



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: The Urbana Plan Commission

FROM: Rob Kowalski, AICP, Planning Manager

DATE: March 7, 2005

SUBJECT: Plan Case No. 1923-CP-05, Request by the Zoning Administrator to consider adoption of the 2005 Urbana Comprehensive Plan.

Introduction

On March 10, 2005 the Urbana Plan Commission will conduct a public hearing to consider adoption of the 2005 Urbana Comprehensive Plan. The final draft plan has been forwarded to the Plan Commission from the Urbana Comprehensive Plan Steering Committee who gave their final approval of the draft plan on February 17, 2005. The 2005 Urbana Comprehensive Plan is proposed to replace the current 1982 Comprehensive Plan along with the 1993 Extraterritorial Jurisdictional Area Plan and other related amendments. The plan offers an updated vision for Urbana's growth and development, and outlines this vision through goals and objectives, future land use descriptions and maps, and an implementation program. The plan is the primary basis for most planning, zoning and development decisions made by the Plan Commission and City Council.

Background

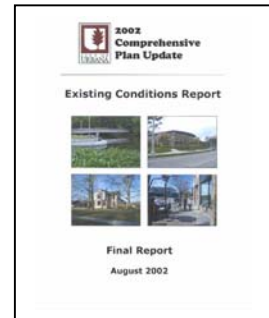
Illinois Compiled Statutes give municipalities the ability to prepare comprehensive land use plans to address issues of growth and development. Urbana first prepared a Comprehensive Plan in 1950 and has adopted new comprehensive plans in 1968, 1973, and lastly in 1982. In 1993, the City Council adopted the Extraterritorial Jurisdictional Area (ETJ) Plan, which addressed growth and development issues in the one-and-one-half mile area beyond the corporate limits. This plan was adopted as an amendment to the 1982 Comprehensive Plan. By the year 2000, conditions had changed in Urbana and the 1982 Comprehensive Plan and 1993 ETJ amendment were outdated. City staff determined that a completely new plan was necessary. In December of 2000, the Urbana Community Development Services Department began preparing the new plan. This plan was completed "in-house" primarily by the Planning Division with assistance from other departments and the oversight of the Urbana Comprehensive Plan Steering Committee. A series of critical steps were taken to complete this effort.

Steering Committee Formation

In January 2001, the Mayor appointed a 15-member Comprehensive Plan Steering Committee (CPSC). The committee represented a broad range of interests and areas of expertise within the community. In addition to Urbana citizens with interests and expertise in planning, development, neighborhoods, schools, and parks, the committee included representation from the ETJ area. Anna Merritt, who also serves as chair of the Urbana Zoning Board of Appeals, was chosen to chair the CPSC. Three members of the Urbana Plan commission also served on the committee. A complete listing of committee members can be found on the second page of the draft plan. The Comprehensive Plan Steering Committee met approximately once per month over the past four years. All the meetings have been advertised and conducted as open public meetings.

Existing Conditions Report

The first task of staff was to prepare the Existing Conditions Report for Urbana. This report was completed in 2001 and distributed to the Steering Committee. The report offers a thorough background analysis of current demographics, land use, economic conditions and an inventory of existing community services. The purpose of the report was to educate the CPSC about existing conditions of the community prior to preparation of the new draft plan. Chapter II, Community Profile, of the draft Comprehensive Plan offers a condensed version of the Existing Conditions Report. It is the expectation that the Existing Conditions Report will be updated periodically and continue to be used as a planning tool.

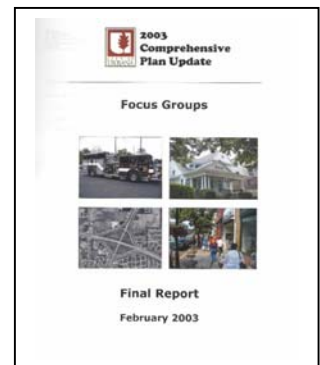


Trends and Issues Analysis

The Trends and Issues analysis included an examination of the current growth and development trends that have been evident in Urbana in recent years and the issues that have been created by those trends. Chapter III of the Comprehensive Plan offers the complete trends and issues analysis. The Trends and Issues Map relates the analysis to specific areas of the city. The purpose of the Trends and Issues analysis was to get staff and the Steering Committee thinking about what trends have been evident in Urbana and what the ramifications of these trends has been. Understanding the issues assisted in drafting new goals and objectives.

Focus Groups

Early in the process a series of focus group discussions were conducted on a variety of topics including growth and development, utilities, transportation, human services, public services, infrastructure and community heritage. Each group contained approximately 6-8 experts in the respective fields. The groups each met twice and discussed a set of questions related to the topic. The information gathered at these groups was compiled in a report and used by staff and the Steering Committee when drafting the Comprehensive Plan. The technical expertise of the focus group participants proved to be extremely helpful as considerations were given on where the City should consider growing in future.



Public Participation Program

It has been a goal of staff and the Steering Committee from the beginning to conduct a process that would contain multiple opportunities for the public to learn about the Comprehensive Plan effort and

give meaningful input. A series of public outreach efforts were conducted that have resulted in the participation of over 1,000 residents. In 2003, the City of Urbana was recognized by the Illinois Chapter of the American Planning Association with an award for the public participation portion of the Comprehensive Plan. The following public outreach efforts were conducted:

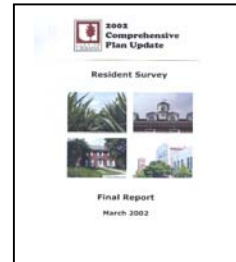
Neighborhood Visioning Workshops / Fall 2001

In the beginning of the planning process a series of Neighborhood Visioning Workshops were held to gather input regarding the strengths and weaknesses of the community. Workshops were held at seven different locations throughout the City and ETJ. 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

As a follow-up to the Neighborhood Visioning Workshops, 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 also used to draft the vision, goals, and Future Land Use maps.



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.



Draft Plan Open Houses / Spring 2005

On February 8, 2005, a final open house was hosted at the Urbana Civic Center to display the final draft plan. City staff gave a brief presentation outlining how each part of the final draft plan can be used. The final draft goals and objectives, and future land use descriptions and maps were displayed for review and comment.

Discussion

The draft 2005 Urbana Comprehensive Plan offers an updated vision for the future of Urbana. The plan also offers a number of innovative techniques that can be used in planning for a healthy community. The following components highlight the 2005 Urbana Comprehensive Plan.

The Vision

Following the 2001 Neighborhood Visioning Workshops and the Resident Survey, the Comprehensive Plan Steering Committee assembled a Vision Statement. The Vision Statement strives to respond to four questions:

- 1) *Who are we?*
- 2) *What do we value?*
- 3) *Where do we want to go?*
- 4) *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.

The vision sets the framework for the goals and objectives within four 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.



Infrastructure and Services

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.

Goals and Objectives

There are fifty goals organized under the above mentioned cornerstone goals of the Vision. A goal is intended to be a general statement relating to the community's values or desires. An objective is a more specific statement related to a goal that offers a means to achieving that goal. Unlike the 1982 plan, this plan does not propose "policies" in addition to goals and objectives. Rather, policies and action items are contained within an Implementation Program which details actions to be taken in order to achieve the goals and objectives. An example of a goal and objectives from the plan is as follows:

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.

Future Land Use Descriptions

The 2005 Urbana Comprehensive Plan offers a new approach to mapping future land uses. In addition to identifying future land uses such as residential, commercial, industrial, etc., the plan illustrates an intended development pattern within these designations. The illustrations are intended as general guidance for future development decisions. There are also a number of new Future Land Use Descriptions which go beyond the traditional categories. These future land uses include Rural Residential, Campus Mixed-Use, Mixed-Residential, Regional Business and Community Business. Finally, a category called "Future Planning Area" identifies areas on the maps where planning will be necessary when it becomes evident that there is development pressure in the near future. The following is an example Future Land Use Description from Chapter V of the draft:



Rural Residential

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

readers understand intentions with future roads. The map is included as Appendix E.

Areas of Interest

Over the past four years there have been a number of areas of interest during the planning process. The Comprehensive Plan Steering Committee spent numerous meetings discussing these issues and how they should be addressed in the plan. At the February 8th Open House, the plan's approach to these issues was displayed for residents to review. Display boards illustrated what the issues were and how the plan addresses them. Attached to this report is a summary of the boards presented at the open house.

Next Steps

Once adopted the 2005 Urbana Comprehensive Plan will become the guiding document for growth and development in the city and ETJ. It is the intent to make the plan user-friendly in a variety of mediums. While print copies will still be available, it is the intent to organize the plan, background reports, and related city plans in electronic format so they can be better used to reference goals and monitor progress. Finally the plan proposes updates every 3-5 years to remain a relevant planning tool.

Summary of Findings

1. Illinois State Statutes (ILCS 65) give municipalities the ability to create Comprehensive Plans and maps for the purpose of planning for the growth of the community.
2. The City of Urbana first adopted a Comprehensive Plan in 1950 and have adopted updates to the Comprehensive Plan in 1968, 1973 and lastly in 1982 under Council Ordinance No. 8283-17.
3. There have been subsequent amendments to the 1982 Comprehensive Plan including the 1993 Extraterritorial Jurisdictional Area Plan (ETJ).
4. The current 1982 Comprehensive Plan and subsequent amendments are no longer adequate to address issues of planning, growth, and development for the City of Urbana and the one-and-one-half mile extraterritorial jurisdictional area.
5. In December 2000, the Mayor of Urbana appointed a Comprehensive Plan Steering Committee for the purpose of overseeing the creation of a new Comprehensive Plan.
6. Under the guidance of the Comprehensive Plan Steering Committee, staff of the City of Urbana Community Development Services Department has assembled a plan that better address the issues of planning in Urbana and the one-and-one-half mile area beyond the city limits.
7. The creation of the 2005 Comprehensive Plan has included numerous opportunities for public input and comment including community visioning workshops, focus groups, door-to-door surveys and open houses.

8. The vision, goals, objectives, maps and implementation strategies identified in the draft 2005 Urbana Comprehensive Plan address planning issues within the community and will be used by the Urbana Plan Commission and Urbana City Council when making decisions on these issues.

Options

The Plan Commission has the following options recommendation to the City Council regarding Plan Case No. 1923-CP-05:

1. Recommend approval of the request by Zoning Administrator to adopt the proposed 2005 Urbana Comprehensive Plan as presented by staff; or
2. Recommend approval of the request by Zoning Administrator to adopt the proposed 2005 Urbana Comprehensive Plan as presented by staff with modifications; or
3. Recommend denial of the request by Zoning Administrator to adopt the 2005 Urbana Comprehensive Plan.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the request by the Urbana Zoning Administrator in **PLAN CASE NO. 1923-CP-05** as presented to the Urbana City Council, for the reasons articulated in the findings above.

Attachments:

February 8, 2005 Open House Topic Board Summaries

Legal Advertisement

News-Gazette Display Ad

A complete copy of the Urbana Comprehensive Plan can be reviewed at the following locations:

City of Urbana
Community Development Services Dept.
400 South Vine Street, Urbana

Electronically at www.city.urbana.il.us

Urbana Free Library
201 South Race Street
Urbana



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
Planning Division
400 S. Vine
P.O. Box 946
Urbana, IL 61801
(217) 384-2440

February 21, 2005

C-U News Gazette
Classified Section
Legal Publications
15 E. Main Street
Champaign, IL 61802
Phone 351-5336
FAX 351-5291, Diane, legal notices

Dear Diane:

Please publish the attached legal notice once on **Thursday, February 24, 2005**. Please send the invoice or bill for the publication fee and certificates of publication as follows:

Invoice or bill and Certificate of Publication to:

**Phyllis D. Clark, City Clerk
City of Urbana
400 S. Vine Street
Urbana, IL 61801**

One certificate of publication to the following individual:

Rob Kowalski, Planning Manager
Community Development Services
400 S. Vine Street
Urbana, IL 61801
(217) 384-2440

If you have any questions, please call me at 384-2440.

Sincerely,

Rob Kowalski
Planning Manager

Cc: Urbana Plan Commission Members, Urbana City Council Members, City Clerk, Mayor, CAO, City Attorney, City Planner

**NOTICE OF PUBLIC HEARING IN REGARD TO THE CONSIDERATION OF THE
2005 URBANA COMPREHENSIVE PLAN**

NOTICE IS HEREBY GIVEN to all interested persons that a public hearing will be held by the Plan Commission of the City of Urbana, Illinois, on **Thursday, March 10, 2005 at 7:30 P.M.** in the Urbana City Council Chambers, 400 S. Vine Street, Urbana, Illinois, at which time and place the Commission will consider Plan Case 1923-CP-05. Plan Case 1923-CP-05 is a request by The Urbana Zoning Administrator to consider the adoption of the 2005 Urbana Comprehensive Plan. The 2005 Urbana Comprehensive Plan contains the following elements:

Introduction and Background; Community Profile; Trends and Issues Analysis; Goals and Objectives; Future Land Use Descriptions; Future Land Use Maps; Implementation Program; and related maps including the Mobility Map which plans for future transportation and roadway projects.

The statutes of the State of Illinois empower the City to prepare a comprehensive plan that includes areas one and one-half miles beyond the city limits for the purposes of guiding decisions for land use, zoning and transportation. The 2005 Urbana Comprehensive Plan is proposed to replace the current 1982 Urbana Comprehensive Plan adopted on September 7, 1982 under Ordinance 8283-17 as amended and the 1993 One and One-Half Mile Extraterritorial Jurisdictional Area Plan adopted under Ordinance 9293-62 as amended as well as subsequent amendments to the Comprehensive Plan including specific neighborhood and area plans.

Detailed information, including a complete draft of the proposed 2005 Urbana Comprehensive Plan, is available at the City of Urbana Community Development Services Department, 400 South Vine Street, Urbana, Illinois 61801. A draft of the plan is also available for review at the Urbana Free Library at 201 South Race Street, Urbana, IL 61801 and at the City of Urbana website at www.city.urbana.il.us. The proposed amendment is subject to change during the public hearing process.

All persons desiring to be heard for or against said request may appear at said meeting and be heard thereon. Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at 384-2440 or the City of Urbana's American with Disabilities Act Coordinator at 384-2466 or TTY at 384-2360.

Dated: February 21, 2005
URBANA PLAN COMMISSION
By: Michael Pollock, Chairperson