTIAL
- ❖ RURAL RESIDENTIAL
- ❖ REGIONAL BUSINESS
- ❖ COMMUNITY BUSINESS
- ❖ CENTRAL BUSINESS
- ❖ CAMPUS MIXED-USE
- ❖ AGRICULTURAL
- ❖ PARKS/RECREATION
- ❖ HEAVY INDUSTRIAL
- ❖ LIGHT INDUSTRIAL / OFFICE
- ❖ INSTITUTIONAL
- ❖ FUTURE PLANNING AREA



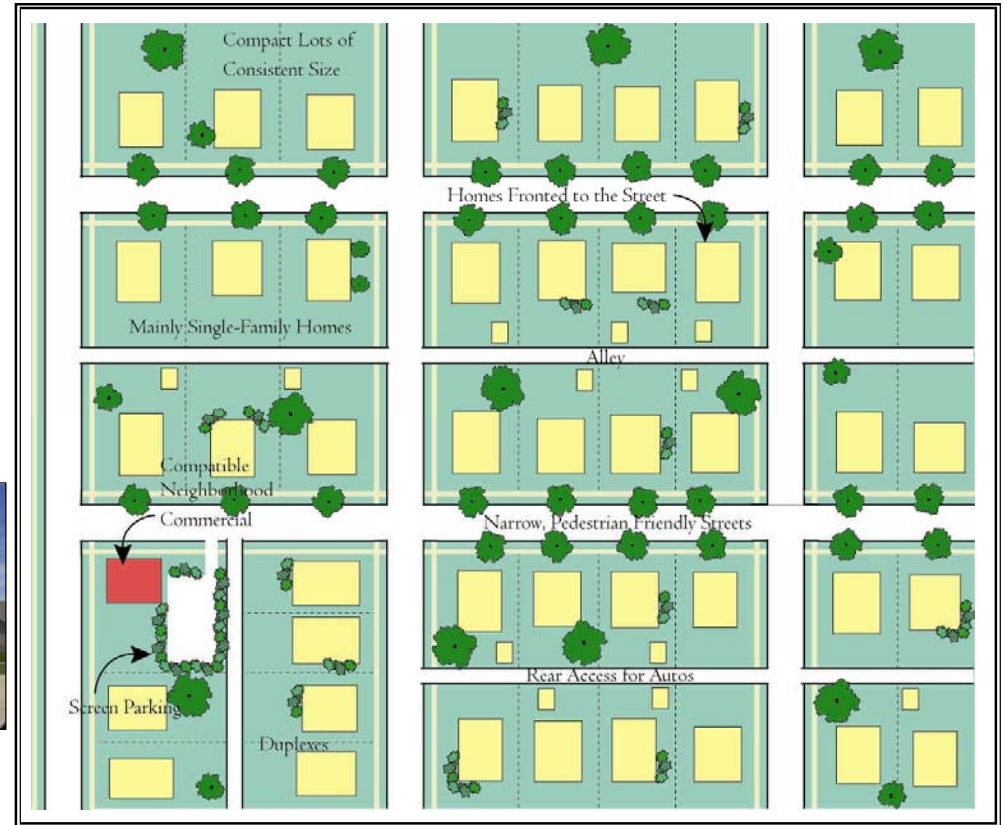
## Future Land Use Descriptions

### RESIDENTIAL (URBAN PATTERN)

Residential areas contain primarily single-family residential housing but may also include a variety of compatible land uses such as duplexes, town homes, civic uses, institutional uses, and parks where zoning is appropriate. Residential areas can have different physical patterns of development.

#### Urban Pattern of Development

A pattern of development that is typically found in older, established neighborhoods. Includes a grid network of streets with, in some cases, vehicular access from rear alleys. Streets may be narrow in order to slow down traffic and favor the pedestrian. The urban pattern also contains a well-connected sidewalk system that encourages walking and provides convenient pedestrian access to nearby business centers. May include smaller lots where homes face the street and the presence of garages along the street is minimized.



Local Examples: West Urbana, "Historic East Urbana," King Park Neighborhood



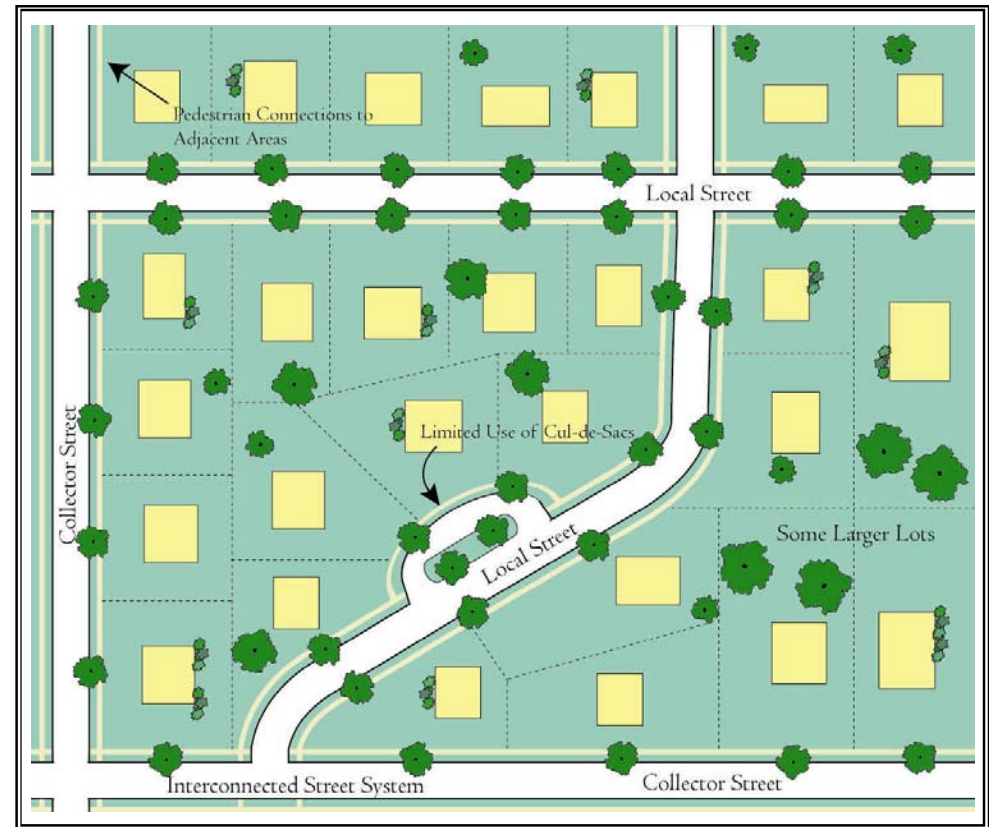
## Future Land Use Descriptions

### RESIDENTIAL (SUBURBAN PATTERN)

Residential areas contain primarily single-family residential housing but may also include a variety of compatible land uses such as duplexes, town homes, civic uses, institutional uses, and parks where zoning is appropriate. Residential areas can have different physical patterns of development:

#### Suburban Pattern of Development

A pattern of development that is typically found in newer, developing neighborhoods. The development pattern encourages a connected street network with pedestrian and bicycle facilities to serve adjoining neighborhoods, schools, parks and business centers. Cul-de-sacs should be minimized but may be appropriate where physical features prohibit a connected street system. Lots are typically larger than those found in the urban pattern of development.



Local Examples: Stone Creek, Myra Ridge, Landis Farm and Southridge subdivisions





## Future Land Use Descriptions

### MIXED-RESIDENTIAL (URBAN PATTERN)

Mixed-Residential areas contain a variety of residential land uses including single-family residences, duplexes, town homes, and multi-family development. Encourages a gradation of densities between single-family and multi-family uses in order to achieve compatible development. Also encourages design considerations among various land uses to help achieve compatibility. May also include supporting land uses such as civic, institutional, office, neighborhood business uses as well as parks. Mixed Residential areas will have different physical patterns of development depending on their location in the community. These areas should incorporate provisions for transit service and pedestrian access to nearby commercial and employment centers.

#### Urban Pattern of Development

Areas within existing neighborhoods that are considered appropriate for a mix of residential densities. New development should incorporate a design that respects the urban environment including buildings that face the street and provide access from the rear where possible. The character and scale of new development shall consider the overall context of the neighborhood.



Local Examples: West Green Street and Elm Street corridors



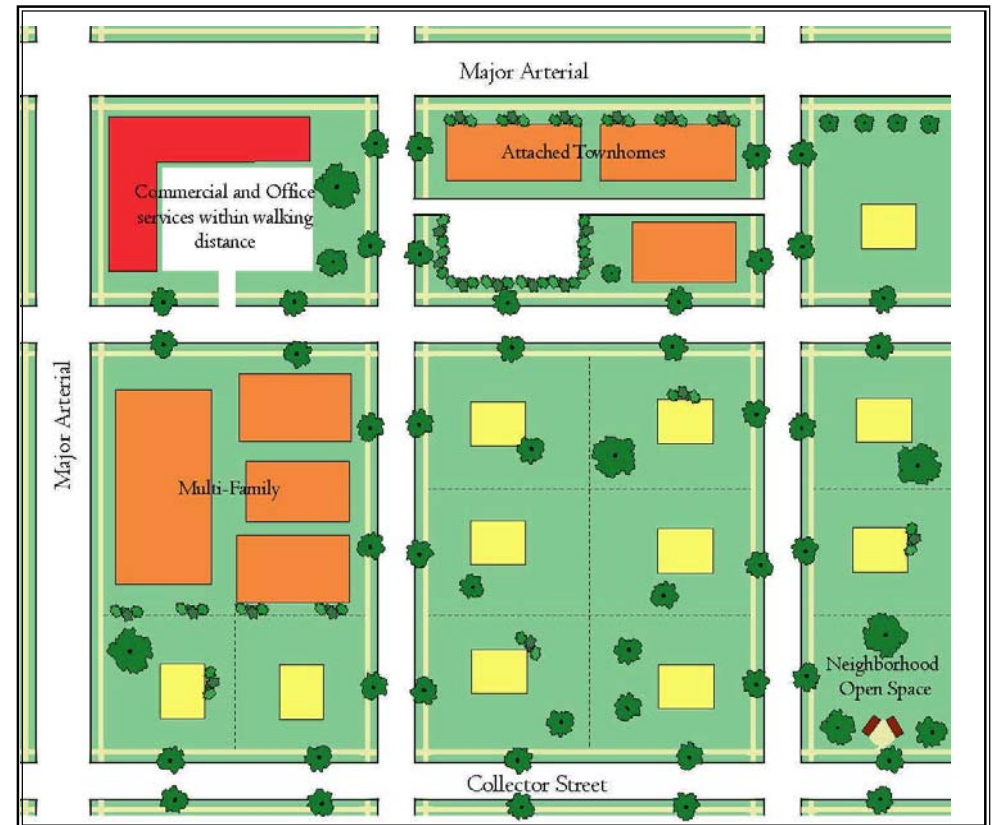
## Future Land Use Descriptions

### MIXED-RESIDENTIAL (SUBURBAN PATTERN)

Mixed-Residential areas contain a variety of residential land uses including single-family residences, duplexes, town homes, and multi-family development. Encourages a gradation of densities between single-family and multi-family uses in order to achieve compatible development. Also encourages design considerations among various land uses to help achieve compatibility. May also include supporting land uses such as civic, institutional, office, neighborhood business uses as well as parks. Mixed Residential areas will have different physical patterns of development depending on their location in the community. These areas should incorporate provisions for transit service and pedestrian access to nearby commercial and employment centers.

#### Suburban Pattern of Development

A pattern of development typically found in newer, developing areas of the community. New mixed-residential developments should be designed with unified development plans showing an overall gradation of residential densities.







## Future Land Use Descriptions

### MULTI-FAMILY RESIDENTIAL

Multi-Family residential is for areas planned primarily for apartment complexes and other multi-family buildings. Located close to major centers of activity such as business centers, downtown, and campus. May include supporting business services for convenience needs of the residents. Multi-family residential areas should allow for a density buffer when transitioning to a lower-density residential area. These areas should incorporate provisions for transit service and pedestrian access.

#### “Urban-Style” Multi-Family



Local Examples:  
Aspen Place  
701 West Elm Street

#### “Garden-Style” Multi-Family



Local Examples:  
Amber Pointe and  
Town & Country Apartments



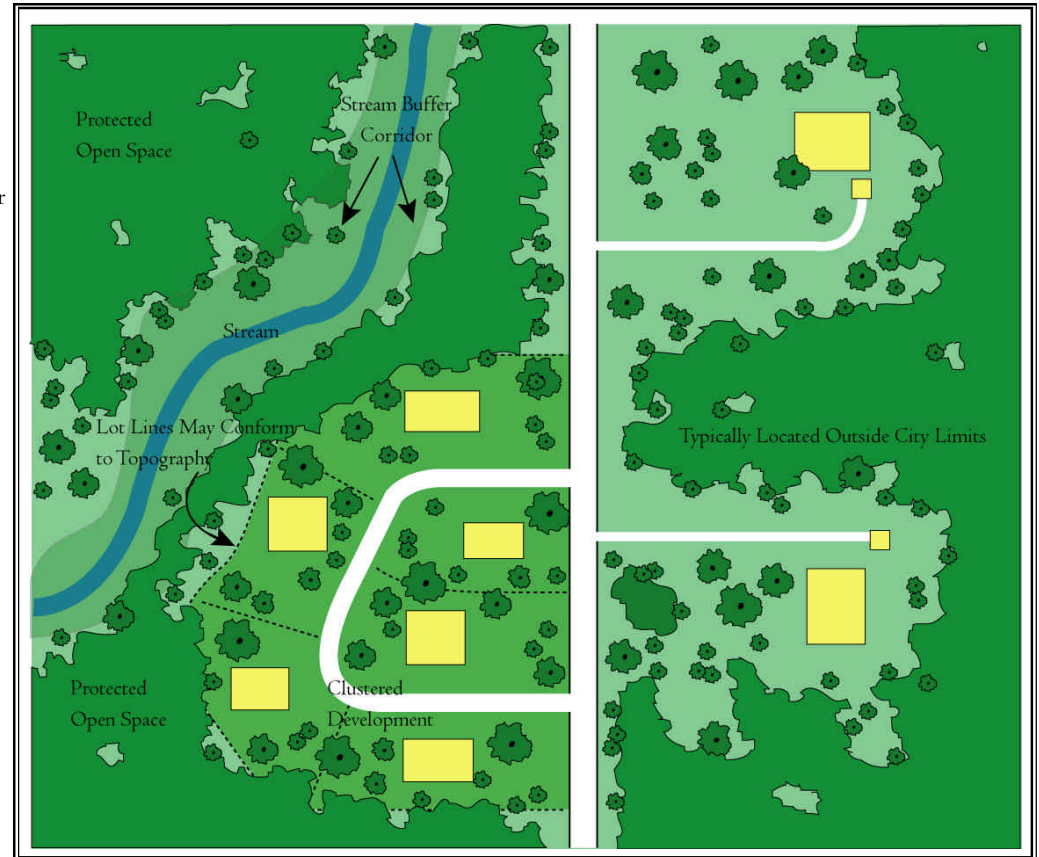
## Future Land Use Descriptions

### RURAL RESIDENTIAL

The Rural Residential designation is intended primarily for single-family residential development in areas with unique natural features. Commonly located in areas beyond the corporate limits that may be served by septic systems. Lots are typically larger than in conventional residential subdivisions, although clustering of lots may be appropriate in order to protect natural amenities. Champaign County has zoning jurisdiction outside city limits.



Local Examples:  
Raintree Woods,  
Holcomb Woods,  
Northeast Urbana



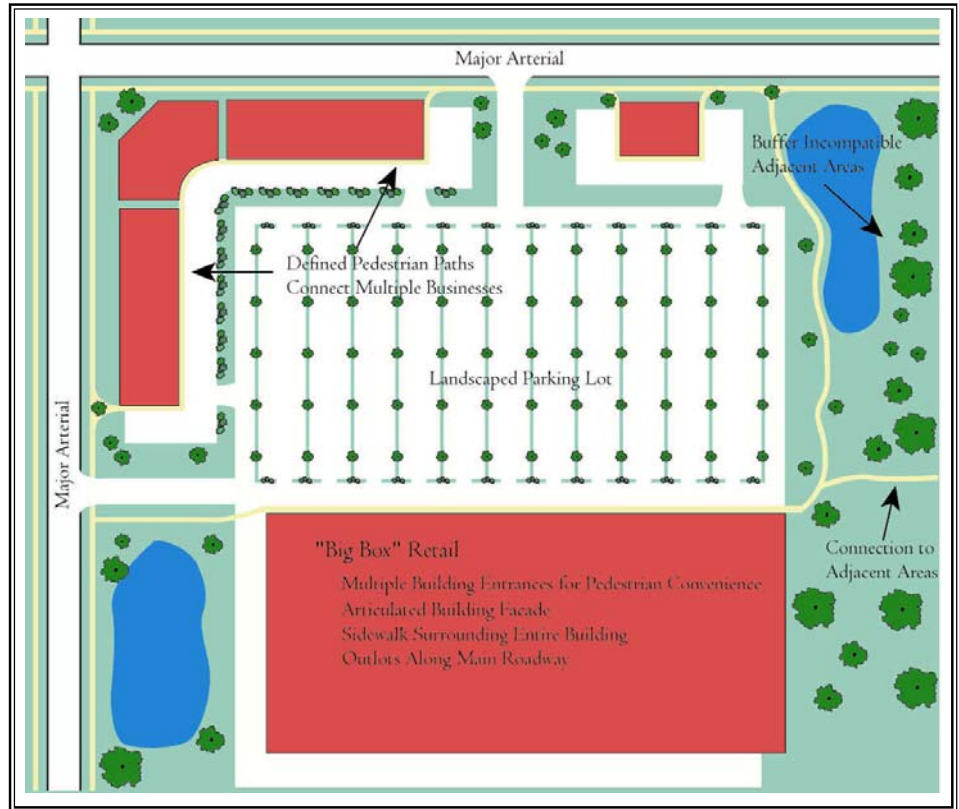


## REGIONAL BUSINESS

Regional Business centers are intended to serve regional as well as local demand. Typically located in a high-visibility area that offers convenient access and parking. The intensity of development may range from large-scale “big box” uses to smaller-scale buildings supporting outlot business opportunities. Although Regional Business areas are typically oriented primarily to automobile traffic, their design should include adequate facilities for pedestrians, bicyclists and public transit.



## Future Land Use Descriptions



Local Examples: Cunningham Avenue and Interstate 74, IL Route 130 and US Route 150

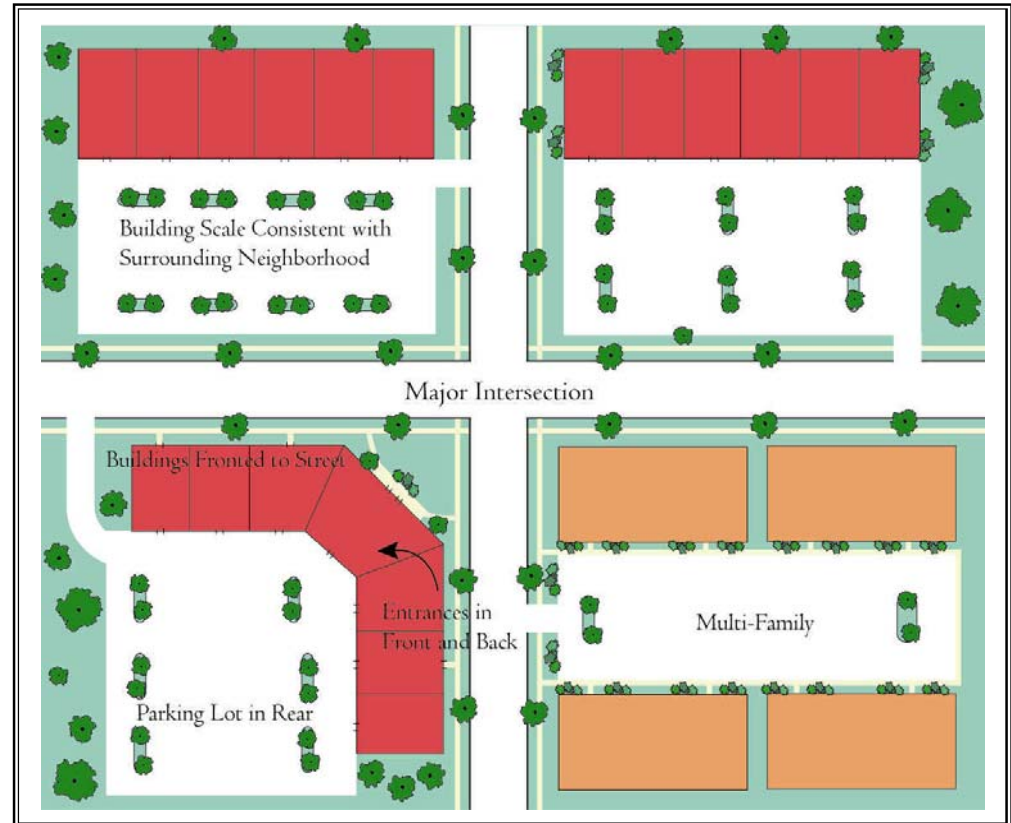




## Future Land Use Descriptions

### COMMUNITY BUSINESS

Community Business centers are designed to serve the overall community as well as the immediate neighborhood but are less intense than regional commercial centers. Located along principal arterial routes or at major intersections. Community Business centers contain a variety of business and service uses at scales and intensities that make them generally compatible with surrounding neighborhoods. Encourage planned-unit developments to create a variety of uses, and to transition intensities to adjoining neighborhoods. Design facilities to permit pedestrian, bicycle, and transit access as well as automobile traffic.

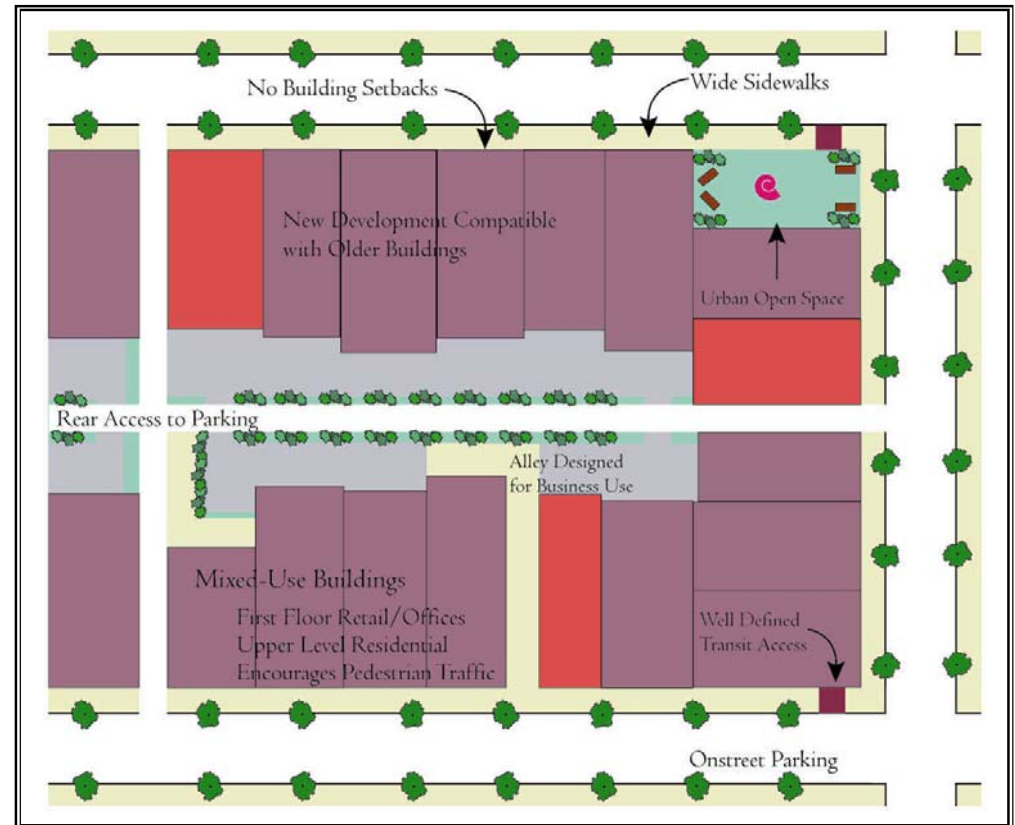




## Future Land Use Descriptions

### CENTRAL BUSINESS

The Central Business land use designation is exemplified by Downtown Urbana but also includes other mixed-use areas. Contains a dense, highly intensive land use pattern focusing on an urban style of development and architecture. Pedestrian, bicycle and transit access are emphasized to ensure areas are walkable. Contains a mix of land uses ranging from commercial, high-density residential, office, and well as institutional. Mixed-use developments offer residential uses above first floor commercial and office space.





## Future Land Use Descriptions

### CAMPUS MIXED-USE

The Campus Mixed-Use classification is intended for limited areas that are close to campus. These areas promote urban-style private development with a mix of uses that commonly include commercial, office and residential. Design Guidelines shall ensure that developments contain a strong urban design that emphasizes a pedestrian scale with buildings close to the street, wide sidewalks, and parking under and behind structures. The design and density of development should capitalize on existing and future transit routes in the area. Large-scale developments containing only single uses are discouraged within this classification.



Local Examples: Gregory Place

Design Control





## Future Land Use Descriptions

### AGRICULTURAL

Agricultural land uses are those that involve crop cultivation and production, the raising of livestock and uses that support agriculture, such as feed stores and silos.







# Future Land Use Descriptions

## PARKS / RECREATION

The Parks / Recreation land use designation is intended to include all active and passive parklands, public recreation centers and golf courses when not associated with a residential development. Creation of new parks is encouraged in new development.

### Urban Open Space



### Conservation Park



### Passive Recreation



### Active Recreation

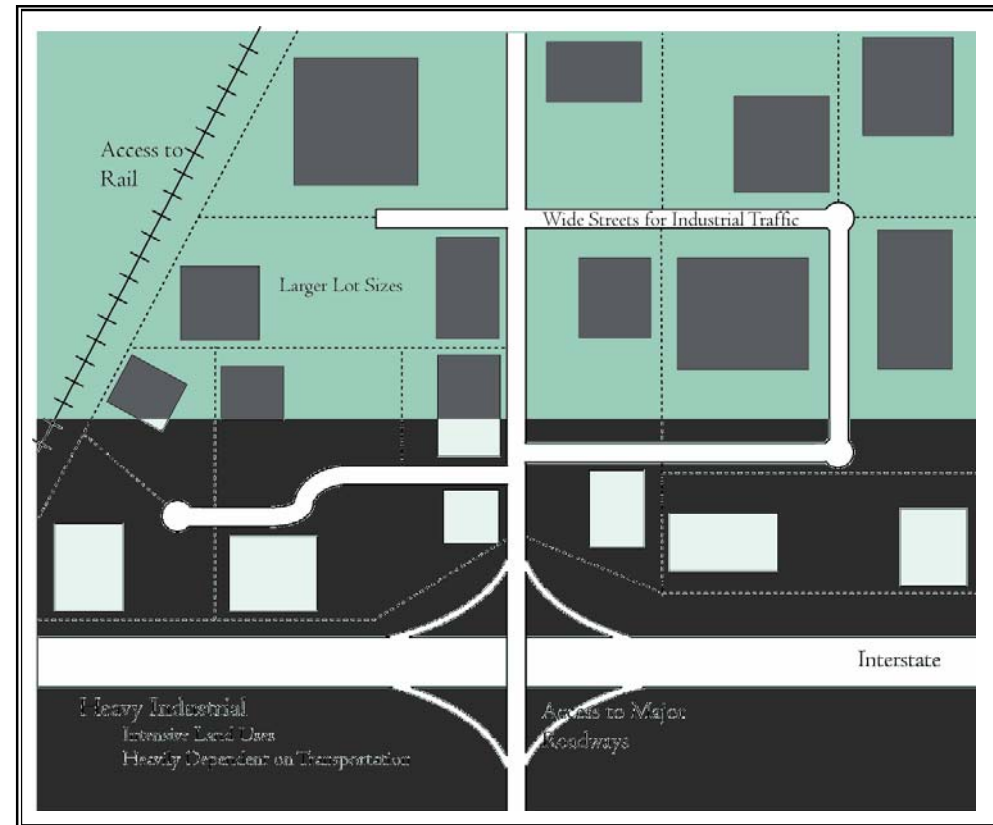




## Future Land Use Descriptions

### HEAVY INDUSTRIAL

Heavy Industrial areas contain intensive land uses with a strong dependence on transportation facilities such as major roadways, rail or air. Typically require significant amounts of land and can often create conditions that are generally incompatible with residential uses. Heavy manufacturing, truck terminals, construction equipment and material storage are common uses in Heavy Industrial areas.



Local Examples: North Lincoln Avenue, East University Avenue, East Urbana Industrial Park

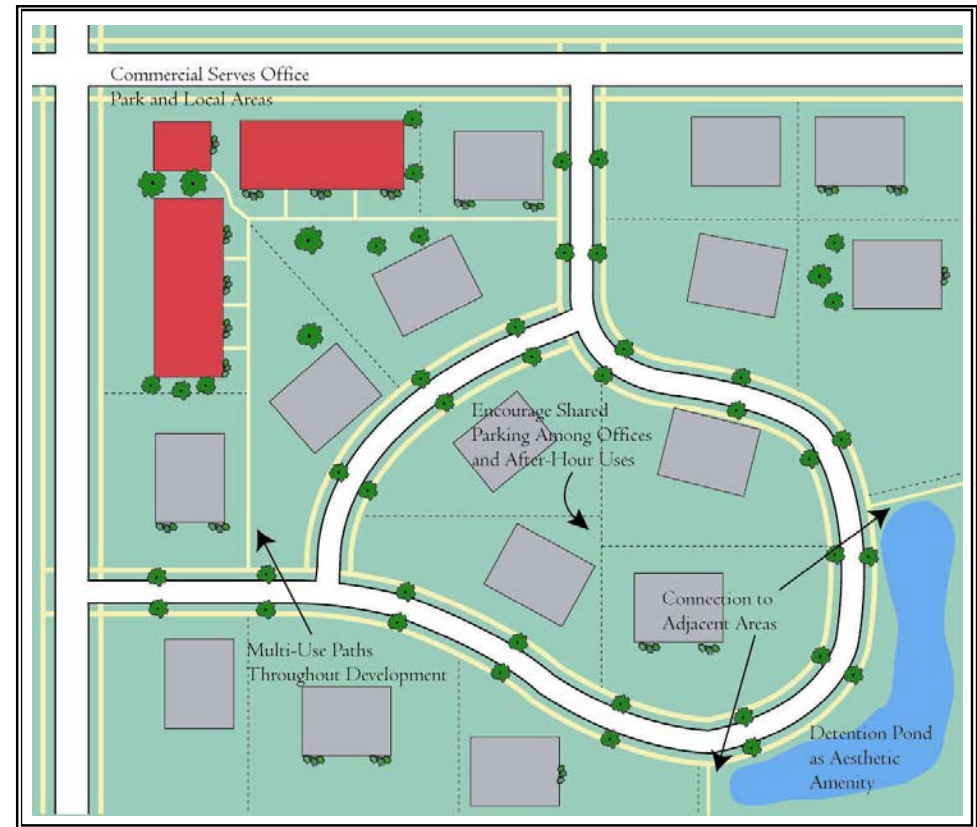


## LIGHT INDUSTRIAL / OFFICE

The Light Industrial / Office land use is intended for planned developments that typically do not generate the intensity of heavy industrial land uses. May include professional and business services, light assembly plants, warehousing, research and development facilities and distribution centers. Light Industrial / Office developments are typically part of a unified development plan.



## Future Land Use Descriptions



Local Examples: Stone Creek Commons





## Future Land Use Descriptions

### INSTITUTIONAL

Institutional uses generally include public, quasi-public, and private uses, such as governmental, educational, medical, religious, or university facilities as well as cemeteries. Institutional uses may range from single buildings to campuses.

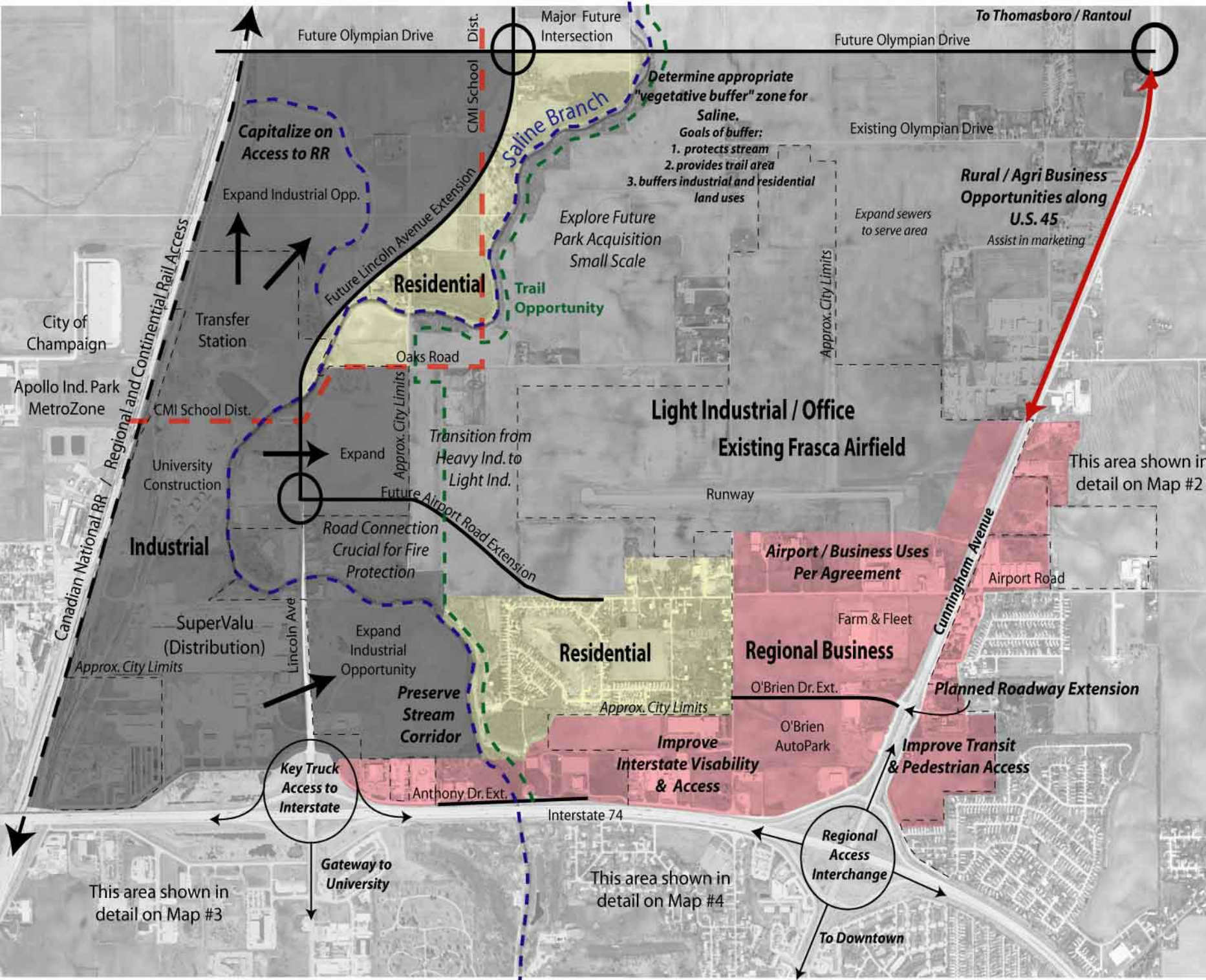


Local Examples: University of Illinois campus, Provena and Carle medical campuses, Champaign County courthouse, City of Urbana city building

### FUTURE PLANNING AREA

Areas within the one-and-one-half mile extraterritorial jurisdictional area (ETJ) that should be further studied for their potential growth as part of regular updates to the Comprehensive Plan.

Developing Area	Future Developing Area	Future Planning Area
<ul style="list-style-type: none"><li>Land uses within city limits where new construction is extensive</li></ul>	<ul style="list-style-type: none"><li>Areas where growth is expected in the near future</li></ul> <p>Development will require extension of roads, sewer, water and other municipal services. Annexation may be required</p>	<ul style="list-style-type: none"><li>Within one-and-one-half mile extraterritorial jurisdictional area</li><li>No present development pressure but the area should be considered in subsequent Comprehensive Plan revisions every 2 to 5 years.</li></ul>



# Map #1

## North Lincoln Avenue / North Cunningham Avenue

**ADOPTED**

April 11, 2005

Map Created by City of Urbana  
Community Development Services Dept.



## Northeast Urbana / Champaign County

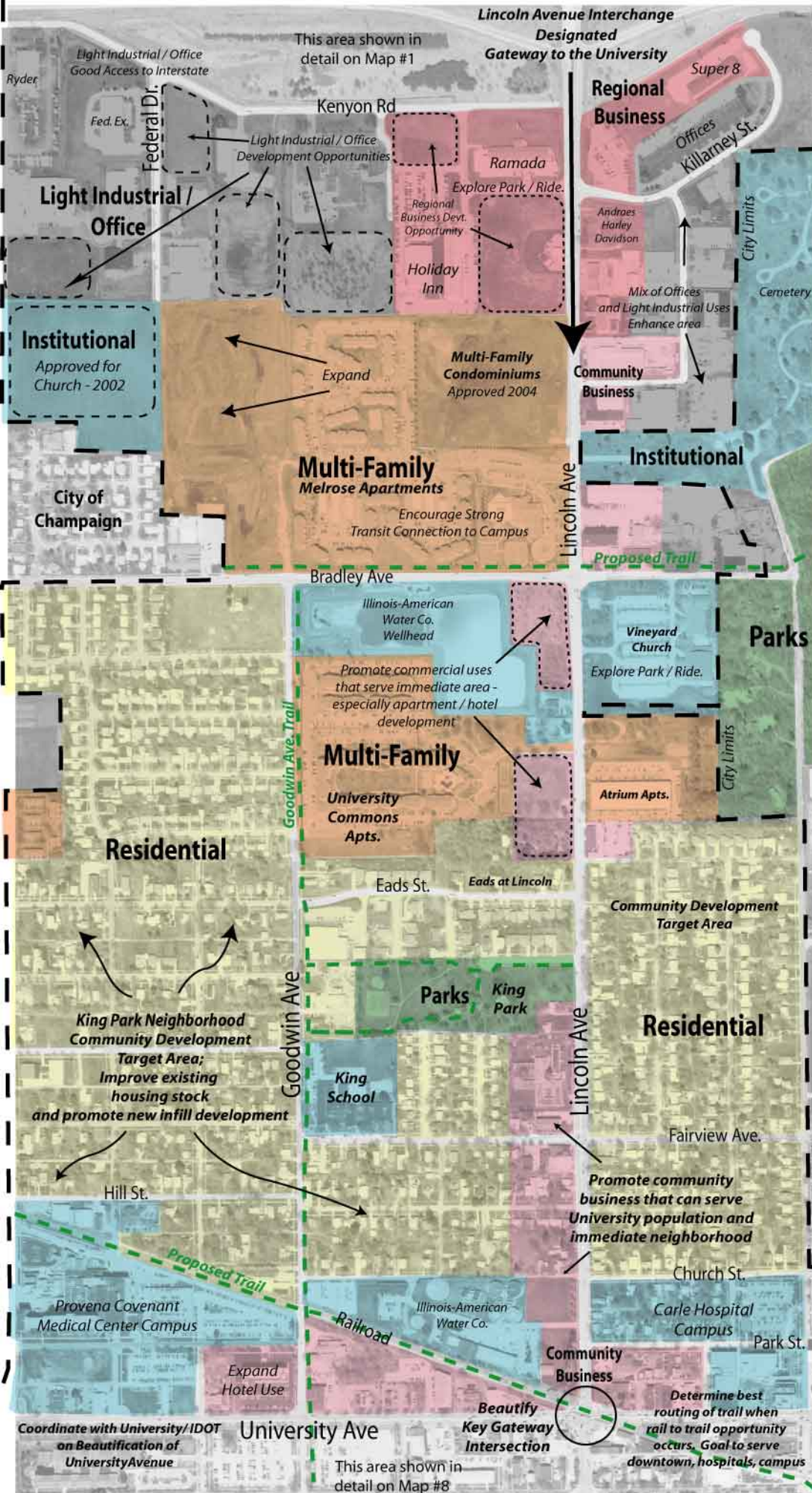


Map Created by City of Urbana  
Community Development Services Dept.



# ADOPTED

Map Created by City of Urbana  
Community Development Services Dept





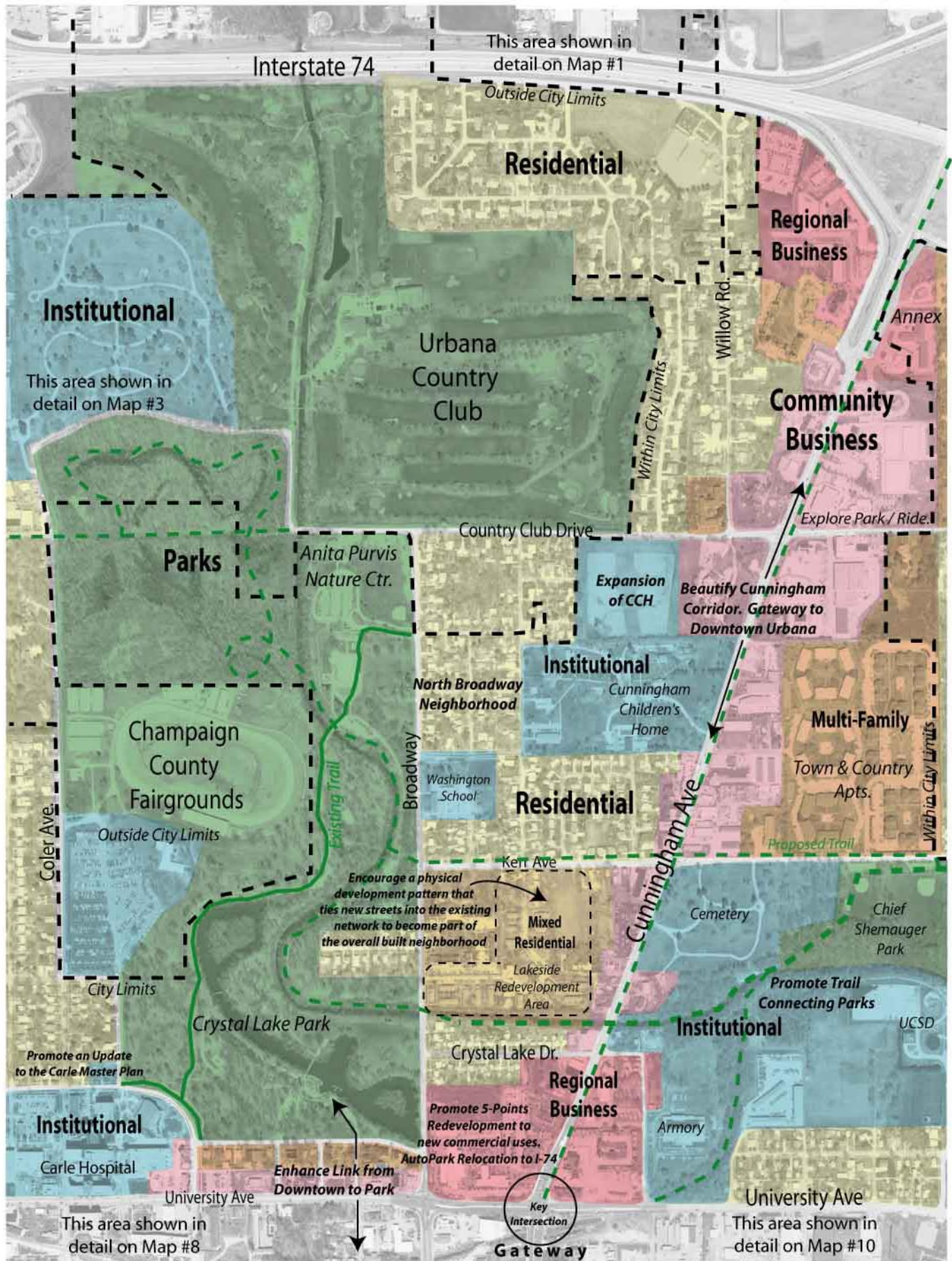
# Map #4

## Crystal Lake / North Broadway Avenue

# ADOPTED

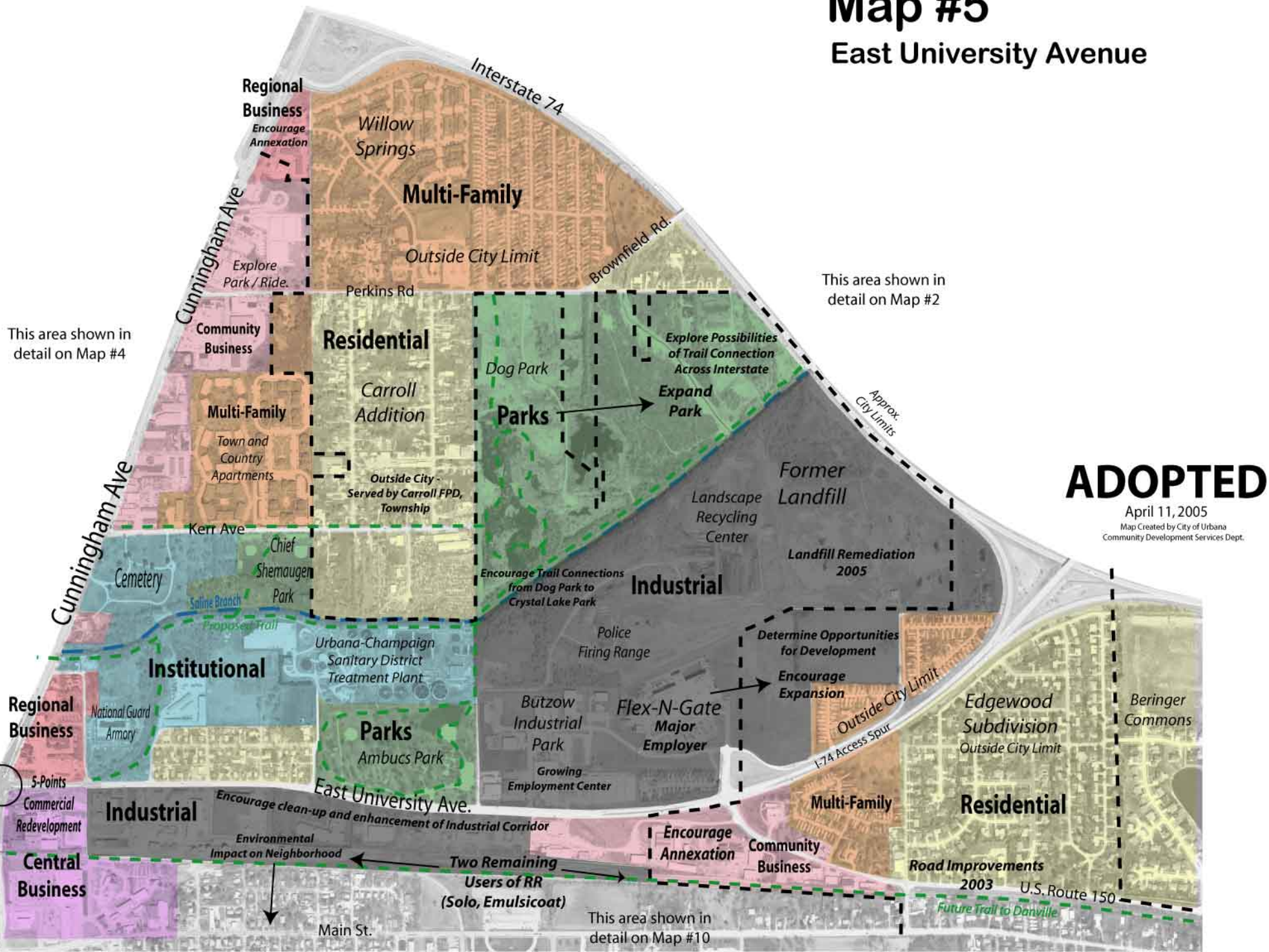
April 11, 2005

Map Created by City of Urbana  
Community Development Services Dept.





**East University Avenue**





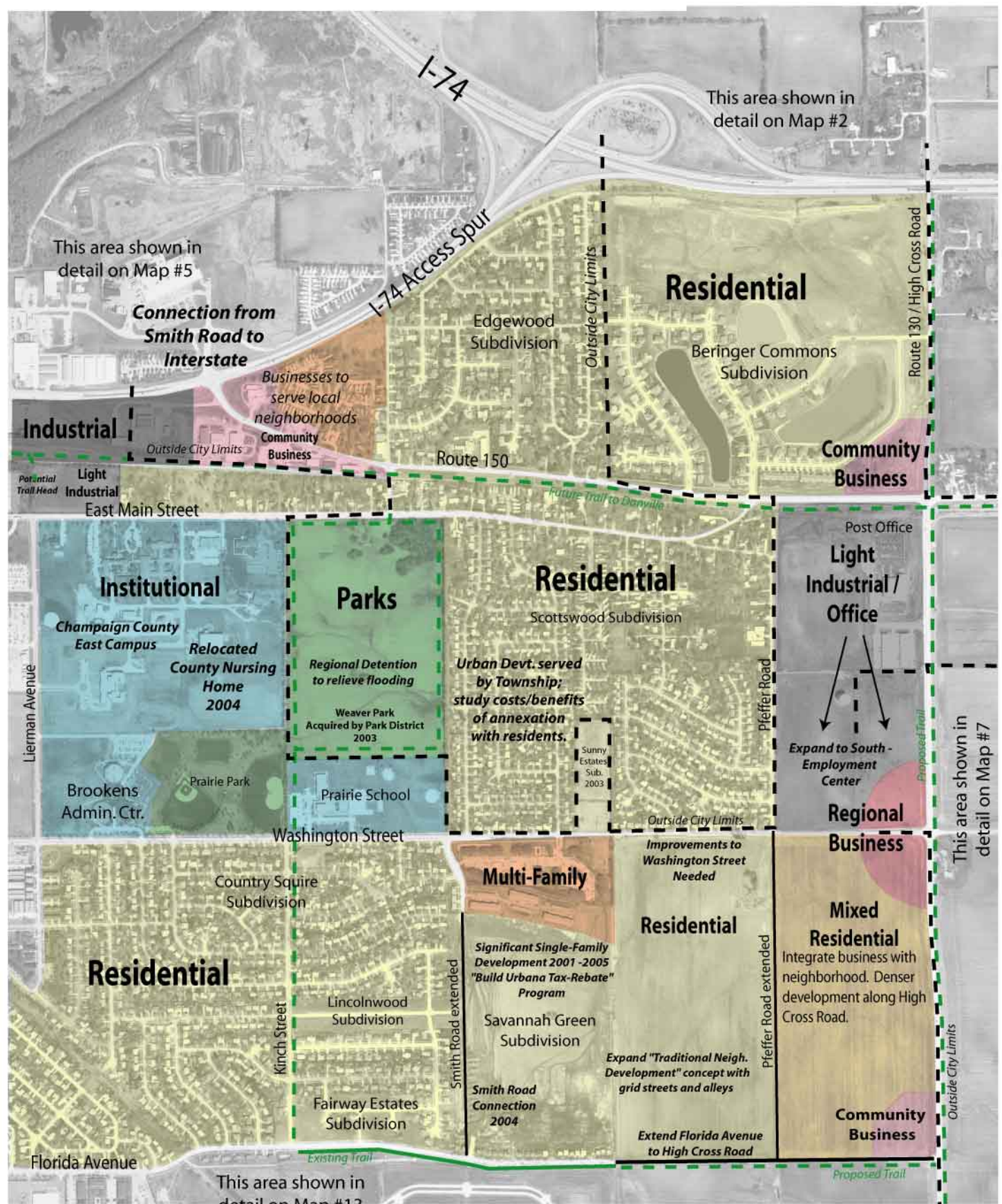
# Map #6

## East Urbana

# ADOPTED

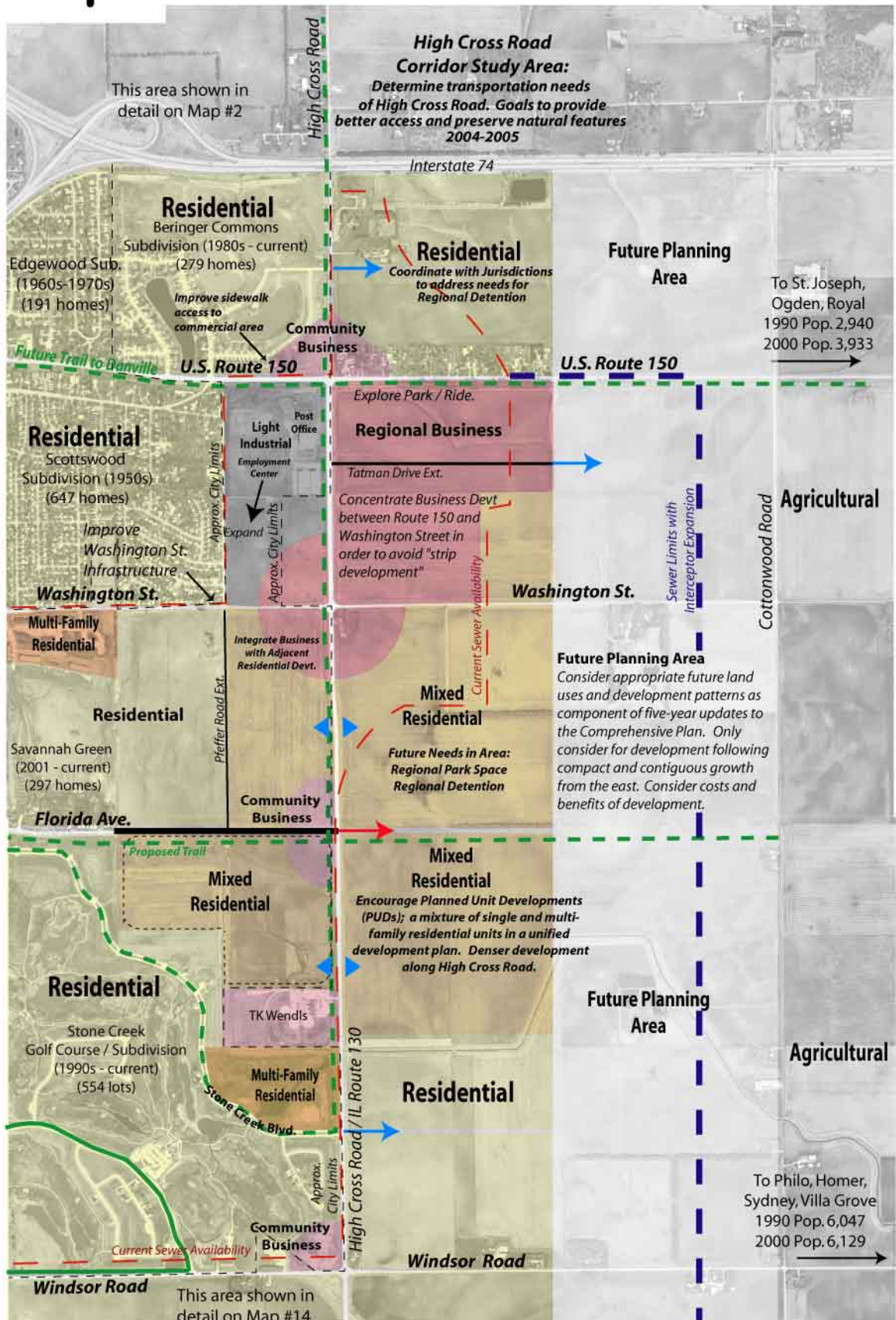
April 11, 2005

Map Created by City of Urbana  
Community Development Services Dept.





## High Cross Road Corridor



# ADOPTED

April 11, 2005

Map Created by City of Urbana  
Community Development Services Dept.

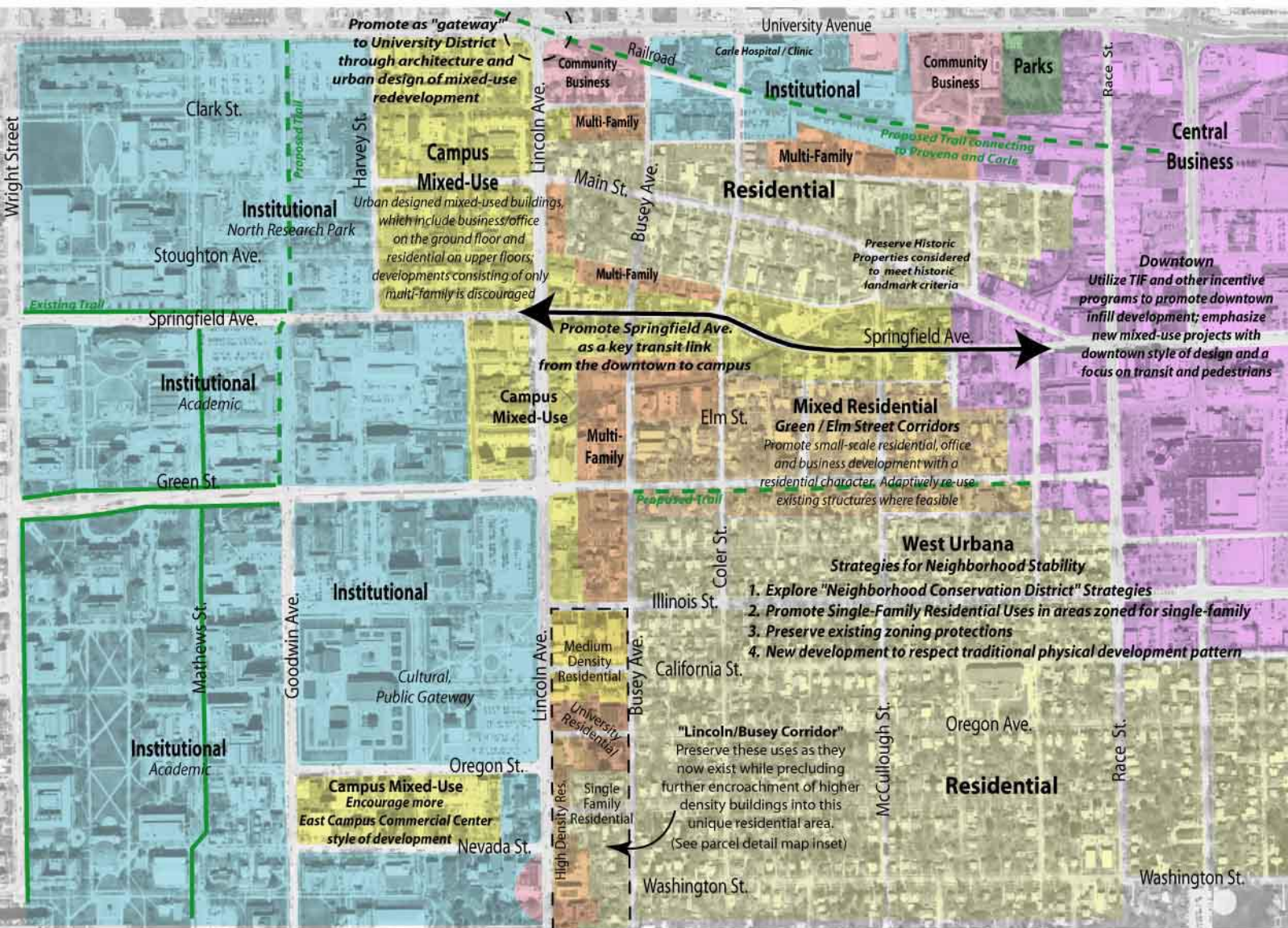
### Access Management on High Cross Road

**Direction and approximate location.**  
The exact location of roadways and/or right-of-way dedication depends on a variety of factors.

**Pre-determined location for extension**  
The desired location of roadways and/or right-of-way dedication is known though further study is required to determine the final design.

Note: See Appendix "D"; Mobility Map





# Map #8

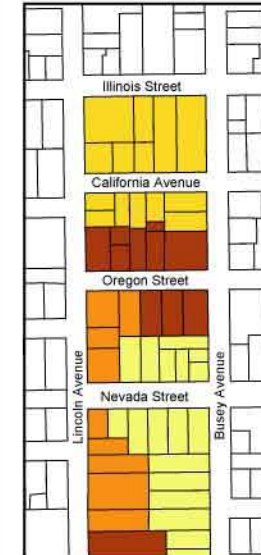
## West Urbana (North Half)

# ADOPTED

April 11, 2005

Map Created by City of Urbana  
Community Development Services Dept.

### "Lincoln/Busey Corridor" Inset Future Land Use Map by Parcel



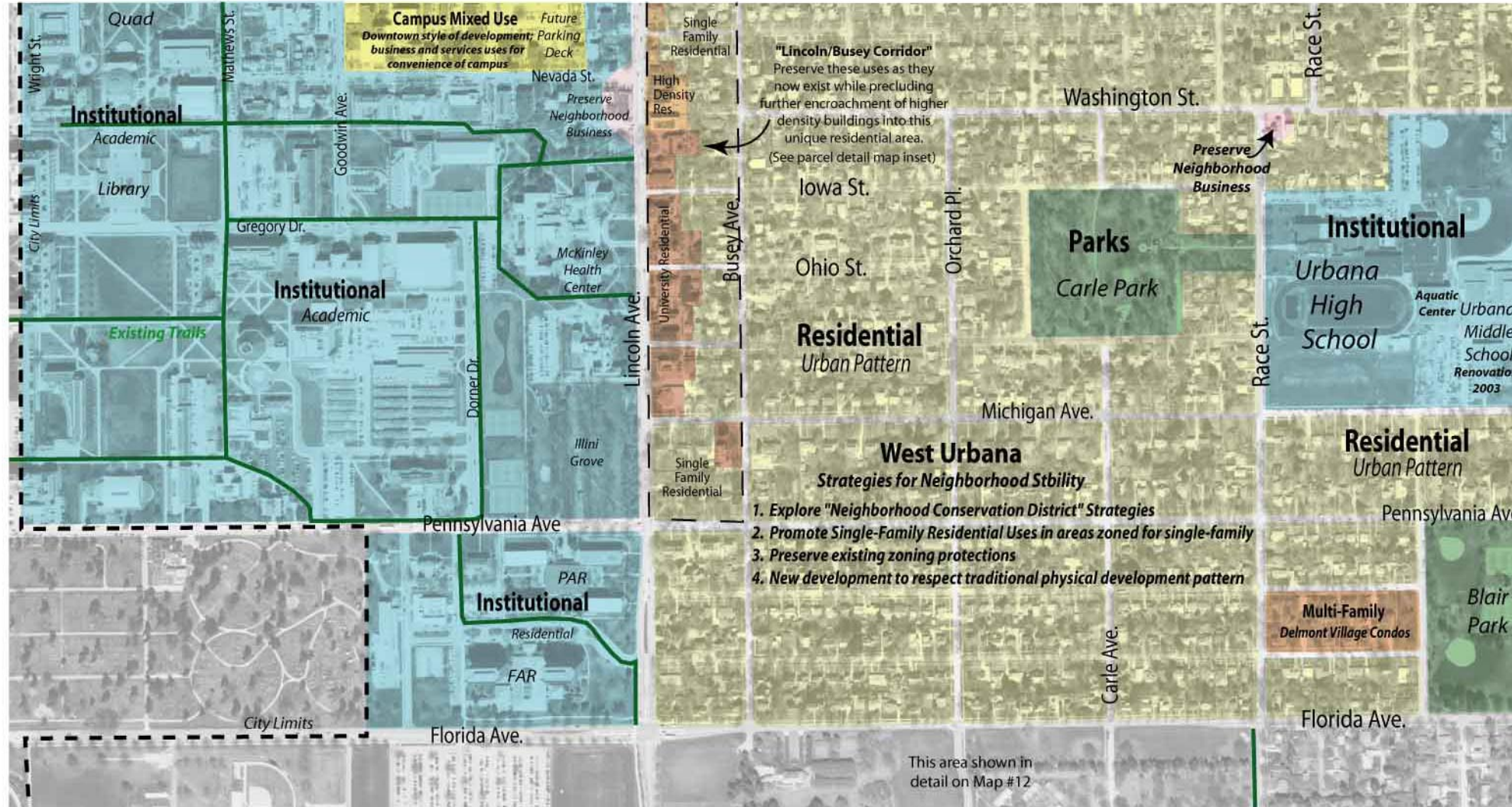
#### Legend

- Single-Family Residential
- Medium Density Residential
- High Density Residential
- University Residential



# Map #9

## West Urbana (South Half)

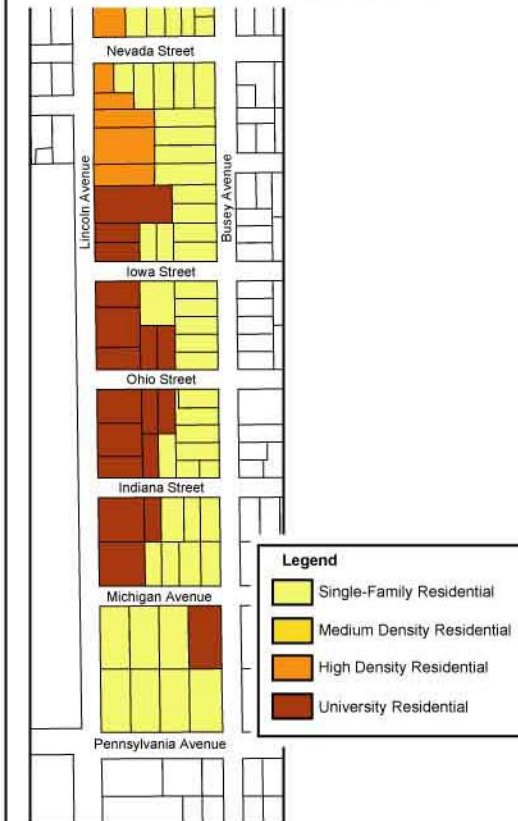


# ADOPTED

April 11, 2005

Map Created by City of Urbana  
Community Development Services Dept.

## "Lincoln/Busey Corridor" Inset Future Land Use Map by Parcel





This area shown in detail on Map #5

**Central Business**  
Concepts for downtown shown in Downtown Strategic Plan; adopted 2002

Kurland Steel  
Encourage relocation of industrial use

Railroad

Rail Spur Serves Solo

Potential Trail Head

**Light Industrial / Office**  
Development Potential

Encourage development closer to downtown core that reflects the neighborhood plan when adopted identifying compatible growth opportunities while preserving the low density residential quality of the neighborhood. Neighborhood Plan to determine appropriate boundaries and desired development

Victory Park

Green St.

East Main St.

Encourage Neighborhood Businesses that can serve the neighborhood.

Inconsistent Zoning: Single-Family uses / Multi-family zoning.

Multi-Family Zoning

**Industrial Solo Cup**  
Major Urbana Employer

**"Historic East Urbana"**  
Strategies for Neighborhood Stability

1. Preserve unique character of neighborhood
2. Determine compatible zoning for neighborhood
3. Improve existing infrastructure
4. Improve existing housing stock
5. New development to respect traditional physical development pattern

Illinois St.

Community Development Target Area.  
Promote Improvement of Existing Housing Stock and new infill development.

**Residential Urban Pattern**

Washington St.

Anderson St.

Intersection Improvements 2003

Cottage Grove St.

Glover St.

Minimize impacts on residential areas

Oregon Ave.

**Light Industrial / Office**  
Development Potential

Urbana Public Works

Promote the establishment of businesses that can serve the neighborhood

**Community Business**  
Multi-Family

Vine St.

Lierman Ave.

Proposed Trail

This area shown in detail on Map #11

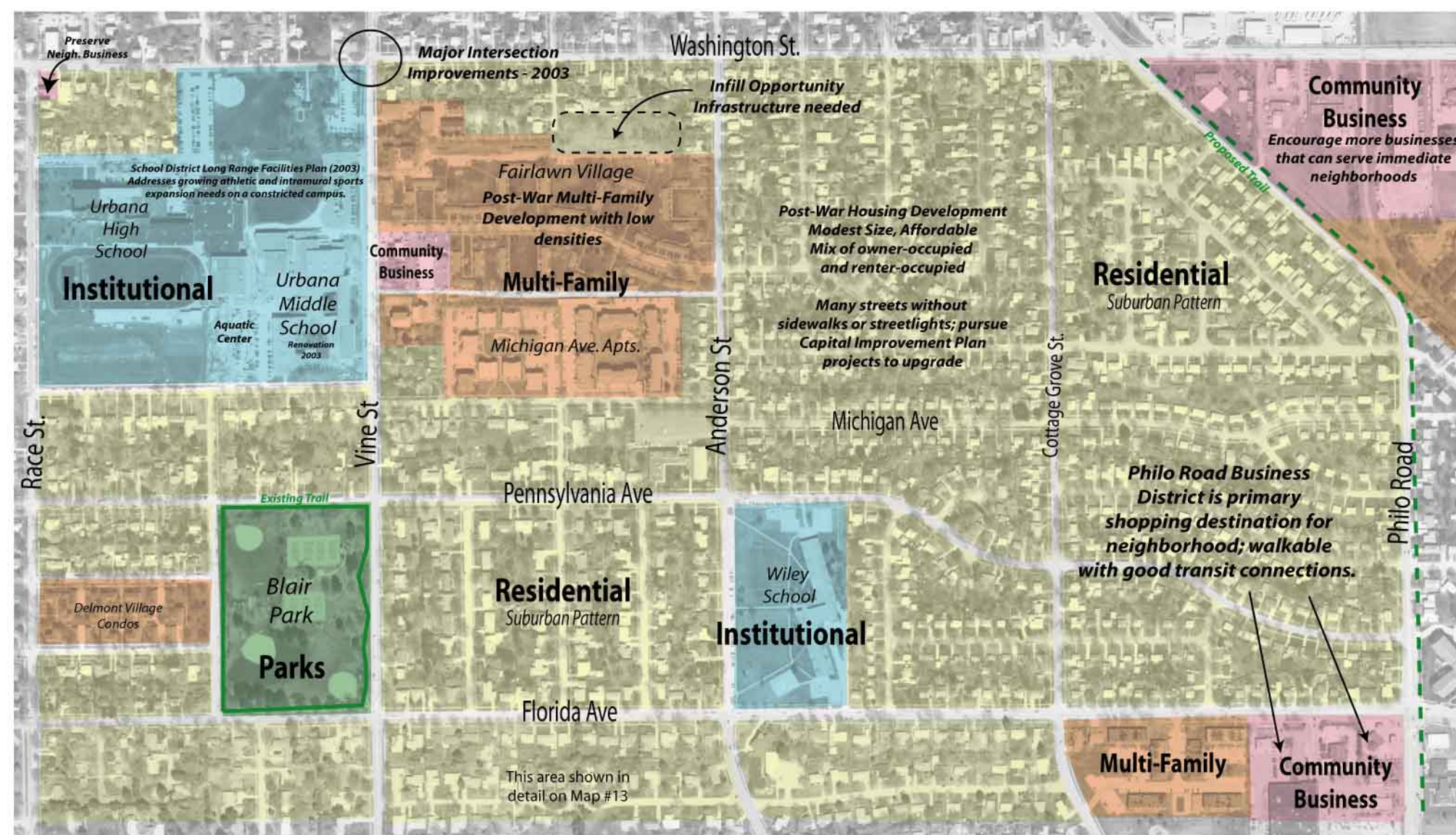
April 11, 2005

Map Created by City of Urbana  
Community Development Services Dept.



# Map #11

## Fairlawn Park

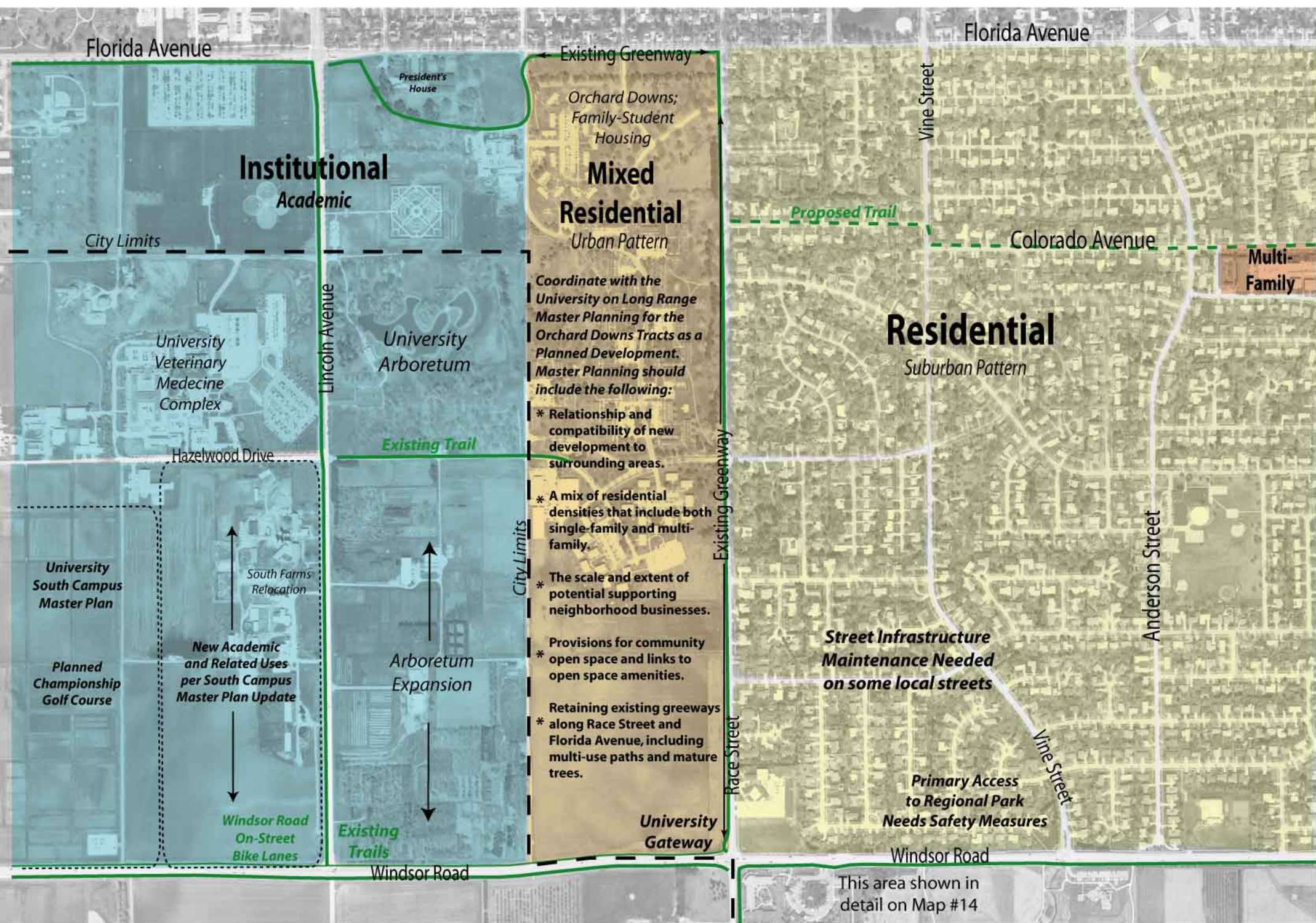


# ADOPTED

April 11, 2005

Map Created by City of Urbana  
Community Development Services Dept.





# Map #12

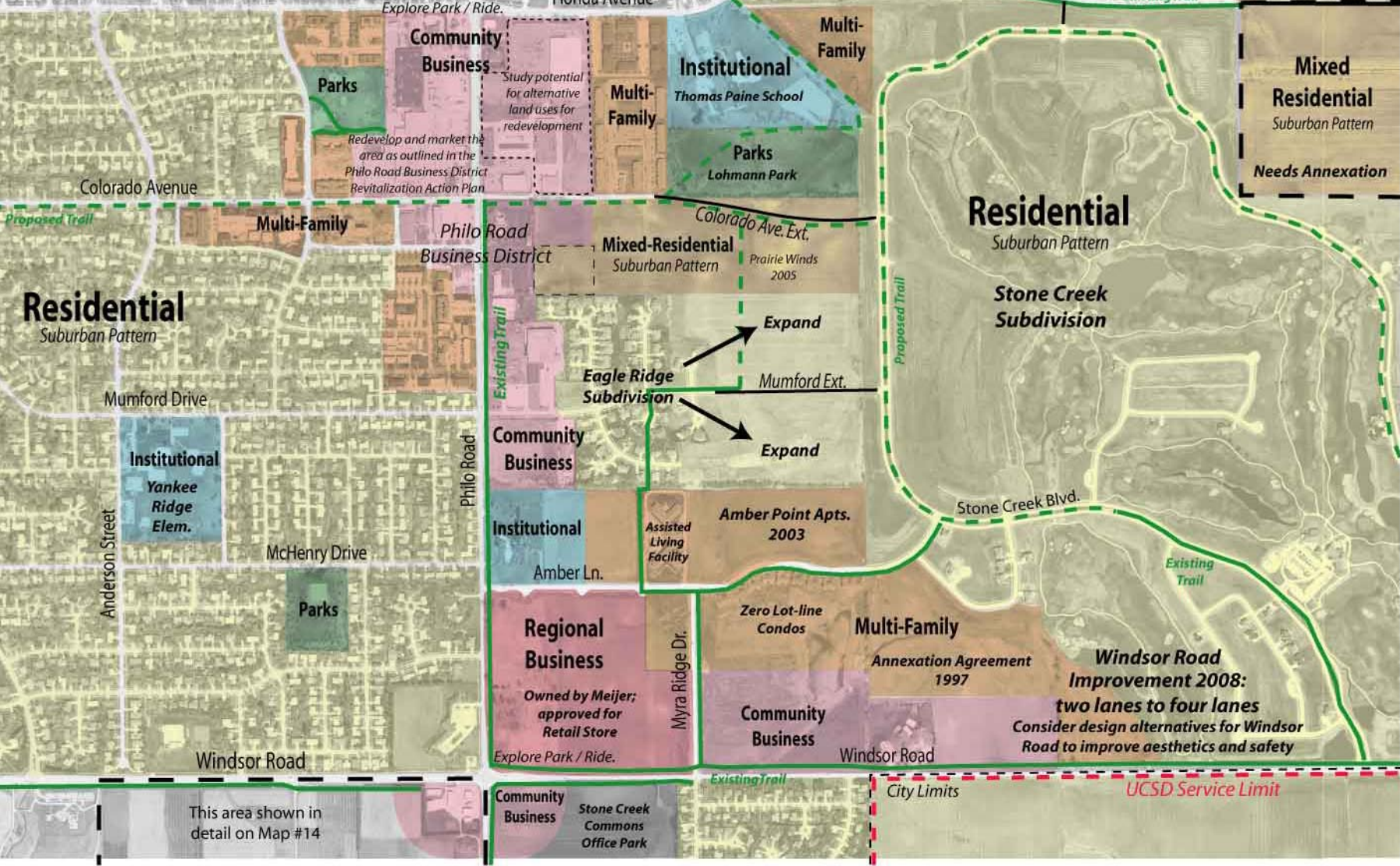
## Southwest Urbana / Orchard Downs

**ADOPTED**

April 11, 2005  
Map Created by City of Urbana  
Community Development Services Dept.



Area north of Florida Avenue shown on Map #11



# Map #13

## Southeast Urbana / Philo Road Business District

**ADOPTED**  
April 11, 2005  
Map Created by City of Urbana  
Community Development Services Dept.

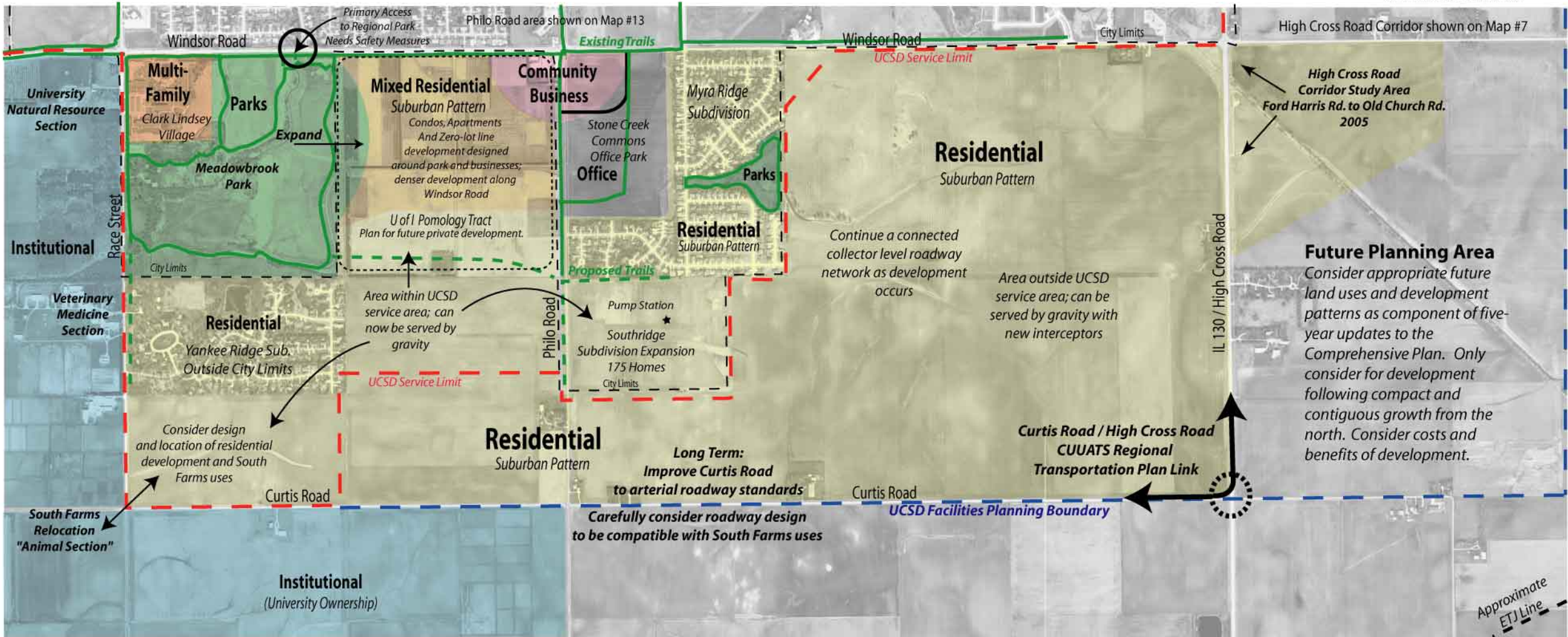


# Map #14

## South Urbana

**ADOPTED**

April 11, 2005  
Map Created by City of Urbana  
Community Development Services Dept.





## VII. IMPLEMENTATION PROGRAM

### HOW TO READ THIS CHAPTER

Over the coming months and years, a number of specific steps can be taken to help realize the vision for our community as outlined in the Comprehensive Plan. The Implementation Program offers a means to achieve the goals and objectives identified in the four cornerstone goal sections: Quality of Life, Sensible Growth, Services and Infrastructure, and Mobility. Implementation strategies will vary in scope depending on the intended result. For example, an implementation strategy can be very specific, such as “adopt lighting standards for commercial development,” or it can be more general, such as “work with the Urbana Park District to determine possible locations for new parks.” The Implementation Program also prioritizes the strategies and identify responsibility for achieving them.

### TYPE OF STRATEGIES

Implementation Strategies are categorized into five different types:

<b>Policy</b>	<i>Provides guidance on decisions</i>
<b>Action</b>	<i>Can be acted upon to produce a result</i>
<b>Council Action</b>	<i>Ultimately requires consideration and action from City Council</i>
<b>Special Study</b>	<i>Needs additional study to determine best course of action</i>
<b>Coordination</b>	<i>Requires ongoing coordination with other parties</i>

### RELATED GOALS/OBJECTIVES AND MAPS

Indicates from which goals, objectives and/or Future Land Use Maps the strategy is derived

### TIMING

Indicates whether the strategy should occur in the near term (within 2 years), short term (2-3 years), long term (3-5 years), or is ongoing

### RESPONSIBLE CITY AGENCIES AND OTHER ENTITIES

Lists the City department as well as other agencies/groups that will lead implementation of the strategy



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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	Community Development	Neighborhood Associations
Develop educational tools and information to allow neighborhood associations to understand and manage common neighborhood issues.	Coordination	I.0; I.1		Short Term	Community Development	Neighborhood Associations
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	
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)





# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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; Neighborhood Associations
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
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	
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	



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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
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	Various Department and Agencies
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	
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



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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	
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	ESDA
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	ESDA
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



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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
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	Community Development; Public Works	CUUATS; <i>Greenways and Trails</i> Agency Participants
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	Community Development; Public Works	CUUATS; IDOT
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	Community Development Public Works	Carle Hospital; Urbana Park District
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



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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 12.0; 12.1, 12.2, 12.3, 12.4		Long Term	Planning Division; Historic Preservation Commission	Financial Institutions
Coordinate with local non-profit agencies (such as PACA) focused on preserving historic structures within the community through membership and educational coordination.	Coordination	12.0; 12.2, 12.4		Ongoing	Community Development; Historic Preservation Commission	
Designate downtown Urbana and portions of West Main Street (where appropriate) for historic district status.	Special Study Council Action	12.0; 12.3	8	Long Term	Planning Division; Historic Preservation Commission	PACA
Designate civic buildings that contribute to Urbana’s history for landmark status.	Special Study Council Action	12.0; 12.2		Long Term	Planning Division; Historic Preservation Commission	PACA





# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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
Identify sites for public art displays community wide.	Special Study	13.0; 13.1		Long Term Ongoing	Community Development; Public Works	Arts Community; Urbana Park District
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
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
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	
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	
Develop a strategy to annex appropriate portions of the Scottswood Subdivision.	Special Study Council Action	15.0; 15.4	7	Long Term	Planning Division; Public Works	



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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.I, 33.4 34.0; 34.I, 34.2		Near Term	Community Development; Legal Department; Public Works	Utility Companies
Coordinate with the Urbana-Champaign Sanitary District (UCSD) to implement the North Urbana and East Urbana Interceptor projects identified in the UCSD Long Range Facilities Plan.	Coordination	15.0; 15.2, 15.5	I, 14	Ongoing	Community Development; Public Works	UCSD
Develop a Comprehensive Annexation Strategy that considers growth in a compact and contiguous manner.	Special Study	15.0; 15.3, 15.4		Near Term	Community Development	
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	UCSD; Other Municipalities
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)	I.0 2.0; 2.4 11.0; 11.2 12.0; 12.I, 12.4, 12.5 22.0; 22.6 42.0; 42.5 46.0; 46.I, 46.2, 47.0	8, 9, 10  Urbana Brick Sidewalk Map (in 2004 Capital Improvements Plan)	Ongoing	Public Works	



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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	Community Development; Public Works	St. Joseph Drainage District
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	
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	
Maintain the current ISO 2 service level for fire protection when considering new development and annexation.	Policy	16.0; 16.5		Ongoing	Community Development; Fire Department	
Amend the Urbana Zoning Ordinance to include outdoor storage screening requirements.	Special Study Council Action	17.0; 17.2		Short Term	Planning Division	





# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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	
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	Community Development	University of Illinois; Urbana School District 116; Urbana Park District
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	Administration	Development Community
Incorporate provisions for “technology infrastructure” with utility providers in redevelopment and new construction projects.	Special Study Action	23.0; 23.3		Ongoing	Community Development; Public Works	Utility Companies
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	



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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	Community Development	Urbana Business Association
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	Community Development	Lincoln Square Village owners
Incorporate wireless Internet capabilities community wide.	Action	23.0; 23.2, 23.3		Near Term	Community Development; Public Works	University of Illinois
Develop a strategic land use and marketing strategy for the Philo Road Business District that considers the changes in market demands and demographics of the area. Evaluate the possibility of TIF District status.	Special Study Council Action	24.0; 24.1 28.0; 28.3 31.0; 31.2	13	Near Term	Planning Division; Economic Development Division	Residents; Sunnycrest Business Owners; Local Developers
Implement the recommendations of the Campus Area Transportation Study.	Policy Council Action	44.0; 44.3, 44.4, 44.6		Ongoing	Community Development; Public Works	University of Illinois; City of Champaign; CU-MTD



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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	University of Illinois
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)
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	
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; EDC
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; EDC





# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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	Community Development	City of Champaign; Village of Savoy; Champaign County
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	Community Development	University of Illinois
Coordinate with Carle and Provena to plan for the expansion of medical campuses.	Coordination Special Study	29.0; 29.2	3, 4	Ongoing	Community Development	Provena Hospital; Carle Hospital
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	EDC; Convention and Visitor's Bureau
Make 50 business retention visits in Urbana per year.	Action	31.0; 31.1		Ongoing	Economic Development Division	EDC
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; Legal Department; Public Works	University of Illinois



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
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.I, 36.2	7	Immediate	Planning Division; Public Works	Champaign County; Townships; Drainage Districts
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	Planning Division; Legal Department; Public Works	
Construct planned roadway extensions identified on the Mobility Map.	Action Coordination	45.0; 45.2 47.0; 47.4, 47.6 48.0; 48.I	All Future Land Use Maps; Mobility Map	Ongoing	Community Development; Public Works	IDOT
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	Community Development; Public Works	CUUATS; IDOT
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
Adopt the updated Consolidated Plan outlining housing and other community services offered by the City of Urbana.	Council Action	39.0; 39.I, 39.2, 39.3, 39.4, 39.5 40.0; 40.I, 40.2, 40.3		Near Term	Grants Management Division	



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
Adopt and regularly update the Impediments to Fair Housing Plan.	Council Action	39.0; 39.4		Ongoing	Grants Management Division	
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	
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
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; 44.1 46.0; 46.1 47.0; 47.1, 47.3, 47.5 48.0; 48.1	8	Near Term	Community Development	C-U Mass Transit District
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; 44.1 46.0; 46.1	8	Near Term	Community Development	C-U Mass Transit District





# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
Install “countdown crosswalk” signals at intersections with heavy pedestrian counts.	Action	44.0; 44.1, 44.2, 44.4, 44.6		Long Term	Public Works	
Improve pedestrian crossings that can also serve as a beautification opportunity at Vine Street and Windsor Road.	Action	44.0; 44.1, 44.2	I4	Near Term	Public Works	
Develop Curtis Road and Olympian Drive as urban arterial roadways. Work with the university to develop appropriate design for Curtis Road.	Policy	45.0; 45.1	I, 2, I4	Long Term	Community Development; Public Works	CUUATS; University of Illinois
Maintain a current Functional Classification Map identifying classification of roadways and future roadway expansion plans.	Ongoing Study Action	44.0; 44.1		Ongoing	Community Development; Public Works	
Maintain a 10-year Capital Improvement Plan (CIP) indicating future infrastructure improvements.	Ongoing Study Council Action	44.0; 44.1		Ongoing	Public Works	
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
Develop and maintain a current map indicating brick sidewalks and streets that should be retained and improved.	Special Study	I.0; I.1, I.2, I.3, I.4, I.5 2.0; 2.1, 2.2, 2.3, 2.4 12.0; 12.1, 12.4	8, 9, 10	Ongoing	Planning Division; Public Works	



# Implementation Program

Implementation Strategy	Type of Strategy	Related Goals / Objectives	Related Maps	Timing	Responsible City Agencies	Other Responsible Entities
Study the impact of requiring street lighting in new residential development.	Special Study	3.0; 3.1, 3.2 20.0; 20.1		Immediate Term	Planning Division; Public Works	
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.	Policy	50.0; 50.3		Ongoing	Community Development; Public Works	CUUATS
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	Community Development; Public Works	
Explore grants and incentives that can be used to encourage relocating existing and future utilities underground.	Special Study	33.0; 33.4		Ongoing	Community Development; Public Works	Utility Companies
Amend the Urbana Zoning Ordinance to include updated sign regulations.	Special Study Council Action	13.0; 13.4		Long Term	Planning Division	
Develop corridor design guidelines for Lincoln Avenue, University Avenue, Cunningham Avenue, 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	



## APPENDIX A: OVERALL FUTURE LAND USE MAP

The overall Future Land Use Map is a compilation of the 14 individual area maps in Chapter VII, and offers a view of how the City desires to grow in the future. The Comprehensive Plan states that the City will amend the Urbana zoning map where existing zoning is determined to significantly contradict goals, objectives, and future land use maps.

## APPENDIX B: EXISTING LAND USE MAP

The Existing Land Use Map identifies current land uses, which may or may not correspond with a parcel's zoning classification.

## APPENDIX C: GREENWAYS AND TRAILS MAP

The Comprehensive Plan formally adopts the recommendations and projects from the Champaign County Greenways and Trails Plan. The Greenways and Trails Map was created as part of this plan, and illustrates existing and proposed trails to link parks, major employment centers, and residential neighborhoods.





## APPENDIX D: MOBILITY MAP

The Mobility Map illustrates the existing and planned road network for the City and the 1 ½ mile extraterritorial jurisdictional area (ETJ). Several types of projects are depicted on the map. Planned roadway extensions have been studied by the City to determine design, location and function, and will be constructed. The map serves as a guide for integrating these improvements with existing roadways. Future roadway projects to ensure a connected transportation network require additional study to determine necessity, design, location, and function, economic and environmental and ecological impact. City staff will coordinate these studies with the Champaign-Urbana Urbanized Area Transportation Study (CUUATS) and the Illinois Department of Transportation (IDOT).

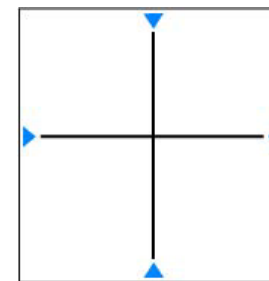
### Roadway Functional Classification

Existing roadways are assigned a functional classification determined by IDOT. This designation reflects average daily traffic (ADT) levels and access to property (i.e. driveways) along the roadway. The five major classes of roadways in Urbana are defined below:

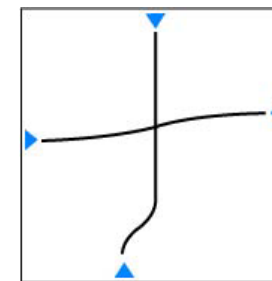
Interstate:	Network of limited-access roadways (i.e. Interstate 74)
Major Arterial:	Streets that carry traffic between communities, residential neighborhoods, and employment centers. (i.e. University Avenue)
Minor Arterial:	Provide a connection between major arterials and collector streets. (i.e. Florida Avenue)
Collectors:	Provide access to property and traffic circulation in residential neighborhoods, and commercial and industrial areas. Major collectors (i.e. Bradley Avenue) are eligible for certain IDOT funds, while minor collectors (i.e. Myra Ridge Drive) are ineligible.

### Extending the Grid System

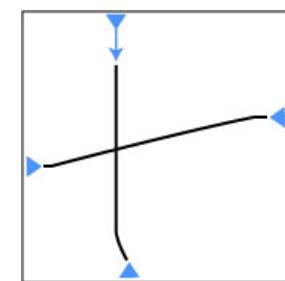
As the City grows, it is critical to ensure an adequate system of collector and arterial roadways is provided. Colored triangles and arrows on the map identify desired locations for roadways and right-of-way dedications (the color indicates the road classification). A triangle indicates that the exact location can be flexible, and is determined by a number of factors including (but not limited to) proposed development plans, natural features, and safety needs. An arrow indicates the exact location has been pre-determined by the City based on future development plans or preliminary studies. The figures below illustrate how the map works in these situations.



Traditional Grid



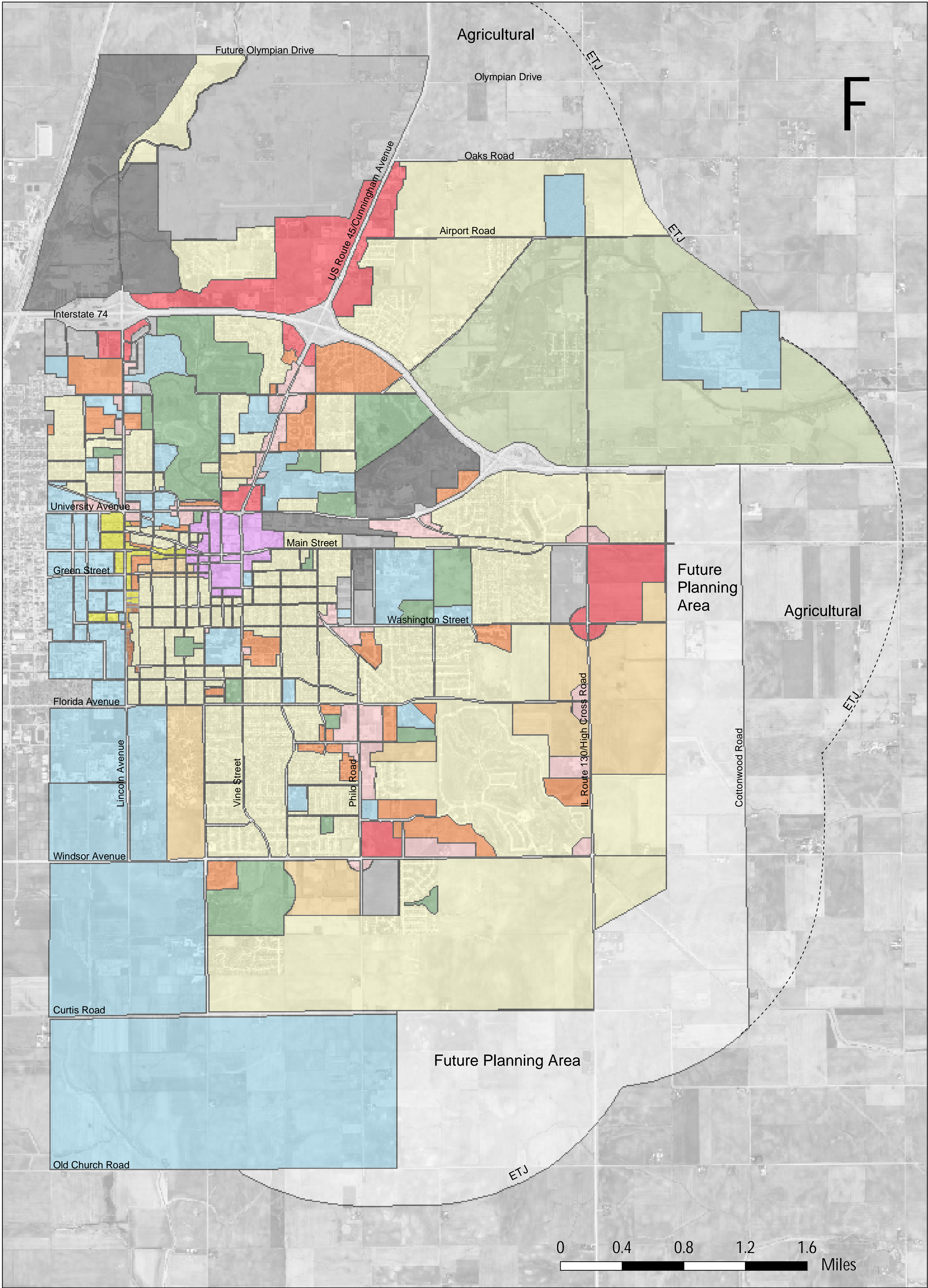
Grid with Variations



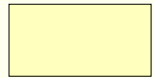



Grid with Pre-determined  
Road Location


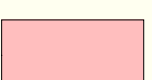


### Rural Residential Roads

Several areas in north Urbana are designated as having “rural residential roads.” In these locations a connected grid pattern may not be feasible or desired due to existing natural features such as the Saline Branch. “Rural residential” style of development (see page 63) should be planned with limited minor access points out to major roadways.



Future Land Use Categories

- **Residential**  
*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.*
- **Mixed Residential**  
*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.*
- **Multi-Family Residential**  
*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.*
- **Rural Residential**  
*Rural Residential areas encourage large lots and clustered development to protect unique natural amenities. Champaign County has zoning jurisdiction outside of city limits.*

- **Regional Business**  
*Regional Business centers are highly-visible developments that range from "big boxes" to smaller outlot businesses. Site design should include facilities for pedestrian, bicycle and public transit, in addition to automobile traffic.*
- **Community Business**  
*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.*
- **Central Business**  
*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.*
- **Campus Mixed Use**  
*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.*

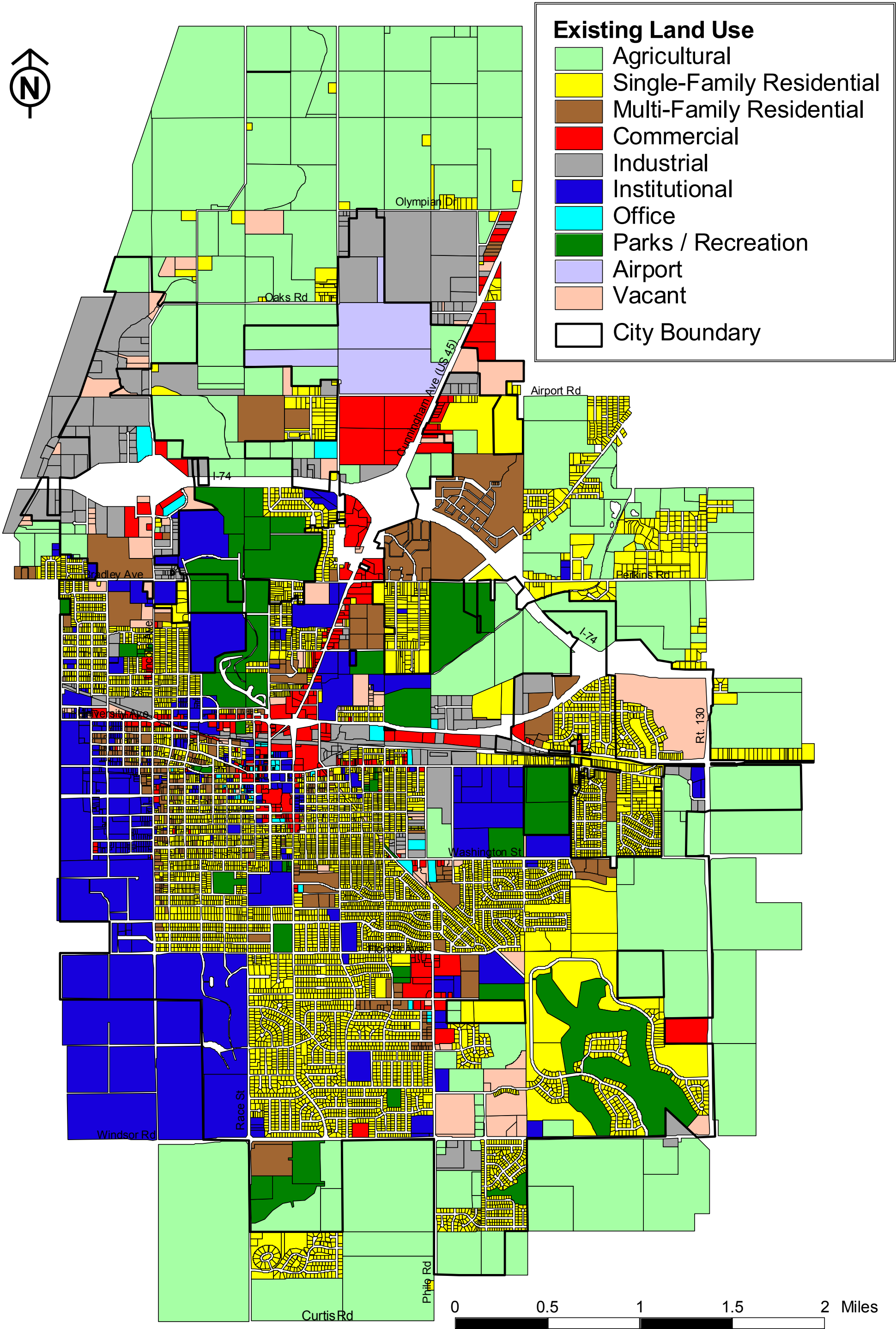
- **Parks/Recreation**  
*Park/Recreation areas include all parklands, public recreation centers and golf courses not associated with residential development. Creation of new parks is encouraged in new development.*
- **Heavy Industrial**  
*Heavy Industrial areas are intense land uses heavily dependent on transportation facilities and significant amounts of land and are generally incompatible with residential uses.*
- **Light Industrial/Office**  
*Light Industrial/Office areas typically are planned developments that are less intensive than heavy industrial areas, including professional services, warehousing, and distribution facilities.*
- **Institutional**  
*Institutional areas may include governmental, educational, medical, religious, or university facilities, ranging from a single building to campuses.*
- **Future Planning Area**  
*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.*

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.





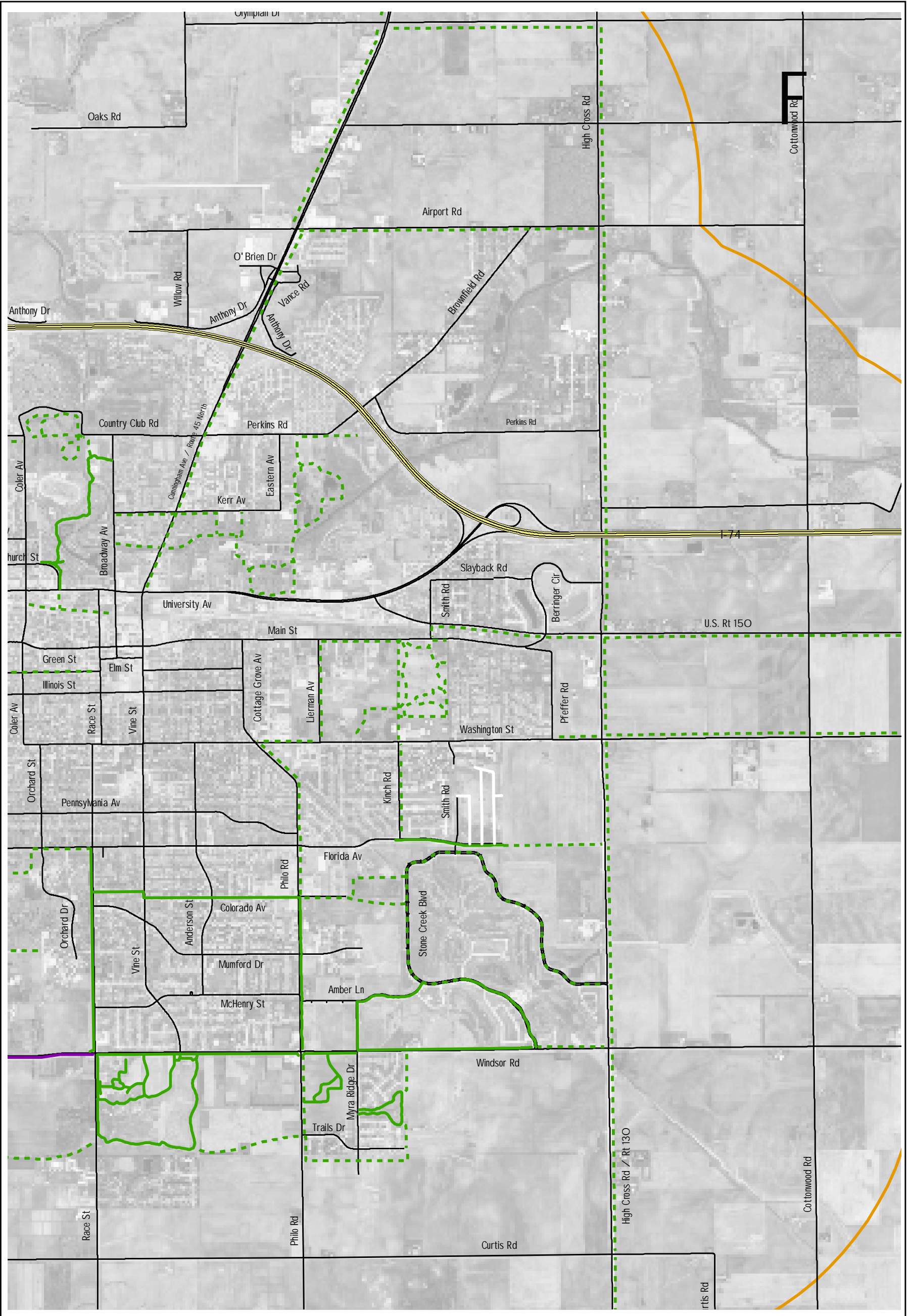
# APPENDIX "B" EXISTING LAND USE MAP







APPENDIX "C"  
GREENWAYS AND TRAILS  
CLASSIFICATION MAP



0 0.5 1 2  
Miles

Routes are adapted from:  
Champaign County Greenways & Trails Plan February 2004  
Incorporated in the 2005 Urbana Comprehensive Plan

Adopted April 11, 2005  
Map created by City of Urbana Community Development Services Dept.

Trail Classes

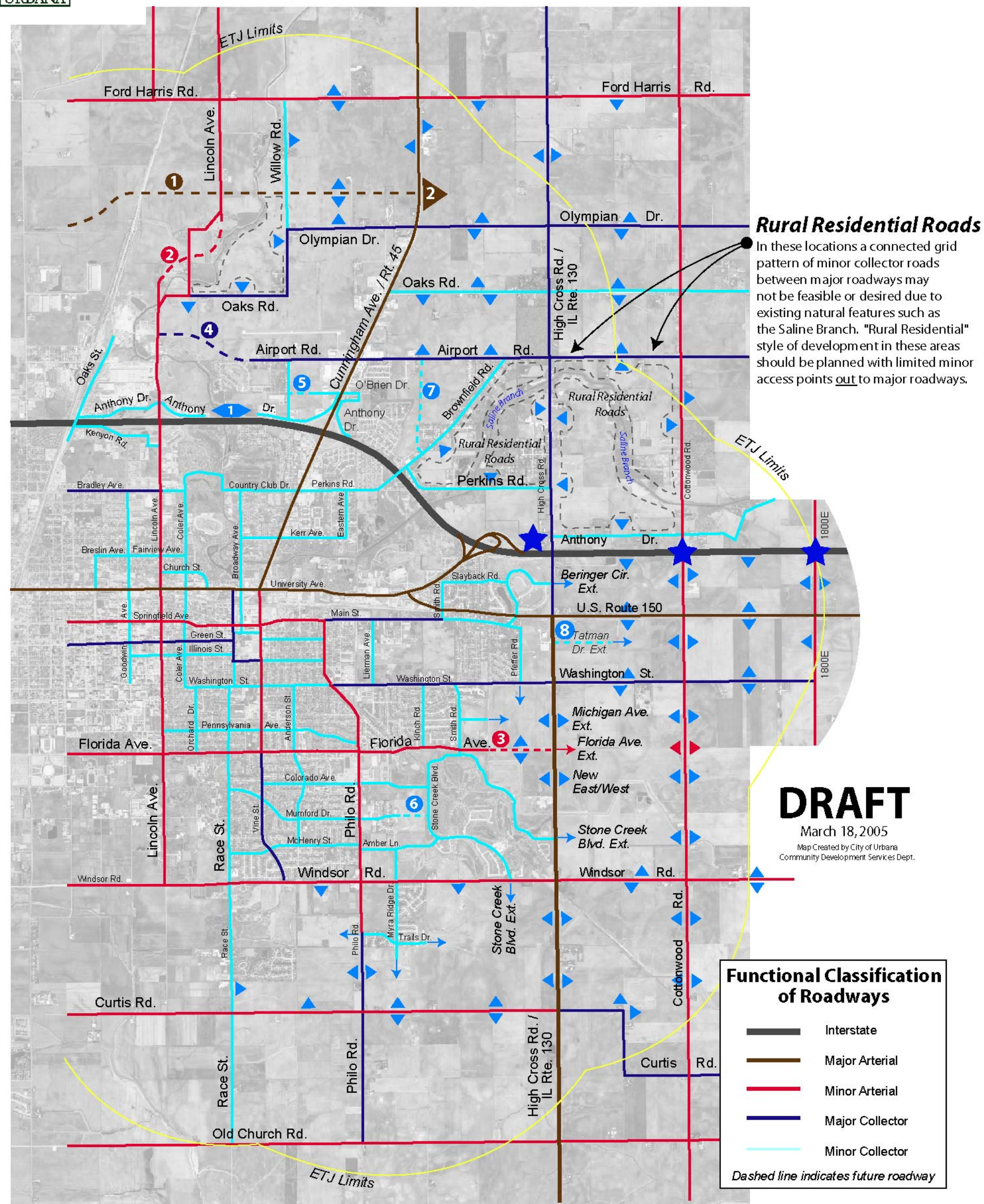
Existing Planned

- Shared Use Path
- U of I Bike Path
- On Street Bike Path

Urbana ETJ Boundary

1 1/2 Miles Past City Limits





**Planned Roadway Extensions**  
Connections have been determined and planned for accordingly.

- 1 Olympian Drive relocation and extension west from U.S. Route 45
- 2 Lincoln Avenue re-aligned north between Oaks Road and Olympian Drive
- 3 Florida Avenue extended to east to High Cross Road
- 4 Airport Road extended to Lincoln Avenue
- 5 O'Brien Drive extended to Willow Road
- 6 Mumford Drive extended to Stone Creek Boulevard
- 7 North/South Collector between Brownfield Road and Airport Road
- 8 Tatman Drive extended east from High Cross Road

**Potential Projects**  
Projects identified as needing additional study to determine design, location, and function.

- 1 Anthony Drive connection between Lincoln Avenue and Willow Road
  - 2 Olympian Drive termination at U.S. Route 45 or continuation to High Cross Road
  - ★ Interstate 74 interchange alternatives when needed as Urbana grows east. High Cross Road, Cottonwood Road, 1800E.
- Consideration of interchange alternatives to include:
- \* Rural Residential Development Area
  - \* Ecological Areas
  - \* Horizontal and vertical alignments of intersecting roads
  - \* Desired land use patterns

**Extending the Grid System**

Extending a consistent system of collector and arterial roadways is critical to ensure adequate facilities are constructed in tandem with development. The map indicates general locations where the system shall be extended. The map identifies two different types of grid extension symbols:

- Direction and approximate location.**  
The exact location of roadways and/or right-of-way dedication shall be determined depending on factors including (but not limited to) proposed development plans, natural features and safety needs.
- Pre-determined location for extension**  
The desired location of roadways and/or right-of-way dedication is known though further study is required to determine the final design.