Planning Accomplishments Since 2002

Smart planning results in a better community

Planning is a process that allows a community to proactively respond to the changing needs of its population. Good planning ensures a high quality of life for all residents through the responsible management of financial resources, natural resources and other amenities. A plan uses public input to establish a vision for the future and then combines data analysis with technical expertise to create action items that make the vision a reality. The information included in the Comprehensive Plan and elements are a guidebook for the physical development of the City, addressing new development and redevelopment. The vision extends beyond the Planning Department to all other City departments.

Accomplishments following the 2002 Comprehensive Plan Update

Since the completion of the 2002 Comprehensive Plan update, a number of positive changes have occurred in Champaign as a result of smart planning. Some of the most noticeable improvements can be seen in the City's core, especially Downtown and Campustown. Redevelopment projects, including the Hilton Garden Inn, Burnham 310 and Douglass Square have reclaimed blighted properties, transforming them into neighborhood assets. A new transportation plan establishes a multi-modal system that accommodates vehicles, cyclists, pedestrians and transit in addition to locations for activity centers or nodes. Much has been accomplished in a short period of time.

Downtown: New construction projects, including the completion of the One Main building and plaza (2004), M2 (2008) and other renovations, have reinvigorated the Downtown market. Downtown is a place to gather with friends at restaurants, pubs, outdoor cafes and theaters. Downtown is also becoming a neighborhood, with the addition of new places to live. The 2006 Downtown Plan offers recommendations that build on the renewed interest in the area to create a fully functioning city center. Many property owners have taken advantage of the Redevelopment Incentive Program to fund business expansions, renovations and upper-level apartment conversions. An executive director has been hired for the Champaign Downtown Association to market the area and assist with festivals and other activities. Infrastructure improvements are also being completed. A municipal parking deck will supply downtown with 600 additional parking spaces in 2008.

Campustown: An extensive streetscape improvement project began in 2002 along Green Street, changing to a three-lane cross section that allowed for wider sidewalks to accommodate pedestrian traffic. To date, streetscape improvements have been completed along Green, from Wright Street to Fourth Street, along Sixth Street from Healey to John. Streetscape and infrastructure improvements have resulted in new private development, including the 24-story apartment building at 309 E. Green, the addition of national restaurants and retailers like Chipotle, Noodles, Coldstone Creamery and Urban Outfitters and many other infill projects. The redevelopment of the Burnham Hospital site at Fourth and Springfield is under construction, with the

completion of the Burnham 310 apartment tower and a grocery store. This will be the first full-service grocery store serving Campustown and Downtown in many years.

Boneyard Creek Project: A master plan was created for the Boneyard Creek watershed, which includes Campustown and Downtown. The project outlines seven phases to be constructed over the next 20 years, and addresses stormwater management while improving the aesthetics of the Boneyard Creek. Phase One, included the construction of the Healey Street Detention Basin, the channel project and landscaped path along the creek between First and Wright Streets and additional improvements completed by the University of Illinois from Wright Street to Lincoln Avenue. These improvements reduced flooding problems in Campustown and turned the creek into an amenity rather than a liability in this area.

Phase Two, better known as the Second Street Reach Detention Project, will have both water management and recreation goals. The Champaign Park District has completed the Scott Park Master Plan in conjunction with the City's efforts. The improvements will reduce 100-year flooding downstream, enhance the recreational opportunities in the area and provide a green space connection between Downtown and Campustown.

Douglass Square: Following the completion of a master plan for the Burch Village public housing complex, the City collaborated with the Champaign County Housing Authority and numerous housing agencies to redevelop the site. The result is the new Douglass Square neighborhood, which offers a combination of subsidized and market rate units in an attractive development featuring front porches and rear alley parking.

Hilton Garden Inn: The City's Redevelopment Incentive Program was used to encourage the redevelopment of the former Chancellor Hotel into a Hilton Garden Inn and conference center. The project is located at the corner of Neil Street and Kirby Avenue, a key intersection for University of Illinois athletic stadiums.

Village at the Crossing: Village at the Crossing is a neighborhood commercial development located at the southwest corner of Duncan and Windsor Roads. It is a neighborhood shopping asset that residents find useful. The development includes services, offices, a dry cleaner, salons, restaurants, a hardware store and Walgreen's pharmacy. This development also incorporates features like pedestrian friendly design, enhanced streetscape with streetlights, benches and trash bins, smaller landscaped parking lots in the rear of buildings, shops that open onto a center boulevard and upgraded signage and building materials.

Northwest Growth Area: The Northwest Growth Area Plan, completed in August 2005, establishes a vision for the undeveloped areas north of Interstate 74. It includes zones for residential, industrial and office development as well as parks. Locating these uses together provides opportunities to live and work in the same area. The plan also identifies a new interchange location on Interstate 74 and future trail locations. This plan is important because it creates the ability to live, work and shop in one area. Most of the plans for Phase 1 are in progress, including residential developments like Ashland Park, 88 West student apartments, and more. The Clearview Development, which is in Phase 2, is also under construction. This development will include a medical office park and residential development.

Landfill Reuse Park Plan: A master plan has been completed for the reuse of a former landfill located along Route 150, northwest of the City. The City will partner with the Champaign Park District to implement the plan that includes a radio-controlled aircraft landing/take-off space, BMX bike course, dog park and restored prairie.

Curtis Road Interchange Area: A new interchange at Interstate 57 and Curtis Road was completed in early 2008. The interchange and surrounding area will be the southern gateway to the community and the University of Illinois, featuring enhanced landscaping, a pedestrian bridge and upgraded streetscape features. The area surrounding the interchange has been master planned for high quality mixed use development, including retail, employment and residential uses. The plan also calls for the inclusion of public plazas, trails, a transit hub and an integrated stormwater management and green space system.

Transportation: The City's Transportation Master Plan sets policies for the development of an inter-modal transportation system that accommodates all users, including vehicles, transit, cyclists, and pedestrians. The plan identifies needs for arterial street improvements, road diets, on-street bike lanes and development nodes or activity centers. Nodes or activity centers support a mix of uses and can be served by transportation infrastructure more efficiently than dispersed development. The plan frames the discussion for funding arterial street improvements. The City has set aside $750 million in funds for striping bike lanes over the next ten years. Bike lanes have been implemented along First Street, from University Avenue to Gregory Drive, that connect downtown to existing campus bike lanes.

Plans in Progress

A number of plans are in progress that will address issues that were identified before this process began. When they are finished, these plans will become elements of the updated Comprehensive Plan.

Trails Master Plan: This document determines the location of trails throughout the city to ensure trailways are preserved when development occurs. Trails are divided into three categories; greenways, multi-use paths and amenity connector paths.

Staley/Rising Road Corridor Study: Development in west Champaign will add traffic to Staley and Rising Road. This study considers the implications of different development patterns and the impact those choices will have on the corridor.

Infill Opportunities Study: This effort will produce a comprehensive analysis of the available infill properties in the City. Staff will use this information to investigate policies that encourage infill development.

Country Fair Master Plan: The Country Fair Shopping Center is an auto-oriented shopping plaza completed in 1958. In recent years, it has fallen into disrepair. Planning Staff are working with consultants on a market analysis for the site that will determine future redevelopment potential.

Population and Housing

Introduction:

Demographic analysis provides information on the community that the City provides services for. This provides a basis for making decisions that best accommodate the growth and change in the population over time. Champaign has a population profile that is unlike many other Midwestern communities of similar size because of the impact of the University of Illinois. This impact can be seen in the lower median age, increased racial and ethnic diversity and higher median level of education of the residents of Champaign.

To determine changes that can be expected in the future, national trends and historical local population profiles provide insight. Data from previous decennial census counts, studies by state agencies and other sources provide this information.

In response to new residential development that occurred after the 2000 decennial census, the City conducted a special census in 2007. A decennial census, which happens every ten years throughout the United States, counts every resident. The 2007 special census only counted residents living in areas that were constructed or annexed after 2000. Because the information in the special census does not account for changes in all parts of the City, the existing conditions report will use decennial census data for most analysis. This is done in an effort to more accurately assess long-term trends.

Note: Following the 2000 census, a correction was made to the total City of Champaign population, changing the total from 67,518 to 67,959. Demographic analysis, like age and education, will use the original total of 67,518 people.

Population Growth:

The population of Champaign has grown steadily since 1900. Between the years 1940 and 1950, population growth was nearly 70%, jumping from about 23,000 people to nearly 40,000 people, thanks to the "Baby Boom" following the end of World War II. Champaign has experienced positive population growth since the City was established. Since 1980, population has steadily increased at an average annual rate of approximately 0.85% growth.

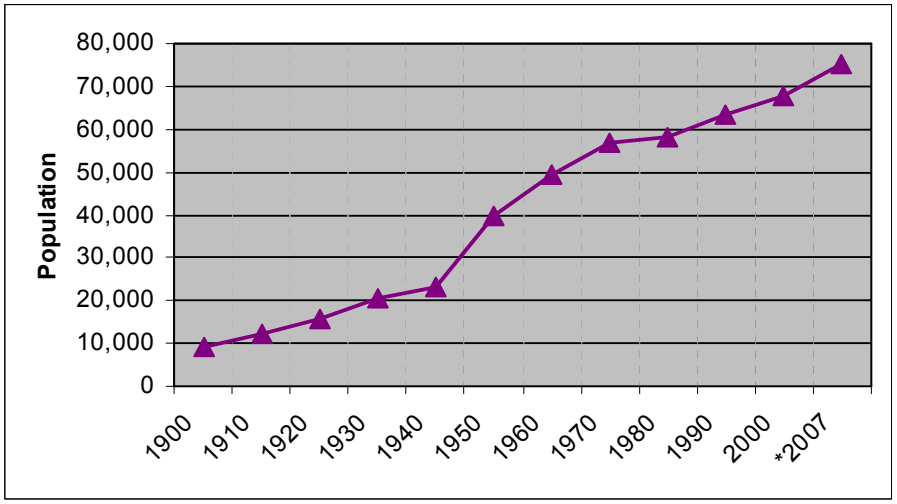
The 2007 special census indicates more rapid growth occurred between 2000 and 2007. The 2007 population of 75,254 people exceeds the population projections found in the City's 2002 Comprehensive Plan. Projections from 2002 show the 2010 population at 71,751 and the 2020 population at 75,732 people. The special census only includes residents in identified newly constructed or annexed areas. The 2010 decennial census will show changes that occurred throughout the City since 2000.

Table 2-1: Population Change for the City of Champaign, 1900-2007

Year	Population	Change	% Change
1900	9,098	n/a	n/a
1910	12,421	3,323	36.5%
1920	15,873	3,452	27.8%
1930	20,348	4,475	28.2%
1940	23,302	2,954	14.5%
1950	39,563	16,261	69.8%
1960	49,583	10,020	25.3%
1970	56,632	7,049	14.2%
1980	58,133	1,501	2.7%
1990	63,502	5,369	9.2%
2000	67,959	4,457	7.0%
*2007	75,254	7,295	10.7%

Source: U.S. Census Bureau Decennial Census, 1900-2000
**Source: U.S. Census Bureau Champaign Special Census 2007*

Figure 2-1: Population Change for the City of Champaign, 1900-2007



Population Change in Surrounding Communities:

Between 1990 and 2000, the population of nearby communities in Champaign County changed significantly. Residential growth has continued in many communities since 2000, causing Champaign, Urbana and Savoy to conduct special census counts in recent years. Due to the closure of the Chanute Air Force Base in 1993, Rantoul lost over 4,000 people between 1990 and 2000, though the total population appears to have stabilized at this time. The effect of recent population growth and loss will not be fully understood until the results of the 2010 census are compiled.

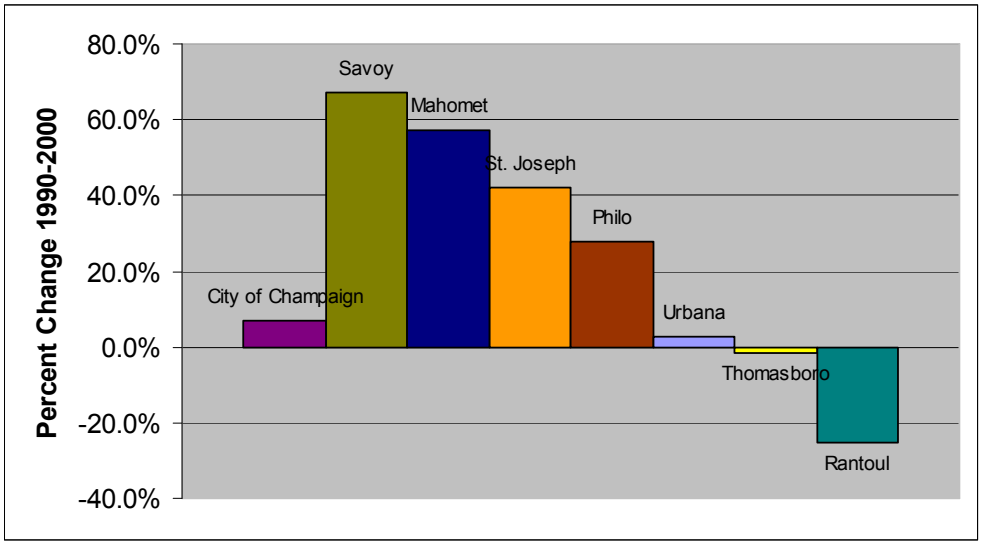
When looking at Figure 2-3 it is important to note that Savoy, Mahomet, St. Joseph and Philo all have populations under 5,000 people, while Champaign's population in 2000 was nearly 70,000. The total population growth of Champaign between 1990 and 2000 was 4,457 people or a 7.0% increase over 10 years.

Table 2-2: Population Change in Surrounding Communities, 1990-2000

Place	1990	2000	Change	Percent Change
United States	248,709,873	281,421,906	32,712,033	13.2%
Illinois	11,430,602	12,419,293	988,691	8.6%
Champaign County	173,025	179,669	6,644	3.8%
City of Champaign	**63,502**	**67,959**	**4,457**	**7.0%**
Mahomet	3,103	4,877	1,774	57.2%
Philo	1,028	1,314	286	27.8%
Rantoul	17,212	12,857	-4,355	-25.3%
Savoy	2,674	4,476	1,802	67.4%
St. Joseph	2,052	2,912	860	41.9%
Thomasboro	1,250	1,233	-17	-1.4%
Urbana	36,344	37,362	1,018	2.8%

Source: U.S. Census Bureau, 1990 and 2000 Census of the Population

Figure 2-2: Percent Population Change in Surrounding Communities, 1990-2000



University of Illinois and Parkland College Enrollment:

Although the University of Illinois and Parkland College student population may not be permanent, they are an important segment of the Champaign population. Thought the student population for each may be different, total enrollment at both institutions has increased since 1999.

University of Illinois: The University of Illinois is the state flagship institution of higher education. It offers undergraduate and graduate level degrees. Between 2000/01 – 2007/08, total on-campus student enrollment increased by over 4,100 people. This increase was not reflected in the recent special census. The ratio of undergraduates to graduates has remained steady over the study period, with approximately 75% undergraduates and 25% graduate students. Since 2000, the number of minority students has increased by just over one percent and the number of international students has increased by 3%.

Table 2-3: University of Illinois Enrollment, 1998-2008

	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Total Enrolled Students	**37,297**	**37,746**	**38,028**	**38,749**	**39,440**	**39,864**	**40,348**	**41,269**	**42,093**	**41,976**
Enrolled undergrads	27,562	27,964	27,980	28,208	28,373	28,699	29,291	30,457	30,954	30,705
% Enrolled ugrad	74%	74%	74%	73%	72%	72%	73%	74%	74%	73%
Enrolled grad students	8,794	8,821	9,049	9,480	10,013	10,100	9,986	9,783	10,094	10,261
% Enrolled grad	24%	23%	24%	24%	25%	25%	25%	24%	24%	24%

Source: University of Illinois Campus Profile: http://www.dmi.uiuc.edu/cp/

Table 2-4: University of Illinois Student Characteristics, 1998-2008

Item Name	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Students (on-campus majors)	**36,303**	**36,690**	**36,936**	**37,684**	**38,263**	**38,747**	**39,626**	**40,670**	**41,342**	**41,135**
Minority students	4,231	4,271	4,323	4,214	4,349	4,721	4,677	4,816	5,117	5,085
% Minority students	11.7%	11.6%	11.7%	11.2%	11.4%	12.2%	11.8%	11.8%	12.4%	12.4%
International students	3,240	3,415	3,777	4,283	4,552	4,755	4,753	4,809	5,081	5,202
% International	9%	9%	10%	11%	12%	12%	12%	12%	12%	13%
Women students	16,771	17,118	17,314	17,606	17,914	18,102	18,568	18,989	19,351	19,364
% Women students	46%	47%	47%	47%	47%	47%	47%	47%	47%	47%
*Nonresident ugrad	2,451	2,478	2,593	2,855	2,969	3,272	3,360	3,370	3,353	3,315
% Nonresident ugrad	8.9%	8.9%	9.3%	10.2%	10.5%	11.5%	11.5%	11.1%	10.8%	10.8%
*Nonresident grad	5,035	5,122	5,379	5,657	5,916	6,131	6,105	6,150	6,280	6,234
% Nonresident grad	63.7%	65%	66.8%	66.5%	66%	67.3%	65.9%	66.9%	67.1%	66.1%

** A Nonresident is a student who is from outside Illinois for tuition purposes*

Source: University of Illinois Campus Profile: http://www.dmi.uiuc.edu/cp/

Parkland College: Parkland College is a community college that offers non-credit courses, certificate and two-year degrees and transfer programs. It serves Community College District 505, which stretches north to Piper City, east to Ogden, south to Arcola and west to LeRoy. Anyone can enroll at Parkland, but in-district residents receive lower tuition rates.

Table 2-5: Parkland College Enrollment and Student Characteristics, 1999-2007

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Total Students	**8,143**	**8,026**	**8,482**	**9,539**	**9,245**	**9,536**	**9,752**	**9,336**	**9,407**
Full Time	3,721	3,751	3,961	4,476	4,679	4,614	4,536	4,431	4,345
% Full Time	45.7%	46.7%	46.7%	46.9%	50.6%	48.4%	46.5%	47.5%	46.2%
Part Time	4,422	4,275	4,521	5,063	4,566	4,922	5,216	4,905	5,062
% Part Time	54.3%	53.3%	53.3%	53.1%	49.4%	51.6%	53.5%	52.5%	53.8%
Residency									
In-district	6,387	6,277	6,541	7,389	7,110	7,218	7,211	6,931	6,757
% In-district	78.4%	78.2%	77.1%	77.5%	76.9%	75.7%	73.9%	74.2%	71.8%
Out-of-district	1,350	1,340	1,490	1,592	1,606	1,921	2,103	2,010	2,221
% Out-of-district	16.6%	16.7%	17.6%	16.7%	17.4%	20.1%	21.6%	21.5%	23.6%
Out-of-state	82	85	100	119	117	110	105	85	121
% Out-of-state	1.0%	1.1%	1.2%	1.2%	1.3%	1.2%	1.1%	0.9%	1.3%
Foreign country	323	324	351	438	391	287	333	310	307
% Foreign country	4.0%	4.0%	4.1%	4.6%	4.2%	3.0%	3.4%	3.3%	3.3%

Source: Parkland College Office of Insitutional Accountability and Research, http://www.parkland.edu/oire/e1.htm

Age:

The age distribution of the population is greatly affected by the University of Illinois student population. According to the City's 2007 Analysis of Impediments to Fair Housing, 32% of the City's total population is between 18 and 24 years of age. Of the total 21,409 people in that age bracket, approximately 73% of them lived in the University District.

Conversely, only 8.5% of the population is over 65 years of age. The portion of the population between ages 30 and 39 decreased while the population between 40 and 59 increased since 1990. This follows the national trend of the aging Baby-Boom population, born between 1946 and 1964. In 2000, a person born in 1946 would be 54 years of age, while a person born in 1964 would be 36 years of age. In 2010, they will be 64 and 46 respectively.

Total City population growth is not evenly distributed amongst age groups. The population 5 years and under shows a slight decline since 1990 by 1.0%, while the City's total population grew by 7.0%.

Figure 2-3: Population by Age Cohort, 1990 and 2000

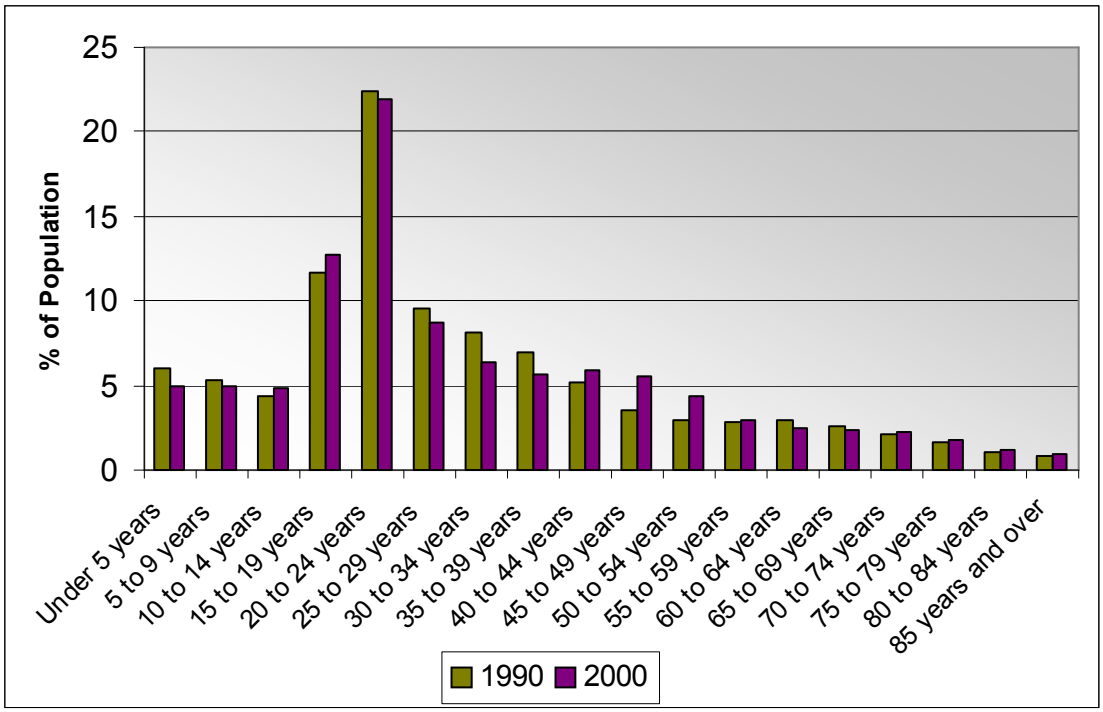


Table 2-6: Population by Age Cohort and Gender, 1990

Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	**63,502**	**32,871**	**30,631**	**100**	**100**	**100**
Under 5 years	3,790	1,931	1,859	6	5.9	6.1
5 to 9 years	3,395	1,775	1,620	5.3	5.4	5.3
10 to 14 years	2,811	1,448	1,363	4.4	4.4	4.4
15 to 19 years	7,431	4,334	3,097	11.7	13.2	10.1
20 to 24 years	14,205	8,044	6,161	22.4	24.5	20.1
25 to 29 years	6,085	3,210	2,875	9.6	9.8	9.4
30 to 34 years	5,124	2,609	2,515	8.1	7.9	8.2
35 to 39 years	4,450	2,230	2,220	7	6.8	7.2
40 to 44 years	3,329	1,639	1,690	5.2	5	5.5
45 to 49 years	2,249	1,070	1,179	3.5	3.3	3.8
50 to 54 years	1,878	915	963	3	2.8	3.1
55 to 59 years	1,762	831	931	2.8	2.5	3
60 to 64 years	1,811	853	958	2.9	2.6	3.1
65 to 69 years	1,639	714	925	2.6	2.2	3
70 to 74 years	1,346	551	795	2.1	1.7	2.6
75 to 79 years	1,006	386	620	1.6	1.2	2
80 to 84 years	674	195	479	1.1	0.6	1.6
85 years and over	517	136	381	0.8	0.4	1.2
19 years and under	17,427	9,488	7,939	27.4	28.9	25.9
65 years and over	5,182	1,982	3,200	8.2	6	10.4

Source: U.S. Bureau of the Census, 1990 Summary File 1

Table 2-7: Population by Age Cohort and Gender, 2000

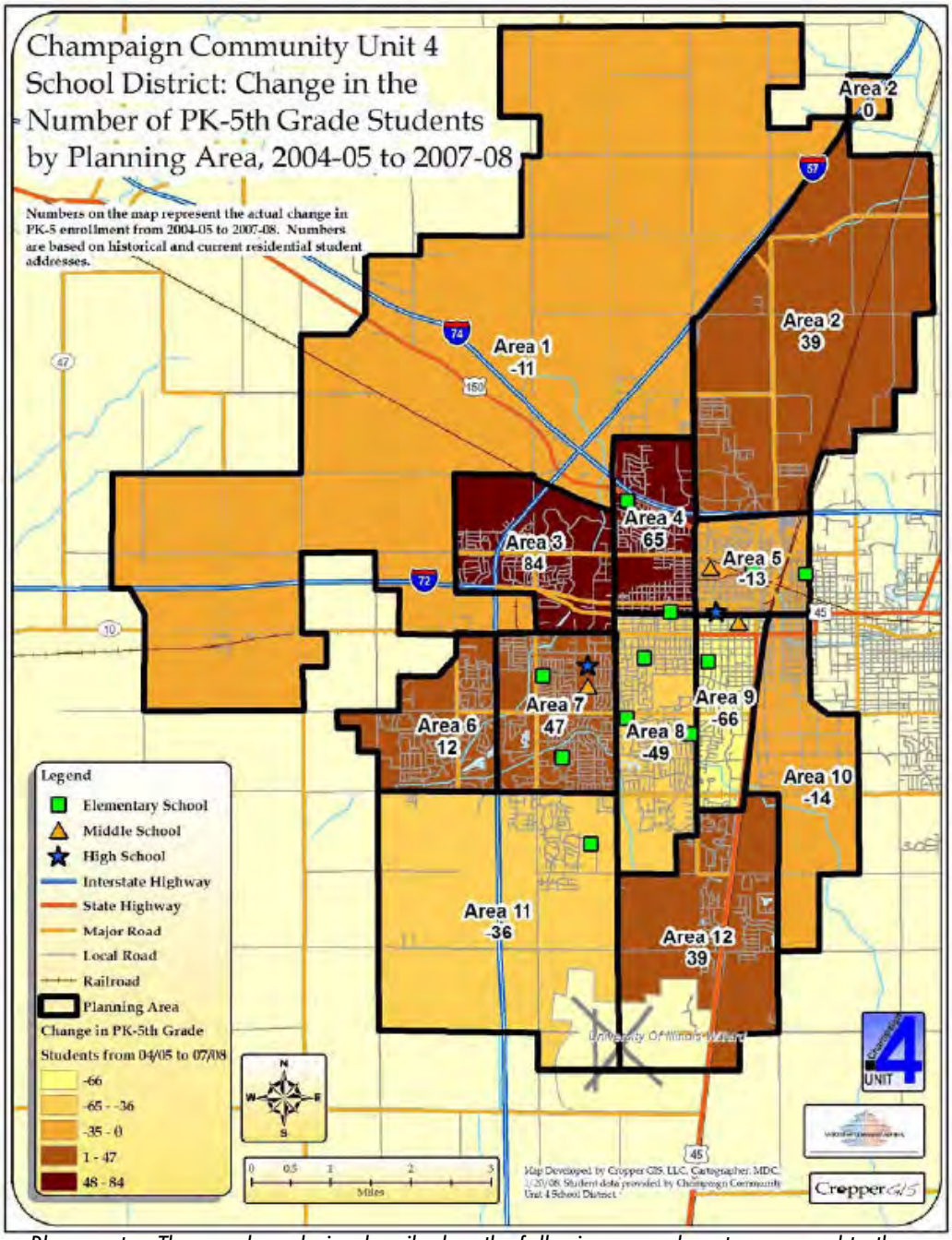
Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	**67,518**	**34,206**	**33,312**	**100**	**100**	**100**
Under 5 years	3,374	1,762	1,612	5	5.2	4.8
5 to 9 years	3,374	1,752	1,622	5	5.1	4.9
10 to 14 years	3,265	1,666	1,599	4.8	4.9	4.8
15 to 19 years	8,595	4,329	4,266	12.7	12.7	12.8
20 to 24 years	14,812	8,053	6,759	21.9	23.5	20.3
25 to 29 years	5,883	3,221	2,662	8.7	9.4	8
30 to 34 years	4,312	2,311	2,001	6.4	6.8	6
35 to 39 years	3,839	1,878	1,961	5.7	5.5	5.9
40 to 44 years	3,996	1,936	2,060	5.9	5.7	6.2
45 to 49 years	3,759	1,812	1,947	5.6	5.3	5.8
50 to 54 years	2,965	1,444	1,521	4.4	4.2	4.6
55 to 59 years	2,010	949	1,061	3	2.8	3.2
60 to 64 years	1,656	770	886	2.5	2.3	2.7
65 to 69 years	1,523	695	828	2.3	2	2.5
70 to 74 years	1,489	675	814	2.2	2	2.4
75 to 79 years	1,183	471	712	1.8	1.4	2.1
80 to 84 years	821	295	526	1.2	0.9	1.6
85 years and over	662	187	475	1	0.5	1.4
19 years and under	18,608	9,509	9,099	27.5	27.9	27.3
65 years and over	5,678	2,323	3,355	8.5	6.8	10

Source: U.S. Bureau of the Census, 2000 Summary File 1

Grade School Population Change:

The Unit 4 public school district, which includes Champaign, Savoy, Bondville and surrounding areas, completed a demographic study of their student population in April 2008. The analysis of change in the pre-kindergarten through fifth grade (PK-5th Grade) population indicates that the number of students has increased in Areas 3 and 4, which includes Boulder Ridge, Sawgrass and Garden Hills neighborhoods. The established neighborhoods have lost grade school enrollment in Unit 4 schools.

Figure 2-4: Change in Pre-Kindergarten Through Fifth Grade Students, 2004-05 to 2007-08



Please note: The area boundaries described on the following maps do not correspond to the City's neighborhood wellness planning area boundaries.

Race and Ethnicity:

Since 1990, the City's population has continued to diversify, with growth in all minority populations. Although the White population is the largest group, the portion of the population has declined somewhat over the last decades. As reported by the U. S. Census Bureau, the City's 2000 population was as follows: 73% White, 16% Black or African-American, 7% Asian and 2% selecting other. The population of Asian race experienced growth from 1990 to 2000, representing 4.1% of the total population in 1990 and 6.8% of the total population in 2000. This growth occurred throughout the City.

The Hispanic or Latino population also grew, representing 1.9% of the City's population in 1990 and 4.0% of the population in 2000. The Census Bureau defines the Hispanic or Latino classification as an ethnicity, not a race. A person of Hispanic or Latino ethnicity may be of any race, meaning that an individual has both a racial and ethnic classification. Most growth occurred in the area near the University of Illinois campus and the area north of Bradley Avenue and east of Prospect Avenue.

Figure 2-5: Population by Race, 1990 and 2000

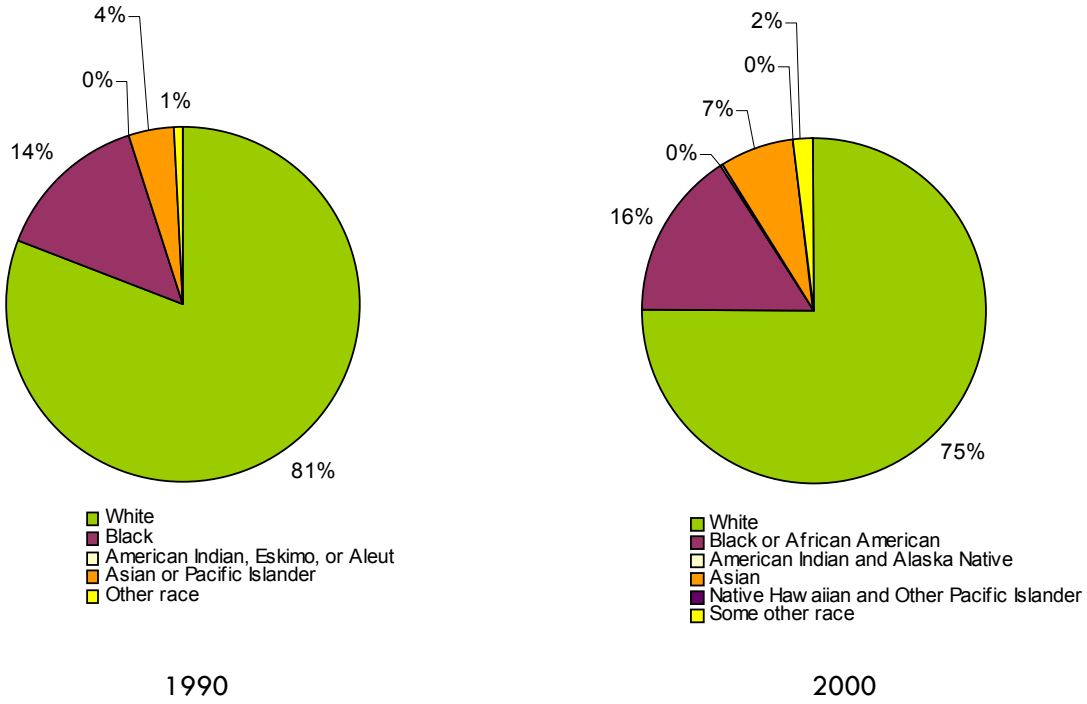


Table 2-8: Population by Race and Ethnicity, 1990

Subject	Number	Percent
RACE		
Total Population	**63502**	**100.0%**
White	51254	80.7%
Black	9006	14.2%
American Indian, Eskimo, or Aleut	113	0.2%
Asian or Pacific Islander	2608	4.1%
Other race	521	0.8%
HISPANIC OR LATINO		
Total Population	**63,502**	**100.00%**
Hispanic or Latino (of any race)	1,238	1.90%
Not Hispanic or Latino	62,264	98.10%

Source: U.S. Census Bureau, 1990 Census

Table 2-9: Population by Race and Ethnicity, 2000

RACE	Number	Percent
Total population	**67,518**	**100.0%**
One race	66,041	97.8%
White	49,398	73.2%
Black or African American	10,543	15.6%
American Indian and Alaska Native	159	0.2%
Asian	4,611	6.8%
Native Hawaiian and Other Pacific Islander	23	0.0%
Some other race	1,307	1.9%
Two or more races	1,477	2.2%

HISPANIC OR LATINO	Number	Percent
Total population	**67,518**	**100.0%**
Hispanic or Latino (of any race)	2,724	4.0%
Not Hispanic or Latino	64,794	96.0%

Source: U.S. Census Bureau, 2000 Census

Education:

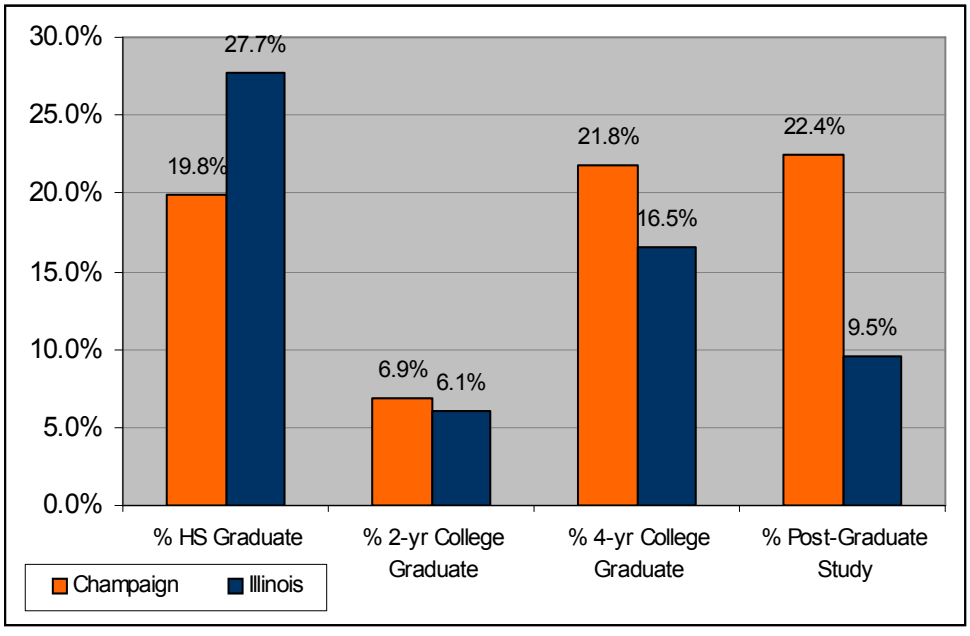
Education is an important factor in the lives of Champaign residents. The population of Champaign is more highly educated than the comparable state population. The area's major employers are the University of Illinois, Parkland College, Champaign Unit #4 schools and the healthcare industry, all of which have many positions that require post-graduate study.

Table 2-10: Change in Educational Attainment in Champaign and the State of Illinois, 1990 and 2000

Education, 25 years and older:	Champaign		Illinois	
	1990	2000	1990	2000
Total Population 25 years and over:	**31,868**	**34,354**	**7,293,930**	**7,973,671**
Less than 9th grade	1,456	1,033	750,932	597,684
9th to 12th grade, no diploma	2,302	1,860	984,857	882,759
High school graduate (includes equivalency)	6,948	6,819	2,187,342	2,212,291
Some college, no degree	6,256	7,046	1,414,555	1,720,386
Associate degree	2,161	2,379	421,248	482,502
Bachelor's degree	6,305	7,505	989,808	1,317,182
Graduate or professional degree	6,440	7,712	545,188	760,867
% HS Graduate	21.8%	19.8%	30.0%	27.7%
% 2-yr College Graduate	6.8%	6.9%	5.8%	6.1%
% 4-yr College Graduate	19.8%	21.8%	13.6%	16.5%
% Post-Graduate Study	20.2%	22.4%	7.5%	9.5%

Source: U.S. Census Bureau, 1990 Census, 2000 Census Summary File 3

Figure 2-6: Educational Attainment in Champaign and the State of Illinois, 2000



Housing Units and Occupancy:

The total number of housing units has increased steadily since 1980. The vacancy rate increased to 7.0% in 1990, but fell back to 5.2% in 2000.

Table 2-11: Housing Units and Occupancy, 1980-2000

Year	Total Units	Occupied	Vacant	Vacancy Rate
1980	22,540	21,238	1,302	5.80%
1990	25,996	24,173	1,823	7.00%
2000	28,556	27,071	1,485	5.20%

Source: U.S. Census Bureau, 1980 Census, 1990 Census, 2000 Census

According to the Census Bureau, the total number of vacant housing units was greater in 1990 than in 2000. In 1990, there were more vacant rental properties and properties for sale than in 2000. Approximately 47% of units are owner-occupied. This figure has remained constant over the last three decades. It is lower than the national home ownership rate of 66.2% and the state home ownership rate of 67.3%. The large number of student rental units associated with the University of Illinois contributes to this.

The Census Bureau also tracks the reasons housing units are vacant. Properties that are for seasonal or recreational use but are not the current permanent residence are counted as vacant properties. Most vacant housing units in Champaign are available rental units.

Table 2-12: Owner Occupied and Rental Housing Units, 1980-2000

Year	Total Occupied Units	Owner	Rental
1980	21,238	10,224	11,014
1990	24,173	11,408	12,765
2000	27,071	12,833	14,238

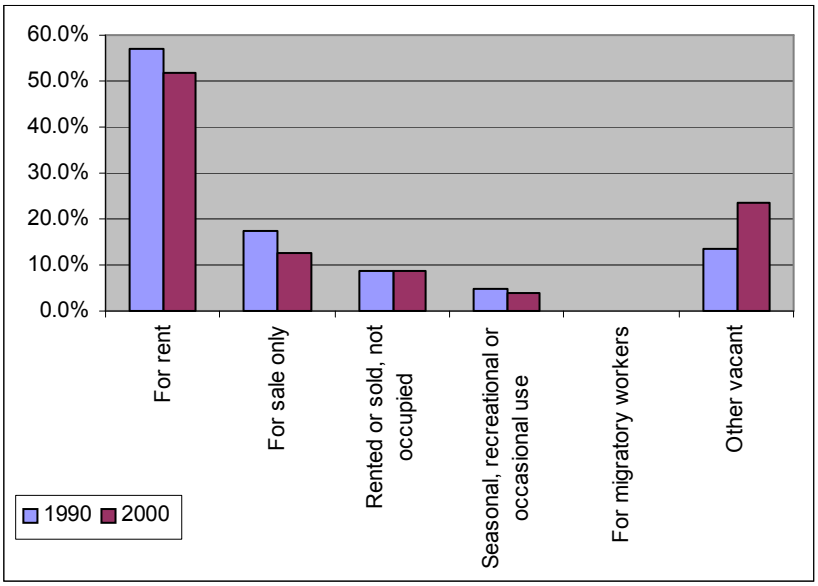
Source: U.S. Census Bureau, 1980 Census, 1990 Census, 2000 Census

Table 2-13: Reasons for Vacancy, 1990-2000

	1990		2000	
Reason	Total	%	Total	%
Total vacant units	1,823	100.0%	1,485	100.0%
For rent	1,038	56.9%	768	51.7%
For sale only	321	17.6%	187	12.6%
Rented or sold, not occupied	157	8.6%	128	8.6%
Seasonal, recreational or occasional use	59	4.7%	55	3.7%
For migratory workers	0	0.0%	1	0.1%
Other vacant	248	13.6%	346	23.3%

Source: U.S. Census Bureau 2000 Census Summary File 1

Figure 2-7: Reasons for Vacancy, 1990-2000



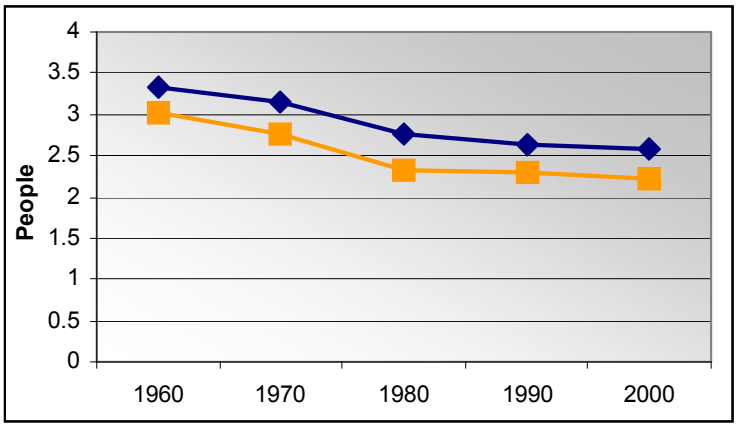
Average Household Size:

Following national trends, the City's average household size has fallen since 1960. Historically, the City's average household size has been below the national average household size by approximately .35 people.

Table 2-14/Figure 2-8: Average Household Size, 1960-2000

Year	Champaign (people)	U.S. (people)
1960	3.03	3.34
1970	2.77	3.14
1980	2.31	2.76
1990	2.29	2.63
2000	2.23	2.59

Source: U.S. Census Bureau, 2000 Census



Household Type and Relationship:

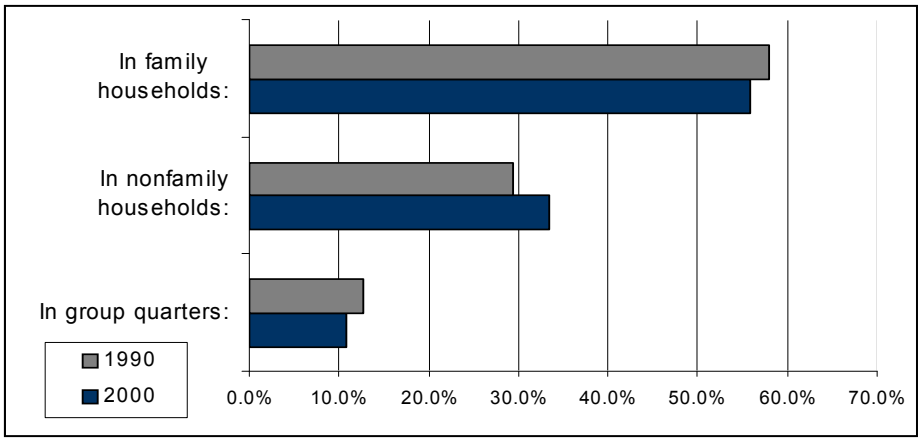
A "household" is defined by the U.S. Census Bureau as the people who live in a single housing unit as their usual residence. The U.S. Census Bureau defines a "family" as a group of two or more people who share a residence and who are related by birth, marriage or adoption. The number of family households dropped slightly from nearly 58% in 1990 to 56% in 2000. The number of persons in group quarters also fell approximately 2% in that time. The group quarters classification includes individuals who live in university dormitories, fraternity and sorority houses, nursing homes and long-term medical care facilities.

Table 2-15: Population by Household Type and Relationship, 1990-2000

Household Type	1990		2000	
	Total	%	Total	%
Total Population:	**63,502**	**100%**	**67,518**	**100%**
In family households:	*36,795*	*57.9%*	*37,747*	*55.9%*
Householder	12,033	18.9%	12,450	18.4%
Spouse	9,357	14.7%	9,313	13.8%
Child	13,023	20.5%	12,977	19.2%
Other relatives	1,021	1.6%	512	0.7%
Grandchild	578	0.9%	699	1.0%
Nonrelatives	783	1.2%	1,004	1.5%
In nonfamily households:	*18,698*	*29.4%*	*22,532*	*33.4%*
Householder living alone	8,268	13.0%	9,895	14.7%
Householder not living alone	3,872	6.1%	4,726	7.0%
Nonrelatives	783	1.2%	7,911	11.7%
In group quarters:	*8,009*	*12.6%*	*7,239*	*10.7%*
Institutionalized persons	321	0.5%	307	0.5%
Other persons in group quarters	7,688	12.1%	6,932	10.3%

Source: U.S. Census Bureau, 1990 Census, 2000 Census

Figure 2-9: Population by Household Type and Relationship, 1990-2000



Household Income:

In Champaign, median household and median family incomes are almost the same in 1989 and 1999, when calculated with inflation. The same is true for the State of Illinois income levels. Because of the university population, the median household income is well below the state median in both 1989 and 1999. Median family income is approximately $3,000 below the state levels in both years.

Table 2-16: Median Household Income in Champaign and Illinois in 1999 Dollars, 1989 and 1999

Median Income	1989 (In 1999 $)		1999	
	Champaign	Illinois	Champaign	Illinois
Median Household Income	$ 32,236	$ 45,268	$ 32,795	$ 46,590
Median Family Income	$ 51,605	$ 54,268	$ 52,628	$ 55,545

Source: U.S. Census Bureau, 1990 Census, 2000 Census Summary File 3

Table 2-17: Household Income in Champaign, 1999

Income	Total	%
Total Households:	**27,187**	**100.0%**
Less than $10,000	4,224	15.5%
$10,000 to $14,999	2,393	8.8%
$15,000 to $24,999	4,223	15.5%
$25,000 to $34,999	3,416	12.6%
$35,000 to $49,999	3,905	14.4%
$50,000 to $74,999	4,681	17.2%
$75,000 to $99,999	2,126	7.8%
$100,000 to $149,999	1,379	5.1%
$150,000 to $199,999	437	1.6%
$200,000 or more	403	1.5%
Median household income (dollars)	32,795	(X)

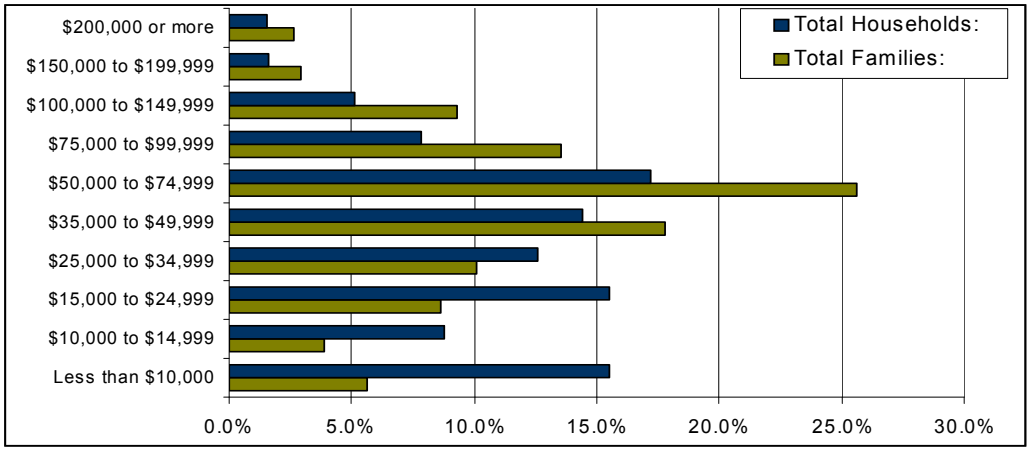
Source: U.S. Census Bureau, 2000 Census

Table 2-18: Family Income in Champaign, 1999

Income	Total	%
Total Families:	**12,639**	**100.0%**
Less than $10,000	713	5.6%
$10,000 to $14,999	491	3.9%
$15,000 to $24,999	1,092	8.6%
$25,000 to $34,999	1,279	10.1%
$35,000 to $49,999	2,254	17.8%
$50,000 to $74,999	3,237	25.6%
$75,000 to $99,999	1,710	13.5%
$100,000 to $149,999	1,174	9.3%
$150,000 to $199,999	365	2.9%
$200,000 or more	324	2.6%
Median family income (dollars)	52,628	(X)

Source: U.S. Census Bureau, 2000 Census

Figure 2-10: Household and Family Income in Champaign, 1999



House Value and Rent:

The change in median house value and rent can give an indication of the change in affordability of a location. Between 1989 and 1999, the median rent, when adjusted for inflation, remained relatively stable. During the same period, median house value increased 5%, growing from $86,692 in 1989 to $91,300 in 1999. Considerable residential construction has occurred since the 2000 Census was conducted, both in single family and multi-family rental units. Also, changes in the real estate market during that same time may influence rent and house values. The change in these values will be an important indicator for affordability following the 2010 Census.

Table 2-19: Median House Value and Rent, 1989 and 1999 in 1999 Dollars

Value	1989	In 1999 $	1999	% Change
Median Contract Rent	$345	$454	$467	2.8%
Median House Value	$65,800	$86,692	$91,300	5.0%

Source: U.S. Census Bureau, 1990 Census, 2000 Census Summary File 3

** Figures for 1990 and 2000 are reported for the previous year*

Findings and Issues to Consider

Findings:

- The 2007 population exceeds population projections from the 2002 Comprehensive Plan. This growth can be explained by the increase in homes built between 2004 and 2006. Since 1990, population growth in surrounding communities has also occurred at a faster pace in smaller communities surrounding Champaign-Urbana.

- The number of grade school aged children in established neighborhoods decreased between 2004 and 2007. In the neighborhoods surrounding Hessel Park, the number declined as much as 66 children over the three year period.

- Residents of Champaign are highly educated. The percent of residents with bachelor's and graduate or professional degrees is 40%, compared to 26% nationally.

- Following the national trend, average household size has steadily become smaller since 1960, falling from 3.03 people to 2.23 people over the 40 year period.

- The University of Illinois has added over 4,000 students to the total on-campus enrollment since 2000. These people were not accounted for in the special census. International student enrollment has increased from 10% to 13% over the same time period.

- In 2000, median household income in Champaign is well below the national median. The presence of the University of Illinois influences this figure, as full-time students typically have limited income or parental support. Median family income in Champaign is better, falling just below the national median family income, approximately $52,000 locally compared to $55,000 nationally. Family income is the total income of the members of a related or married dwelling unit.

- The City's total minority population increased from 19% in 1990 to 25% in 2000. Growth was primarily in the Asian and Black or African American categories.

Issues to Consider:

- Although the average household size is shrinking, the physical size of the City continues to grow. What implications will this have on quality of life and the City's ability to provide services?

- Smaller surrounding communities have seen population growth at a greater pace than Champaign-Urbana since 1990. How does this affect the development of the City of Champaign? What impact does this have on our transportation system as the City accommodates users from surrounding communities? Does this have an impact on local schools?

- The Baby Boomer population is moving towards retirement age. What type of development patterns do we need to accommodate an aging population?

- In established neighborhoods, the grade school population has declined. How do we ensure that established neighborhoods remain viable? How do we address shifting neighborhood populations?

- University of Illinois students are an important segment of the City's population. How can we retain these individuals after graduation?

- Consistent with national trends, Champaign is becoming more diverse. What kind of policies are needed to best promote keeping our existing and new neighborhoods diverse?

- Average rent and cost of purchasing a home has been rising. How do we keep our City an affordable place to live?

Physical Growth and Land Use

Introduction:

In 1854, the Illinois Central Railroad tracks were laid and a depot was built two miles west of Urbana near the present Amtrak station. In 1860 as the population around the depot grew, Champaign was formally incorporated as a city and was no longer 'West Urbana'. The railroad was the main source of growth for the community followed by the establishment of a State land grant university - the University of Illinois, then known as The Illinois Industrial University. Although initially established in Urbana, the Campus soon spread west to the City of Champaign as enrollment increased.

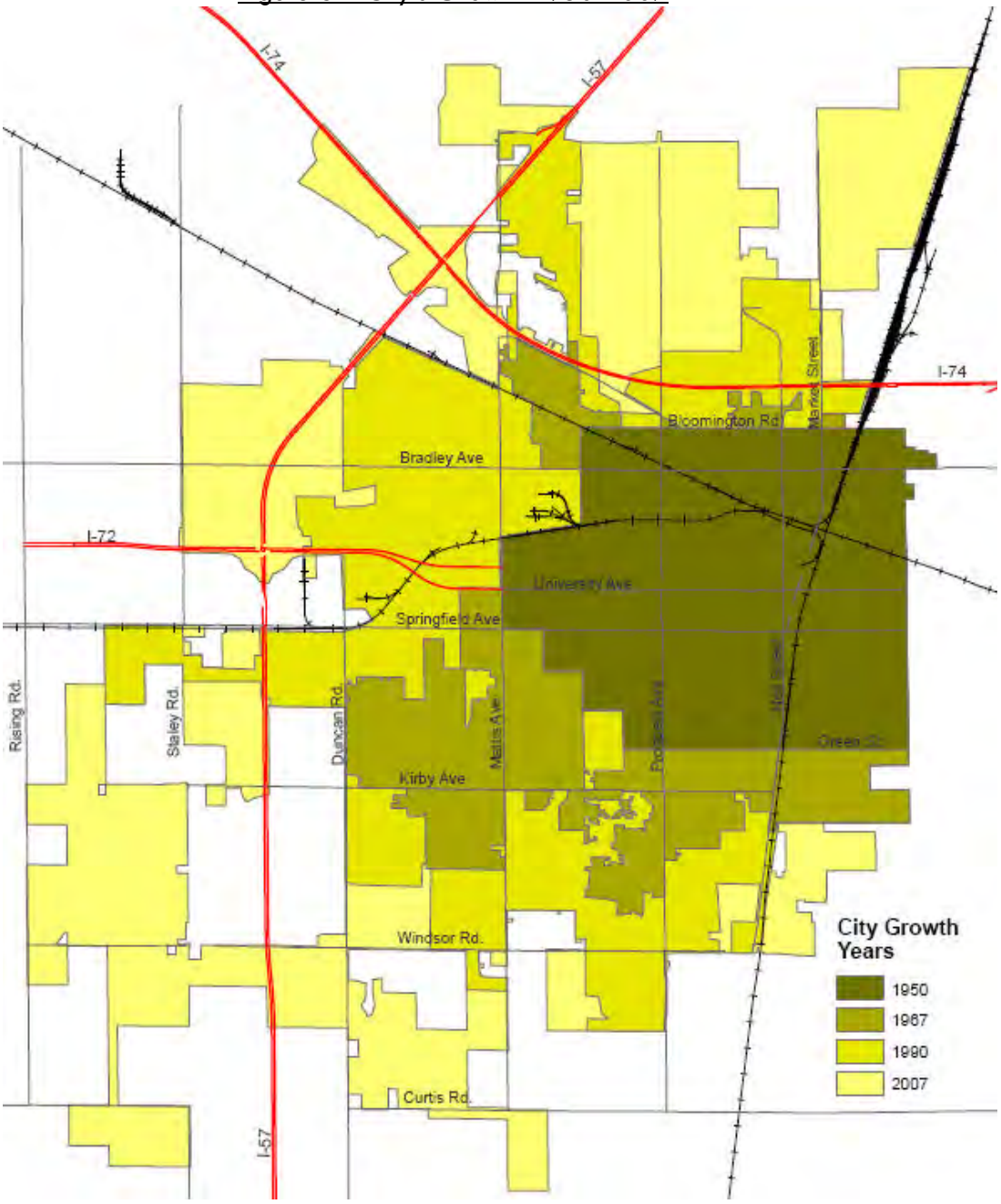
Construction of interstate highways in the 1960's and 1970's contributed to the continued growth and development in the City. Commercial development intensified in the region north of I-74 after the opening of Market Place Mall in the 1970's and the area continued to develop as a regional shopping center. The area has witnessed significant growth in residential development as well. Much of this development has been in west and southwest Champaign. Until 1996, most of the residential development occurred to the eastern side of Interstate I-57. The housing boom of the late 1990's and early 2000's led to spurt of residential growth west of the interstate. In recent years, housing construction has slowed reflecting nationwide trends following the economic downturn.

The following information summarizes the physical evolution of the City over time. Like many similar cities, Champaign has experienced growth at its perimeter as new land territory is annexed into the City. While new territory brings the opportunity for more housing, commerce etc., it also puts pressure on the City for infrastructure such as new roads, utilities and municipal services. Planning for Champaign's future requires consideration of these issues and the costs associated with extending infrastructure and services.

Growth and Density:

The City of Champaign covers 14,289 acres or 22 square miles in total land area. On average, the City has physically grown by about 10,000 acres, or 6% annually, since 1950. Due to the unique nature of the city as a twin city with Urbana on the east, Champaign's growth and expansion has been directed towards the North, West and South direction.

Figure 3.1 City's Growth 1950-2007



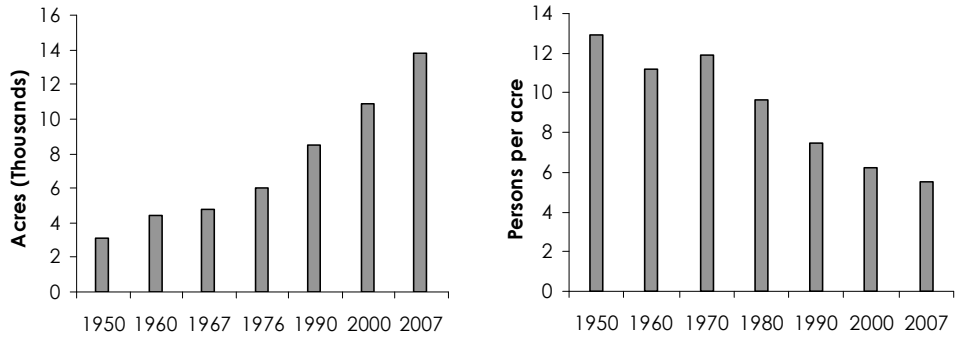
Source: City of Champaign Database and U.S. Census Bureau

Table 3.1: Physical growth of Champaign (1950-2007) and density changes

Year	Area (acres)	Rate of Growth of Area	Population	Rate of Growth of Population	Density – persons per acre (approx.)
1950	3,070.63	-	39,563	-	12.88
1960	4,440.47	44.6%	49,583	25.3%	11.17
1967	4,761.95	7.2%	56,632	14.2%	11.89
1976	6,047.65	27.0%	58,133	2.7%	9.61
1990	8,506.91	40.7%	63,502	9.2%	7.46
2000	10,880.00	27.9%	67,518	6.3%	6.21
2007	13,796.91	26.8%	75,254	11.5%	5.45

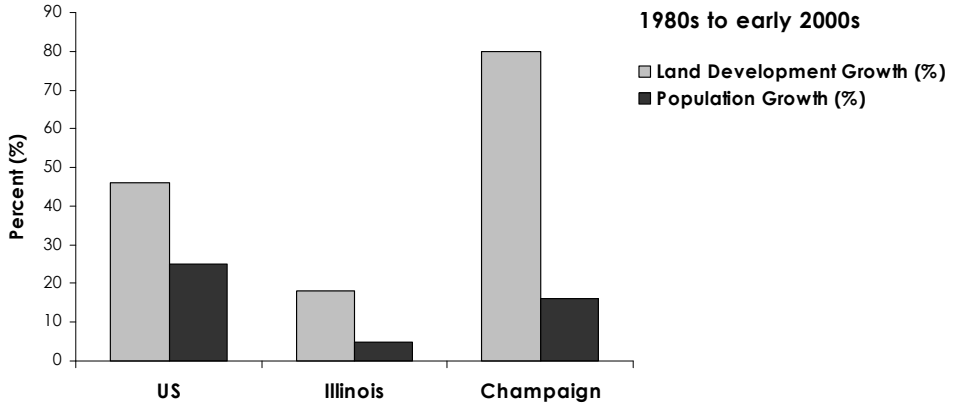
Source: City of Champaign Database, U.S. Census Bureau

Figure 3.2: Growth of the City and density changes, 1950-2007



As shown in Table 3.1, the gross population density of Champaign (defined as population per acre) has decreased over the years - from 13 people per acre in 1950 to 5.45 people per acre in 2007. This means that since 1950, the City has consumed land at a greater rate than the rate of population growth. Today, the rate of land consumption is much greater than the rate of population growth. This trend can be observed at the state and national level as well. Between 1980 and the early 2000's, developed land in the US increased by 46% while population increased by only 25%. In Illinois, developed land increased by 18% while population grew by 5 percent[1].

Figure 3.3[1]: Development History - Population vs. Land Development



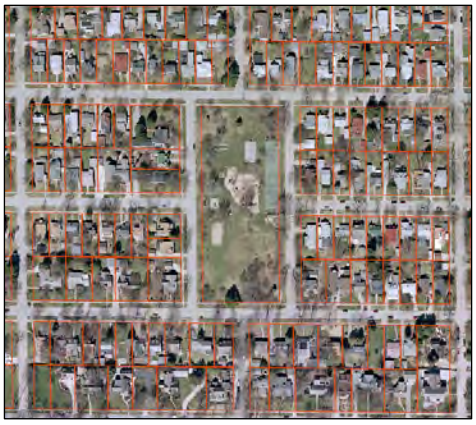
[1] From 'Low Impact Development', Presentation by Gregory P. Kacvinsky, P.E., Clark Dietz, Inc.

The trend of decreasing population density can be attributed to several factors. For example, low density non-residential development, such as the regional commercial center at North Prospect, the University of Illinois Research Park and similar developments, take up large tracts of land in the city. In addition, increasing lot sizes, low density residential development and on site drainage requirements in the form of detention basins can bring the population density down in urban areas. Figure 3.3 shows a comparison of housing density between older neighborhoods and newer subdivisions in Champaign.

The current population density for the City is however expected to increase in the next few years. This is because a large share of land annexed by the City for residential development has not yet been fully developed and occupied. Once occupied, it will absorb the population growth of the City for the next few years adding to the overall density of the City.

Figure 3.4: Comparison of old and new residential developments in Champaign, 2005

Old Neighborhood – Small lot size, grid pattern streets



New Neighborhoods – Large lot size, curvilinear pattern, detention basins

Table 3.2: Comparison with other urban areas, 2000

Urban Area	Population	Area (Acres)	Density (Pop/ acre)
Chicago	2,896,016	151,680	19.09
Champaign	67,518	10,880	6.21
Bloomington-Normal	110,194	23,168	4.76
Peoria	112,936	29,824	3.79
Decatur	81,860	29,376	3.07

Source: U.S. Census Bureau, 2000 Census

Even though the density of Champaign is much lower as compared to Chicago, it is still higher than other similar urban areas in the region. Decatur has the lowest density at 3 persons per acre of urban area and Champaign has the highest at 6.2 persons per acre.

Building Activity:

The growth of the City can also be tracked by the number of building permits issued for new development over a period of time. From 1991 to 2006 about 6,000 new residential units were constructed, approximately 50% of which were multi-family. This is mainly due to the presence of the University of Illinois which generates demand for student apartments.

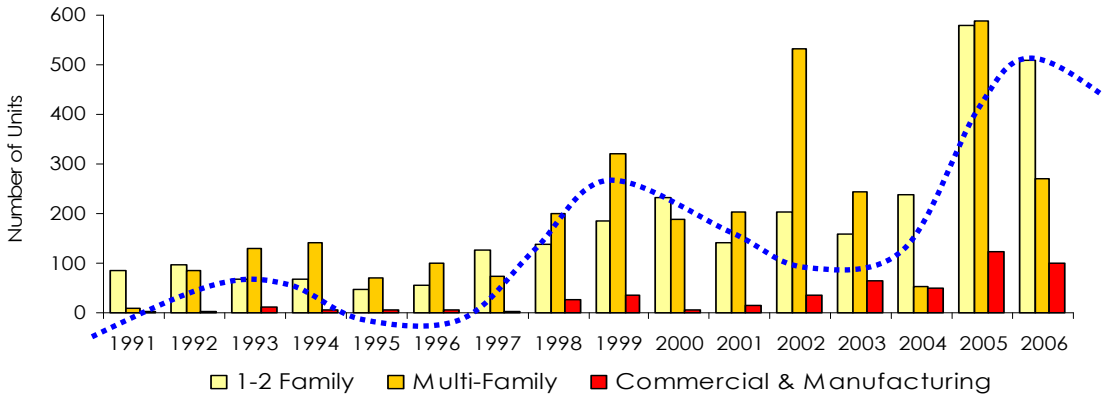
Figure 3.5 tracks the building permits issued for new units for both residential and commercial development from 1991 to 2006. Certain trends emerge from this data analysis. In commercial development, the number of permits has increased steadily over this period. In residential development a cyclic behavior can be observed for permits at 6-7 year periods. Overall peaks are observed in 1992, 1999 and 2005 and lows in 1995 and 2001 and 2007-08. Total permits issued have steadily increased overall, despite these highs and lows.

Table 3.3: Single-Family, Multi-Family and Commercial Structures Built in Champaign, 1991 to 2006

1&2 Family Structures		Multi-Family		Commercial	
New	2,780	New	721	New	491
New Units	2,933	New Units	3,211	Additions and Renovations	2,838

Source: City of Champaign permit data, Building Safety Division

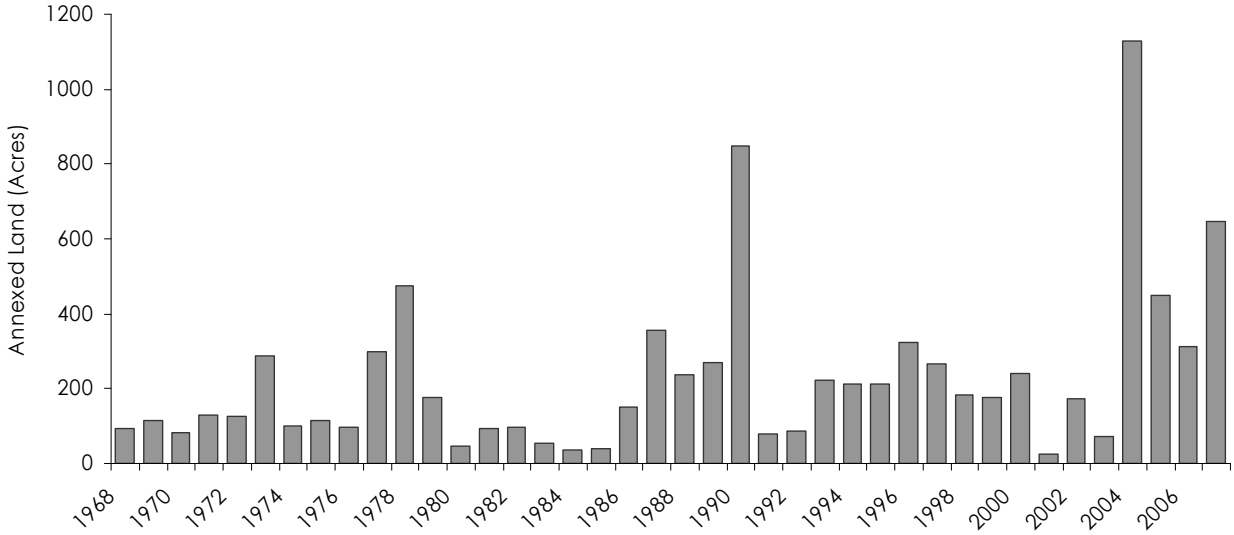
Figure 3.5: Building Permits issued by use, 1991-2006



Annexations:

A city grows in physical area by annexing land on its periphery to accommodate development. The City has annexed more than 9,200 acres of land since 1968. The following graph shows the land annexed each year from 1968 to 2008. Land annexation by the City has been growing steadily over this period – the average annual land annexation grew from 145 acres (1968 to 1978) to 275 acres (1988-1998) further to 349 acres (1998-2008).

Figure 3.6: Land annexed by the City, 1968 to 2008 (June)



Source: City of Champaign Database, Planning Department

The City annexed 3,000 acres of land from 2000 – 2007. Of this 3,000 acres, 65% was residential development, 31% was commercial development and the remaining acres were industrial. The greatest quantity of land was annexed in 2004, a total of 1,131 acres. Of this, 625 acres were annexed for multiple uses under the Stamey Farms I and Noel Tract annexation petitions. Boulder Ridge residential subdivision accounted for another 277 acres of the land annexed in 2004, with a mix of single and multi-family homes. The remaining was distributed over several smaller residential subdivisions.

The City also holds active annexation agreements totaling more than 1,300 acres. For most of these parcels, they will be annexed by the city once development is ready to proceed. Some developers choose to annex land in phases as the land is developed as happened with some of the residential subdivisions in the City. Below is a list of active annexation agreements. Figure 3.7 on page 28 shows the locations of active annexations agreements.

Table 3.4: Annexations in Champaign, 2000-2008

Year	Area (Acres)	Commercial	Single Family	Multi-family	Industrial
2000	239.78	162.97	71.43	-	5.38
2001	48.37	-	12.65	10.8	24.93
2002	7	4.75	0.4	-	1.86
2003	239.1	5.27	190.55	40.61	2.67
2004	1131.32	286.1	444.4	313.74	87.07
2005	357.14	48.58	298.7	1.18	8.67
2006	310.8	49.5	171.37	88.39	1.54
2007	648.32	368.18	176.76	103.39	-
TOTAL	**2981.83**	**925.35**	**1366.26**	**558.11**	**132.12**
	100%	**31%**	**46%**	**19%**	**4%**

Source: City of Champaign Planning Department

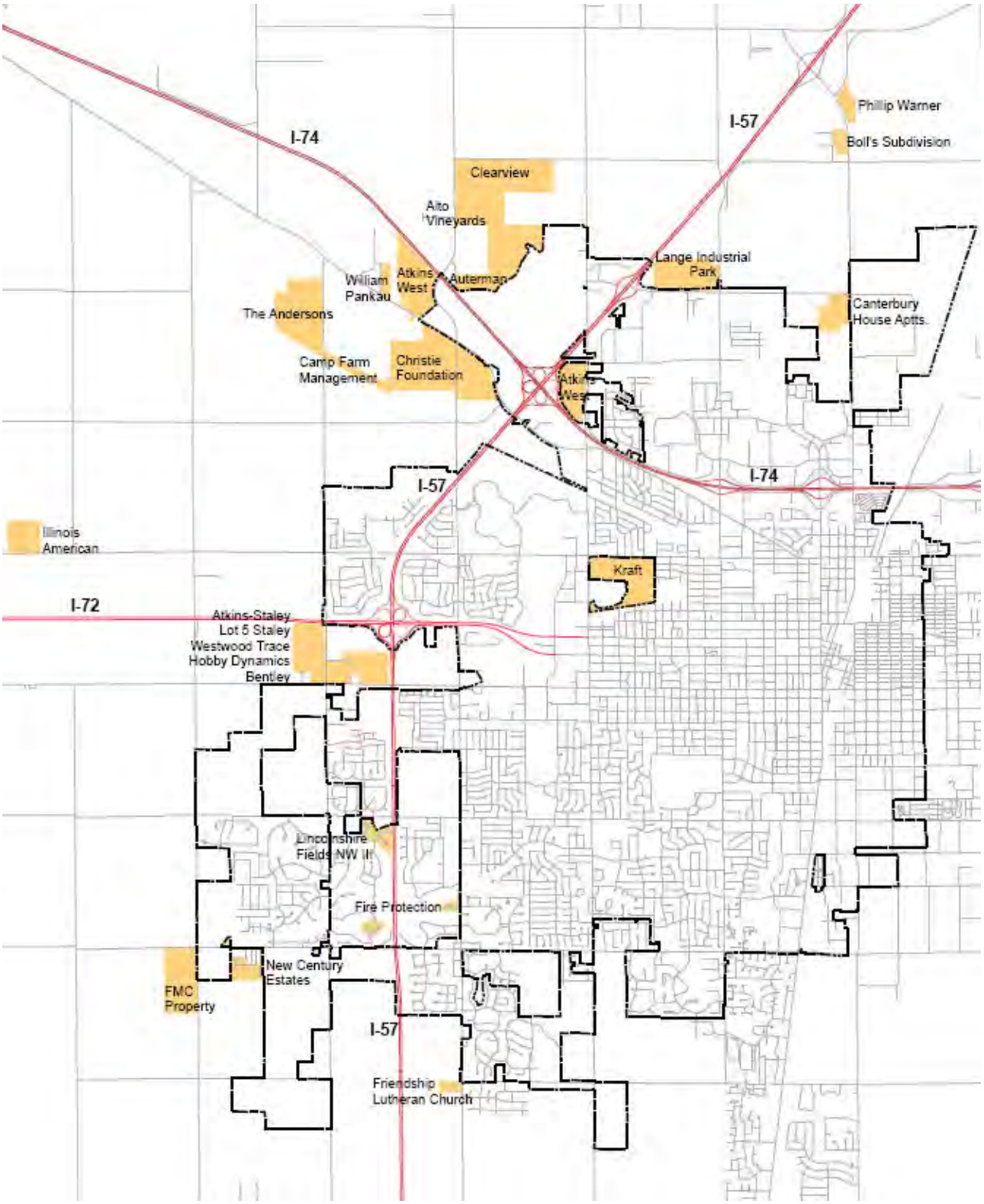
Table 3.5: Current Annexation Agreements in Champaign, 2008

Name	Council_Bill	Acres	Name	Council_Bill	Acres
Alto Vineyards	CB 2001-207	11.69	Friendship Lutheran Church	CB1997-222	10.17
Atkins West	CB 2005-192	79.05	Hobby Dynamics	CB 1991-243	7.10
Atkins West (Allen-Bradley)	CB 1995-144	48.49	Illinois American	CB 2007-192	39.42
Atkins-Staley	CB 2005-301	21.79	Kraft	CB 1987-333	88.00
Auterman	CB 2005-303	19.47	Lange Industrial Park	CB 2001-065	73.40
Bentley	CB 2007-051	5.10	Lincolnshire Fields NW III	CB 1990-149	18.92
Boll's Subdivision	CB 2008-028	11.52	Lincolnshire Townhomes	CB 1997-203	2.08
Borchers	CB 2005-301	19.76	Lot 5 Stahly Sub	CB 1994-340	12.87
Brookview Fire Protection	CB 2007-054	2.53	New Century Estates	CB 1996-269	23.31
Camp Farm Mgmt.	CB 2007-012	22.50	Phillip Warner	CB 2005-050	15.62
Canterbury House Aptts.	CB 2006-250	37.95	Royse Wagner	CB 2006-266	0.87
Champaign Highlands Fire Protection	CB 2007-055	7.20	Staley-Springfield	CB 2004-207	5.00
Christie Foundation	CB 2007-011	192.66	The Andersons	CB 2007-107	108.50
Clearview	CB 2007-008	259.78	Van Vorst	CB 2007-084	1.82
DeWitt	CB 2005-301	34.45	Westwood Trace	CB 1989-100	20.33
Fields East Fire Protection	CB 2007-056	4.35	William Pankau	CB 2004-227	11.75
FMC Property	CB 2003-196	80.49	Wisegarver	CB 1999-238	1.46

Source: City of Champaign Planning Department

While land annexed by the city brings in more revenue in property taxes, it is also a financial commitment for the City in terms of costs of maintaining roads, sewers and related infrastructure. In the case of residential annexations, population growth puts stress on the capacity of schools, parks and other facilities. A Fiscal Impact Analysis is being conducted by in conjunction with the Comprehensive Plan update to evaluate the costs and revenues associated with new development in the City to allow for a more informed decision making in the annexation and development approval process.

Figure 3.7: Current Annexation Agreements in Champaign



Source: City of Champaign Database, Planning Department

Land Use:

In 1990 the City of Champaign conducted a land use survey of the entire city. Through this study it was determined how much land was designated for different uses in the city. Findings of the study are presented in the table below. A similar study of that scale has not been conducted since, but one of the initiatives of this update is conduct a similar assessment in the future.

Table 3.6: City of Champaign Land Use by type and share, 1990

	Land Use	Area (acres)	Percent	
Residential	Single Family	2582.66	32.68%	**39.19%**
	Duplex	119.61	1.51%	
	Mobile Homes	29.83	0.38%	
	Group homes	72.12	0.91%	
	Multi-Family	292.89	3.71%	
Commercial/ Office	Offices	150.06	1.90%	**8.15%**
	Services	26.67	0.34%	
	Commercial Services	467.05	5.91%	
Industrial	Manufacturing	266.3	3.37%	**5.77%**
	Non-Manufacturing	189.61	2.40%	
Infrastructure	Utilities communication	8.89	0.11%	**12.20%**
	Public	804.97	10.19%	
	Quasi-Public	83.2	1.05%	
	Parking Lot	46.67	0.59%	
	Parking Structure	20.49	0.26%	
Recreation/ Open Space	Parks/ Recreation	470.02	5.95%	**7.10%**
	Open Space	91.27	1.15%	
Transportation	Streets/ Railroad	2181	27.60%	**27.60%**

Source: City of Champaign Planning Department

Zoning:

The City of Champaign regulates use of land to protect the health, safety and general welfare of its citizens. This land use is regulated by the zoning ordinance. In addition to land use, the zoning ordinance also regulates building codes and land development through subdivision platting and building permits. The City sets the standards and specifications for development. The current Zoning Ordinance was adopted in 1995 and is updated each year. A zoning map is prepared to show the spatial extent and boundaries of zoning districts.

For the purposes of analysis, zoning districts are grouped in 3 categories – residential, commercial and industrial. Schools and parks generally have the same zoning as the surrounding neighborhoods. In 2008, 72% of the land in the City was zoned for residential

districts, of which, 60% was designated for single-family housing. Commercial districts made up 22% of the zoned area while 6% of the area is zoned for industrial uses.

A diverse mix of land uses translates into a diverse tax base, which is important for the financial health of a community. Residential uses generate property tax, but they also generate costs in terms of services and facilities, like schools, parks etc. Commercial and industrial uses help in balancing out these costs by bringing in revenue in the form of property taxes, sales tax, food and beverage tax and other revenues. Employment is also located in these zoning districts, which is essential to the community. Zoning for different land uses should take into account these inter-relationships to ensure sufficient opportunities for different uses to thrive in the City and maintain its financial sustainability.

Table 3.7: City of Champaign Land area by Zoning, 2008

	Zoning Categories	Area (acres)	Share
Residential – Single Family	In-Town Single Family	119.76	60%
	In-Town Single and Two Family	29.38	
	In-Town Neighborhood Conservation	44.00	
	Two Family	300.54	
	Single Family	3177.51	
Residential – Multi Family	Manufactured Housing Park	8.52	12%
	In-Town Multifamily	20.80	
	Multifamily High Density/Limited Business	362.46	
	Multifamily Medium Density	58.61	
	Multifamily Low Density	272.87	
Commercial / Office	Central Business	90.82	22%
	Commercial Industrial	104.69	
	Commercial General	615.10	
	Commercial Office	75.90	
	Commercial Neighborhood	41.26	
	In-Town Mixed Use District	33.15	
	Interstate Office Park	359.62	
	Interstate Business Park	26.87	
Industrial	Heavy Industrial	93.12	6%
	Light Industrial	264.12	

Source: City of Champaign Official Zoning Map, 2008

Land Use and Zoning:

Current land uses do not exactly correspond to zoning districts. There could be several reasons for this. Typically discrepancies exist in older sections of town that were built before the zoning ordinance was put into use. Some parcels or lots in these areas may not adhere to current zoning standards and have been "grandfathered" in, or allowed in because they existed beforehand. If at any time the existing uses are demolished on these lots, the new development will have to conform to the existing zoning ordinance.

Findings and Issues to Consider

Findings:

- Over the last 60 years the municipal area of the City of Champaign has expanded at a greater rate than its population growth. From the late 1970's to 2000, land area of the City increased by 80% while population grew by only 16%. This gap is much higher than the trend observed at the state and national level.

- Physical growth of the City occurs through land annexation. The average annual land annexation grew from 145 acres (1968 to 1978) to 275 acres (1988-1998) further to 349 acres (1998-2008). Growth of urbanized land can put pressure on available resources and services provided by the City.

- As the City grew in size over the past 50 years, the gross population density of the City decreased. The population density of the City has decreased from 13 persons per acre (1950) to 5.5 persons per acre (2007). Low density urban development can lead to inefficient use of resources as population is dispersed. However, in the case of Champaign, density is expected to increase somewhat as approved subdivisions are completely built and occupied.

- Growth in residential units has been cyclic over the past decade although an overall increase can be seen, from 100 permits issued in 1991 to 1,200 in 2005. Permits for multi-family units increased dramatically in 2002 and 2005 owing to development of large scale multi-family residential projects in the City. Total building permits have declined since 2005, reflecting the nationwide decline in new housing construction in recent years.

- Under the current zoning for the City, 60% of land is zoned for single family housing, 12% is zoned for multi-family housing, 22% is zoned for commercial and office use and 6% is zoned for industrial use. A diverse mix of land uses balances costs generated by one use with revenues generated by others, contributing to the financial health of the community.

Issues to Consider:

- What are the implications of our expanding urban area and declining population density? With increasing fuel costs, how can we plan for a more efficient and affordable development pattern for the population?

- As shown in the report, there are communities that are much more dense and those that are less dense than Champaign. What model will the City of Champaign aspire to? Where, in the future, do we see ourselves in this spectrum and how do we propose to get there?

- Currently 1,300 acres of land around Champaign is under various annexation agreements with the City. A large share of this area has been approved for residential development for which the construction has not yet begun. Current annexation agreements are valid for

20 years. Should we continue to approve new developments if these are still available to construction? What happens if these developments are not constructed?

- How can we use trends from the past to better predict housing need and demand for the future?

- Diverse zoning is an important aspect for the financial feasibility of an urban unit. But how do we get there? Land has to be allocated for each use in our future land use map. How much land should be zoned for each use to balance of the cost s and revenues of each category?

Economic Development

Introduction:

The City of Champaign has a stable economy. Residents of the City work primarily in the 'Education, Health and Social Services' industrial sector. The University of Illinois is the area's largest employer, but other major employers include Carle Clinic & Carle Foundation Hospital, Champaign Unit 4 School District and Kraft Foods.

Champaign shares boundaries with Urbana and Savoy. It is common for residents to travel to nearby communities for work. Residents of other communities regularly commute into Champaign to work as well. Champaign County has a net gain of over 9,000 workers, or 14% of the workforce, who commute in from outside the County. Over the last ten years, the unemployment rate for Champaign has been lower than state and national rates.

Infill development and reinvestment in Campustown and Downtown has brought renewed interest in these areas as destinations for all residents to enjoy. The City has developed programs to promote development, reinvestment and infill development in established areas. These programs have helped facilitate private reinvestment dollars and job creation that have city-wide benefits.

Commercial and residential development in the City has been very strong in recent years, but has slowed since 2006 due to national market conditions. In 2007, the total value of building permits reached the highest point in Champaign history, although total building permits were down significantly. It is likely that this occurred because of high value projects like M2, 309 E. Green and Burnham 310 projects. Notably, each of these projects is a high-density infill project in the core of the City.

Major Employers in Champaign County:

The largest employers in Champaign County are comprised of a mix of education, health care, manufacturing and government sectors. Excluding manufacturing, these sectors are known for their stability and growth over time. Of the top 25 employers, six are publicly funded, including the University of Illinois, Champaign Unit #4 Schools, Parkland College, Champaign County, Urbana Unit #116 Schools and the City of Champaign. Over 15,000 workers are employed by the top 25 major employers. The Bureau of Labor Statistics reports that there were 103,369 workers in Champaign County in 2006, meaning that the top 25 employers employ only15% of the County labor force.

Table 4-1: Major Employers in Champaign County, 2006

	Employer	Location	Employees
1	**University of Illinois at Urbana-Champaign**	**Urbana-Champaign**	**10,900**
2	Carle Clinic Association	Urbana	2,919
3	Carle Foundation Hospital	Urbana	2,750
4	**Champaign Unit #4 School District**	**Champaign**	**1,305**
5	**Kraft Foods, Inc.**	**Champaign**	**1,300**
6	**Parkland College**	**Champaign**	**1,200**
7	Provena Covenant Medical Center	Urbana	1,200
8	Wal-Mart - Champaign, Rantoul, Savoy, Urbana	Multiple	1,050
9	**Kirby Foods, Inc.**	**Champaign**	**950**
10	Champaign County	Urbana	887
11	**Christie Clinic Association**	**Champaign**	**800**
12	Urbana School District #116	Urbana	730
13	**Hobbico**	**Champaign**	**700**
14	Jeld-Wen	Rantoul	675
15	**Plastipak**	**Champaign**	**600**
16	**Devonshire Group, LLC**	**Champaign**	**590**
17	**Meijer**	**Champaign**	**584**
18	**Herff-Jones**	**Champaign**	**550**
19	**Amdocs**	**Champaign**	**550**
20	Supervalu-Distributing	Urbana	525
21	Bartlett Management Services, Inc.	Savoy	500
22	**City of Champaign**	**Champaign**	**500**
23	Tri Star Marketing	Urbana	500
24	Guardian West	Urbana	460
25	Bell Sports	Rantoul	450

Employers located in Champaign are shown in bold

Source: Champaign County Economic Development Corporation

In recent years, the healthcare industry has expanded their facilities in the area, adding clinics at scattered sites throughout Champaign and Urbana. The following table compares employment totals at Carle Clinic (which includes Health Alliance Medical Plans), Carle Foundation Hospital, Provena Covenant Medical Center and Christie Clinic between 2000 and 2008. Since 2000, there has been an increase of 591 jobs.

In looking at these totals, it appears that physical expansion does not necessarily lead to job creation. Since 2000, Carle Foundation Hospital has added 650 new jobs. Conversely, Carle Clinic and Provena have remained the same and Christie Clinic has lost 40 jobs over the eight year period.

Table 4-2: Employment Change in the Local Healthcare Industry, 2000-2008

Employer	Location	Employees	
		2000	2006
Carle Clinic Association (incl. Health Alliance Medical Plans)	Urbana	2,918	2,919
Carle Foundation Hospital	Urbana	2,100	2,750
Provena Covenant Medical Center	Urbana	1,200	1,200
Christie Clinic Association	Champaign	800	740
Total:		**7,018**	**7,609**

Source: Champaign County Economic Development Corporation

Characteristics of the Labor Force:

The Census Bureau defines the labor force as the population 16 years of age or over. Of Champaign residents 16 years of age and over, 66% percent of them were in the labor force in 2000. When compared to the nation, Champaign has a slightly higher portion of the population in the labor force. Nationally, nearly 64% of the population 16 years and over is in the labor force.

Table 4-3: Characteristics of the Labor Force for City of Champaign Residents, 2000

Description	Number	%
Total Population	67,518	100%
Population 16 years and over in labor force, as compared to Total Population	37,827	56.0%
Population 16 years and over	57,103	100%
Population 16 years and over In labor force	37,827	66.2%
Population 16 years and over not in labor force	19,276	33.8%
Civilian labor force	37,731	66.1%
Employed	35,034	61.4%
Unemployed	2,697	4.7%
Armed Forces	96	0.2%

Source: U. S. Census Bureau, 2000 Census Summary File 3

Employment by Occupation and Industry:

Occupations are defined by the U.S. Census Bureau as the kind of work the employee does while working at their job. The residents of the City of Champaign are primarily employed in management, professional and related occupations, with over 45% of the working population in this category. The remainder of the working population is primarily in sales and office occupations (25%) or service occupations (16%).

Table 4-4: Employment by Occupation for Champaign Residents, 2000

Occupation	Number	Percent
Employed civilian population 16 years and over	35,034	100.0%
Management, professional, and related occupations	15,811	45.1
Sales and office occupations	8,991	25.7
Service occupations	5,701	16.3
Production, transportation, and material moving occupations	3,040	8.7
Construction, extraction, and maintenance occupations	1,394	4.0
Farming, fishing, and forestry occupations	97	0.3

Source: U.S. Census Bureau, 2000 Census

The U.S. Census Bureau defines Industry as the kind of business conducted by the employer. Many residents of Champaign work in the educational, health and social service industry, with 35% of the working population in this sector.

Table 4-5: Employment by Industry for Champaign Residents, 2000

Industry	Number	Percent
Educational, health and social services	12,503	35.7
Arts, entertainment, recreation, accommodation and food services	4,443	12.7
Retail trade	3,990	11.4
Professional, scientific, management, administrative, and waste management services	3,282	9.4
Manufacturing	2,583	7.4
Finance, insurance, real estate, and rental and leasing	1,603	4.6
Information	1,326	3.8
Other services (except public administration)	1,342	3.8
Public administration	1,138	3.2
Transportation and warehousing, and utilities	1,031	2.9
Construction	827	2.4
Wholesale trade	775	2.2
Agriculture, forestry, fishing and hunting, and mining	191	0.5

Source: U.S. Census Bureau. 2000 Census

Unemployment Rate:

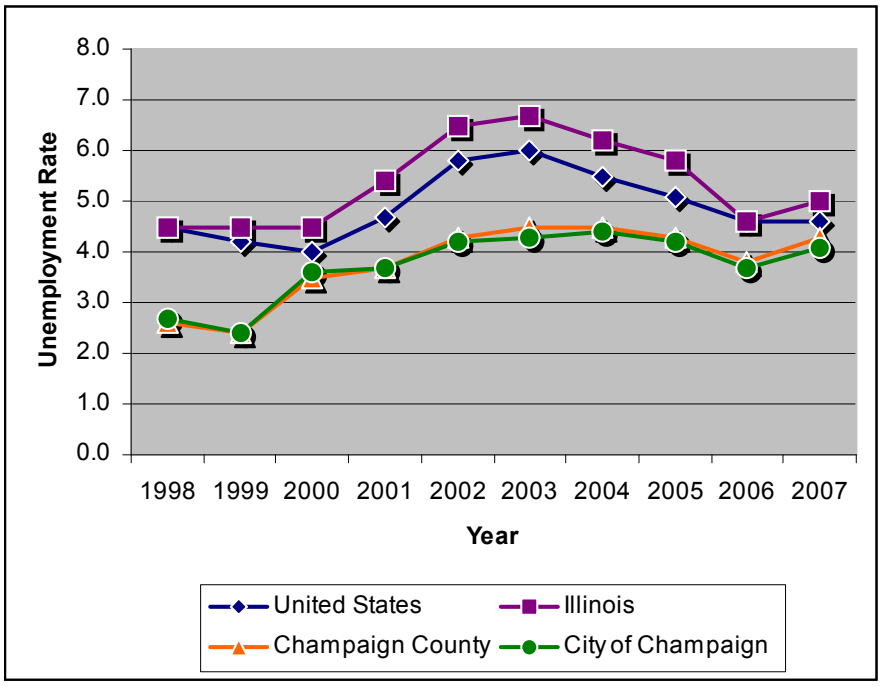
In recent years, the unemployment rate in Champaign has been lower than the unemployment rate of the state and nation. A low unemployment rate means that there are job opportunities here. When looking at journey to work data, below, the unemployment rate is important because it shows that there are a greater number of jobs than workers, resulting in a net gain of workers.

Table 4-6: Unemployment Rate, 1997-2007

Year	Unemployment Rate			
	City of Champaign	Champaign County	Illinois	United States
1998	2.7	2.6	4.5	4.5
1999	2.4	2.4	4.5	4.2
2000	3.6	3.5	4.5	4.0
2001	3.7	3.7	5.4	4.7
2002	4.2	4.3	6.5	5.8
2003	4.3	4.5	6.7	6.0
2004	4.4	4.5	6.2	5.5
2005	4.2	4.3	5.8	5.1
2006	3.7	3.8	4.6	4.6
2007	4.1	4.3	5.0	4.6

Source: U.S. Bureau of Labor Statistics

Figure 4-1: Unemployment Rate 1997-2007



Journey to Work:

Analyzing journey-to-work information can provide information about the ability to be a self-sustaining community. Looking at the change in total workers versus resident workers since 1960, it is apparent that the employment situation has improved. In 1970, over 1,700 residents left the county to work. In 2000, out-of-county commuters comprised 14% of the workforce, or 9,300 people. This indicates that Champaign County is very much a self-sustaining community.

Table 4-7: Net Loss/Gain of Champaign County Workers, 1960-2000

	1960	1970	1980	1990	2000
Resident Workers	51,994	70,298	83,127	89,190	91,368
Total Workers	51,562	68,537	84,766	97,065	100,737
Net Loss/Gain	-432	-1,761	1,639	7,875	9,369

Source: U.S. Department of Commerce, Bureau of Economic Analysis

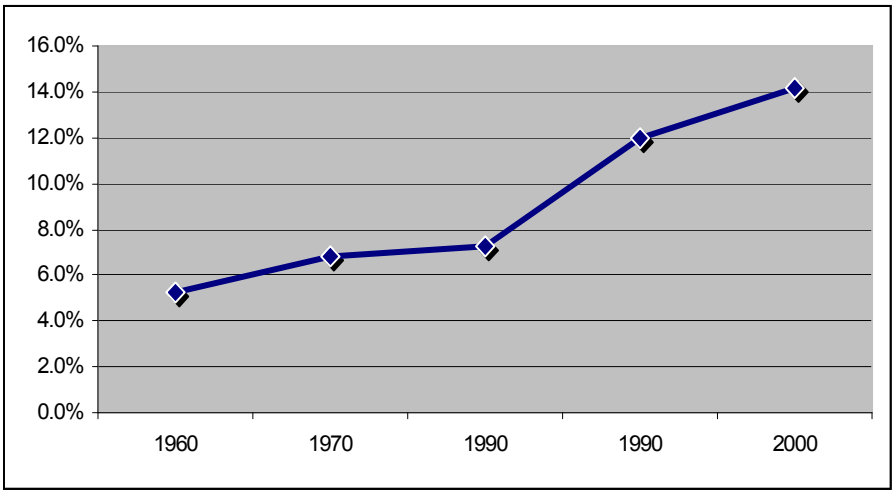
Over the past 40 years, Champaign County's workforce has increasingly been commuting into Champaign County from outside counties. In1960, commuters counted for only 5% of the total workforce. In 2000, commuters counted for14% of the workforce.

Table 4-8: Workforce Commuting from Out-of-County, 1960-2000

	1960	1970	1990	1990	2000
Total workers in Champaign County	51,562	68,537	84,766	97,065	100,737
Total residents of Champaign County who work	51,994	70,298	83,127	89,190	91,368
Total residents of Champaign County who work in Champaign County	48,844	63,876	78,594	85,413	86,425
Percent of workers commuting from out-of-county to Champaign County	5.3%	6.8%	7.3%	12.0%	14.2%

Source: U.S. Department of Commerce, Bureau of Economic Analysis

Figure 4-2: Percent of Workforce Commuting from Out-of-County, 1960-2000

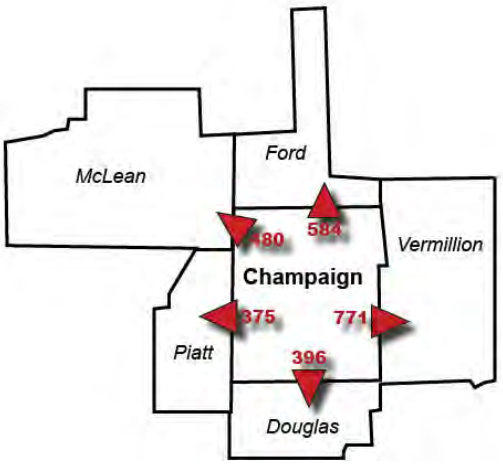


Where Do Workers Go or Come From:

The majority of residents who leave the county to work are traveling to counties in the State of Illinois. Surrounding counties, including Vermilion County (Danville), Ford County (Paxton) and McLean County (Bloomington-Normal), receive 2,606 workers from Champaign County.

Table 4-9: Champaign County Workers and Place of Work, 2000

Residence	Place of Work	# Workers
Surrounding Counties		
Champaign County	Champaign Co. IL	86,425
Champaign County	Vermilion Co. IL	771
Champaign County	Ford Co. IL	584
Champaign County	McLean Co. IL	480
Champaign County	Douglas Co. IL	396
Champaign County	Piatt Co. IL	375
Other Counties		
Champaign County	Cook Co. IL	401
Champaign County	Macon Co. IL	285
Champaign County	DuPage Co. IL	167
Champaign County	Coles Co. IL	164
Champaign County	De Witt Co. IL	145
Champaign County	Sangamon Co. IL	100

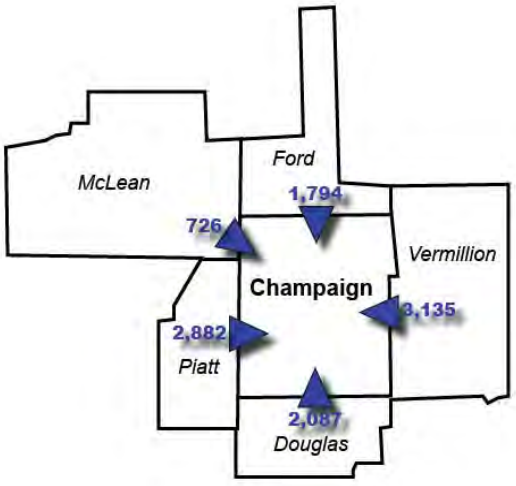


The same holds true for individuals traveling to Champaign County to work, although all report a residence within the United States. The majority of workers travel to Champaign County from nearby counties, primarily Vermillion County, Piatt County (Monticello) and Douglas County (Tuscola).

Table 4-10: Workers Who Travel to Champaign County and Residence, 2000

Residence	Place of Work	# Workers
Surrounding Counties		
Champaign Co. IL	Champaign County	86,425
Vermillion Co. IL	Champaign County	3,135
Piatt Co. IL	Champaign County	2,882
Douglas Co. IL	Champaign County	2,087
Ford Co. IL	Champaign County	1,794
McLean Co. IL	Champaign County	726
Other Counties		
De Witt Co. IL	Champaign County	568
Iroquois Co. IL	Champaign County	540
Macon Co. IL	Champaign County	410
Coles Co. IL	Champaign County	314
Cook Co. IL	Champaign County	144
Edgar Co. IL	Champaign County	124

Source: U.S Dept. of Commerce, Bureau of Economic Analysis



Commuting:

Most workers travel to work alone in a private vehicle, although 30% of workers carpool, use public transportation, or walk to work. This exceeds the national level, which is just under 20%. Also, residents who ride their bicycle to work are filed under the 'other means' category, which includes motorcycles and miscellaneous forms of transportation. This category is also higher for Champaign as compared to the nation. The mean or average commute time for Champaign residents was just under 15 minutes in 2000, while the national average commute time was above 25 minutes.

Although Champaign is better than the national comparison for sustainable commuting, the numbers have begun to shift since 1990. In Champaign, the number of residents commuting to work alone in a private vehicle increased by 2% between 1990 and 2000. Over the same period, the number of people who walked to work decreased by 3%.

Table 4-11: Commute to Work Characteristics
for City of Champaign Residents and Nation, 1990 and 2000

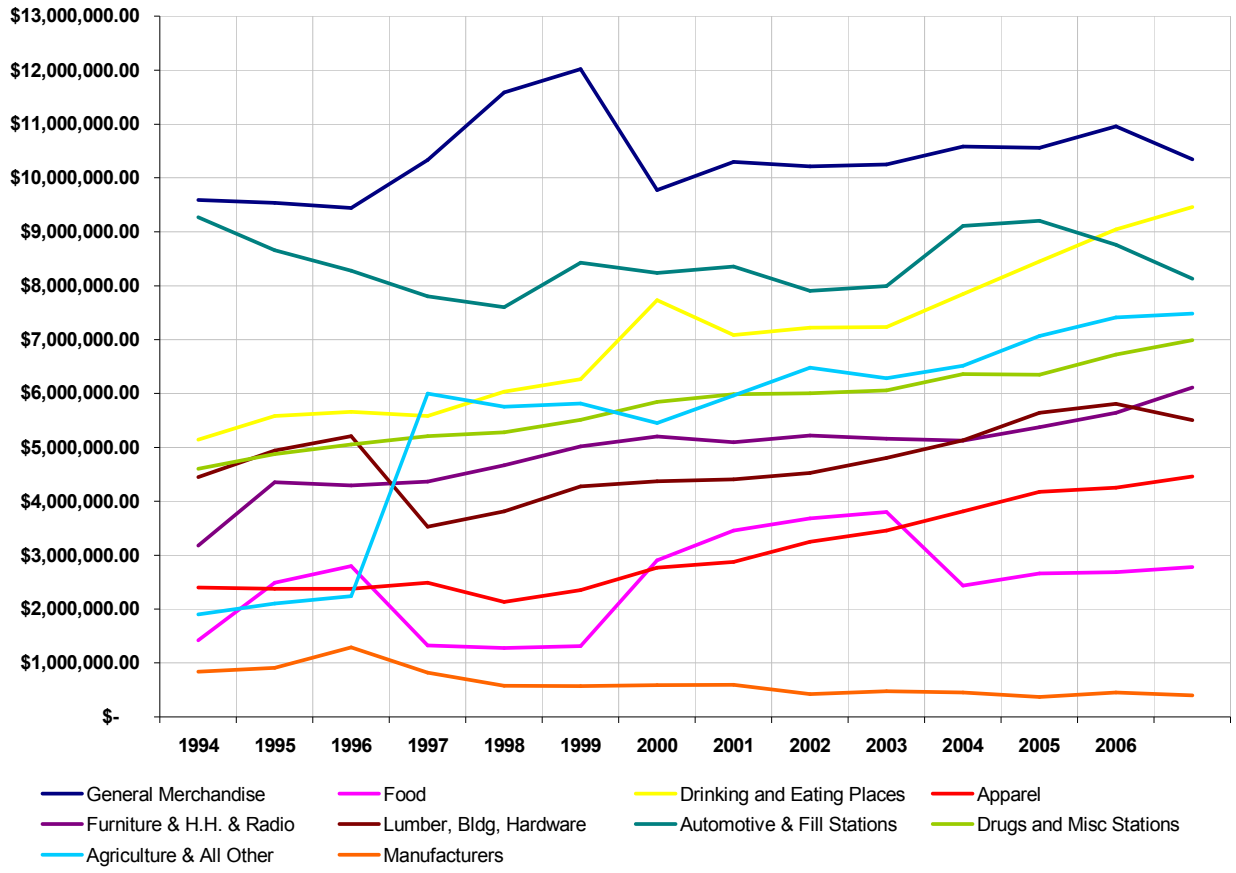
Commuting to Work	Champaign 1990		Champaign 2000		U. S. 2000
	Number	%	Number	%	%
Workers 16 years and over	31,972	100.0%	34,283	100.0%	100.0%
Car, truck, or van -- drove alone	19970	62.5%	22,104	64.5%	75.7%
Car, truck, or van -- carpooled	3270	10.2%	3,717	10.8%	12.2%
Public transportation (including taxicab)	1998	6.2%	2,129	6.2%	4.7%
Walked	4855	15.2%	4,216	12.3%	2.9%
Other means	874	2.7%	957	2.8%	1.2%
Worked at home	1005	3.1%	1,160	3.4%	3.3%
Mean travel time to work (minutes)	unknown		14.6 min.		25.5 min.

Source: U.S. Census Bureau, 2000 Census Summary File 3

Sales Tax Revenue:

Sales tax is one of the most important revenue sources for the City. The following chart shows the change in the City's sales tax revenue over time. Automotive and Fill Stations, which includes car dealerships, has declined since 2005. Food and General Merchandise have an irregular pattern. The Food classification does not include food and beverage items served at a restaurant, it applies to grocery items.

Figure 4-3: Sales Tax Revenue for the City of Champaign, 1994-2006



Source: Illinois Department of Revenue

Hotel/Motel Tax:

Hotel and Motel Taxes are generated when a person stays in a hotel or motel. Locally, hotel/motel nights are taxed at 5%. A portion of the tax revenue generated by this tax funds the Champaign County Convention and Visitors Bureau (CCCVB). The CCCVB markets Champaign County to overnight guests. Studies show that overnight guests also purchase food, entertainment, retail items and fuel during their stay, supporting local businesses.

The CCCVB reports that there are currently 1,742 hotel rooms in Champaign, an increase of 194 rooms since 2006. Of all hotel properties in the County, the last five new hotels were built in Champaign. The I-Hotel and Convention Center will open in 2008, adding 170 hotel rooms to the City's inventory. Two additional hotels are under construction that will bring an additional 150 rooms. Currently, hotels in Champaign County are sold out 23 weekends out of the year or 44% of weekends. The CCCVB reports that this is due to a combination of University of Illinois events and games, a variety of conferences and family travel.

Table 4-12/Figure 4-4: Hotel/Motel Tax in Champaign, Fiscal Year 1988/1989 – Fiscal Year 2007/2008 in 2007 Dollars

Year	Total - 2007 $
FY 88/89	$ 980,482
FY 89/90	$ 1,025,782
FY 90/91	$ 1,015,262
FY 91/92	$ 1,022,097
FY 92/93	$ 1,002,599
FY 93/94	$ 1,030,934
FY 94/95	$ 1,101,907
FY 95/96	$ 1,025,813
FY 96/97	$ 1,014,616
FY 97/98	$ 1,019,832
FY 98/99	$ 1,124,006
FY 99/00	$ 1,163,040
FY 00/01	$ 1,101,582
FY 01/02	$ 1,028,065
FY 02/03	$ 1,076,360
FY 03/04	$ 1,089,476
FY 04/05	$ 1,165,875
FY 05/06	$ 1,140,201
Y 06/07	$ 1,190,746
FY 07/08	$ 1,442,830

Source: City of Champaign Finance Department

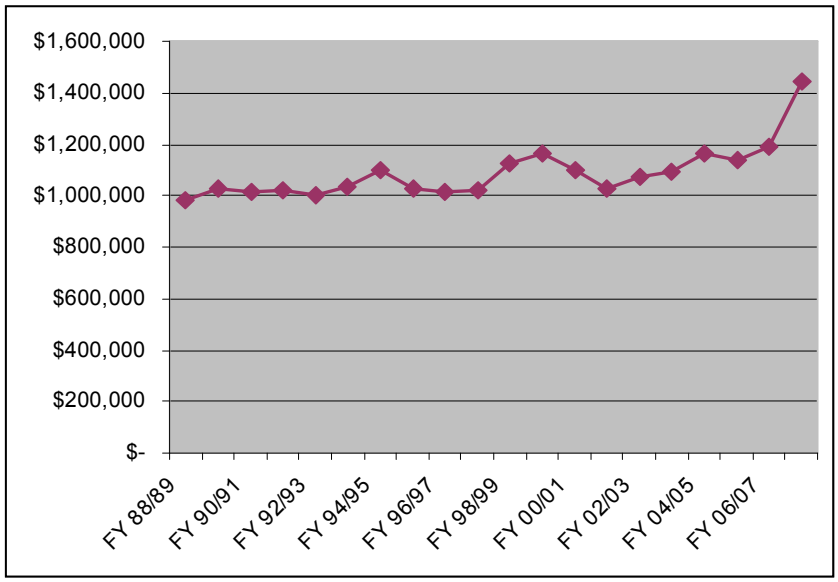


Table 4-13: Hotel/Motel Rooms in Champaign 2004-2009

Year	# Properties	# Rooms
FY 04/05	15	1,548
FY 05/06	15	1,548
FY 06/07	15	1,548
FY 07/08*	16	1,520
FY 08/09	18	1,742

* The decrease in 07/08 reflects the closure of the Chancellor Hotel

** An additional 150 rooms will be added in FY 09/10 with the addition of the Value Inn and Candlewood Extended Stay hotels

Source: Champaign County Convention and Visitors Bureau

Food and Beverage Tax:

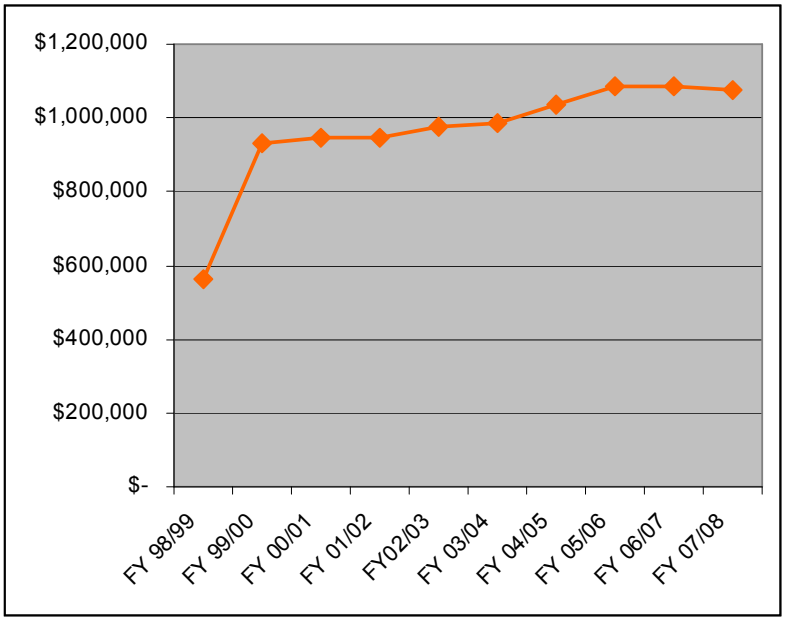
Food and Beverage Taxes are assessed on prepared food and beverages sold in restaurants. This tax does not affect food and beverages sold in grocery stores. These tax resources are currently funding infrastructure improvements in Campustown, but are discretionary funds. Food and beverage items are taxed at a rate of 0.05%.

Table 4-14: Champaign Food and Beverage Tax,
Fiscal Year 1998/1999 – Fiscal Year 2007/2008 in 2007 Dollars

Year	Total - 2007 $
FY 98/99	$ 564,489
FY 99/00	$ 930,592
FY 00/01	$ 945,013
FY 01/02	$ 946,157
FY02/03	$ 978,379
FY 03/04	$ 984,375
FY 04/05	$ 1,034,792
FY 05/06	$ 1,083,366
FY 06/07	$ 1,084,240
FY 07/08	$ 1,075,093

Source: City of Champaign Finance Department

Figure 4-5: Champaign Food and Beverage Tax,
Fiscal Year 1998/1999 – Fiscal Year 2007/2008 in 2007 Dollars



Building Permits:

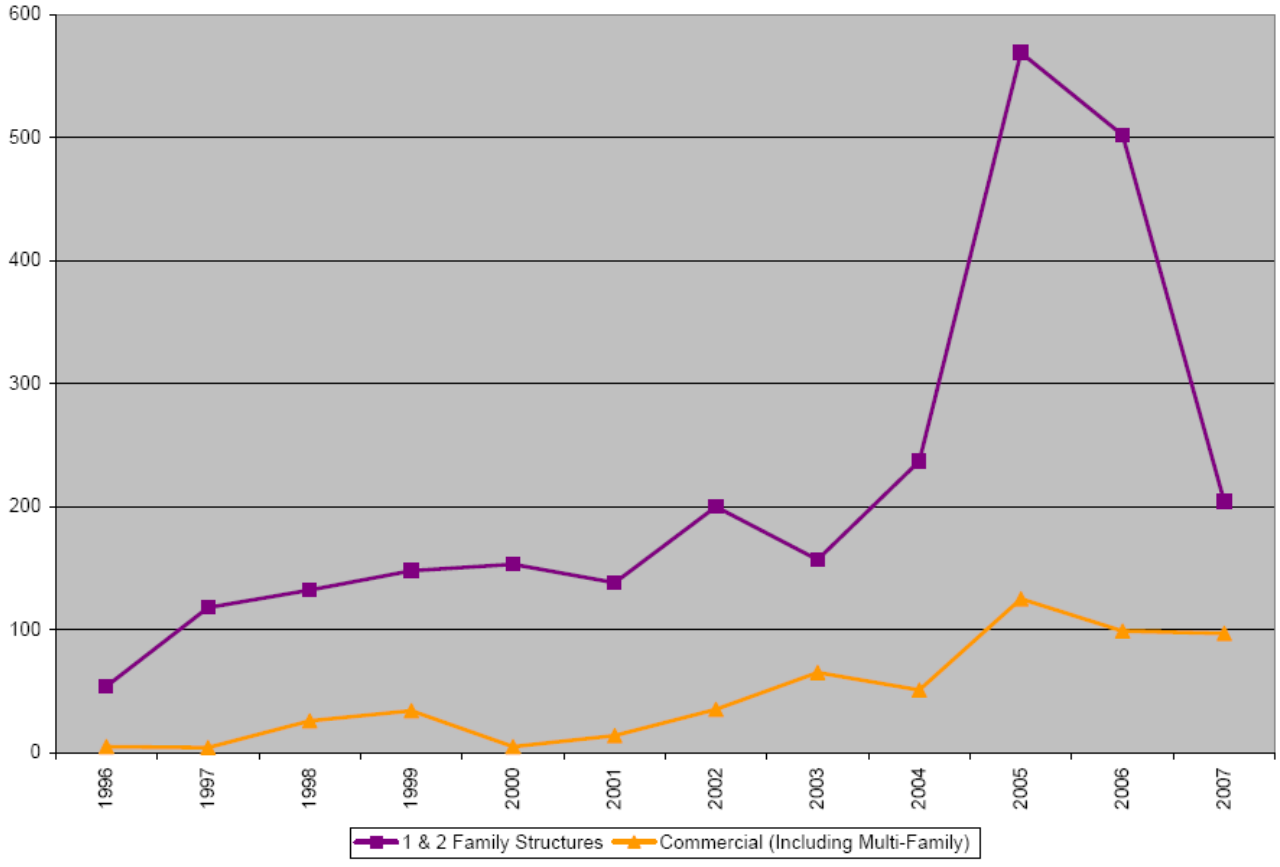
The number of building permits in the City of Champaign has seen a steady increase since 1996. The number of new single-family residential and commercial/multi-family construction permits increased rapidly between 2004 and 2006. In 2007, that number declined sharply for residential construction. New single family building permits grew from 237 in 2004 to 569 in 2005. They have since fallen to 204 permits in 2007.

Table 4-15: Number of Building Permits for New Construction, 1996-2006

New Construction	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
1 & 2 Family Structures	54	118	132	148	153	138	200	157	237	569	502	204
Commercial (Including Multi-Family)	5	4	26	34	5	14	35	65	51	125	99	97

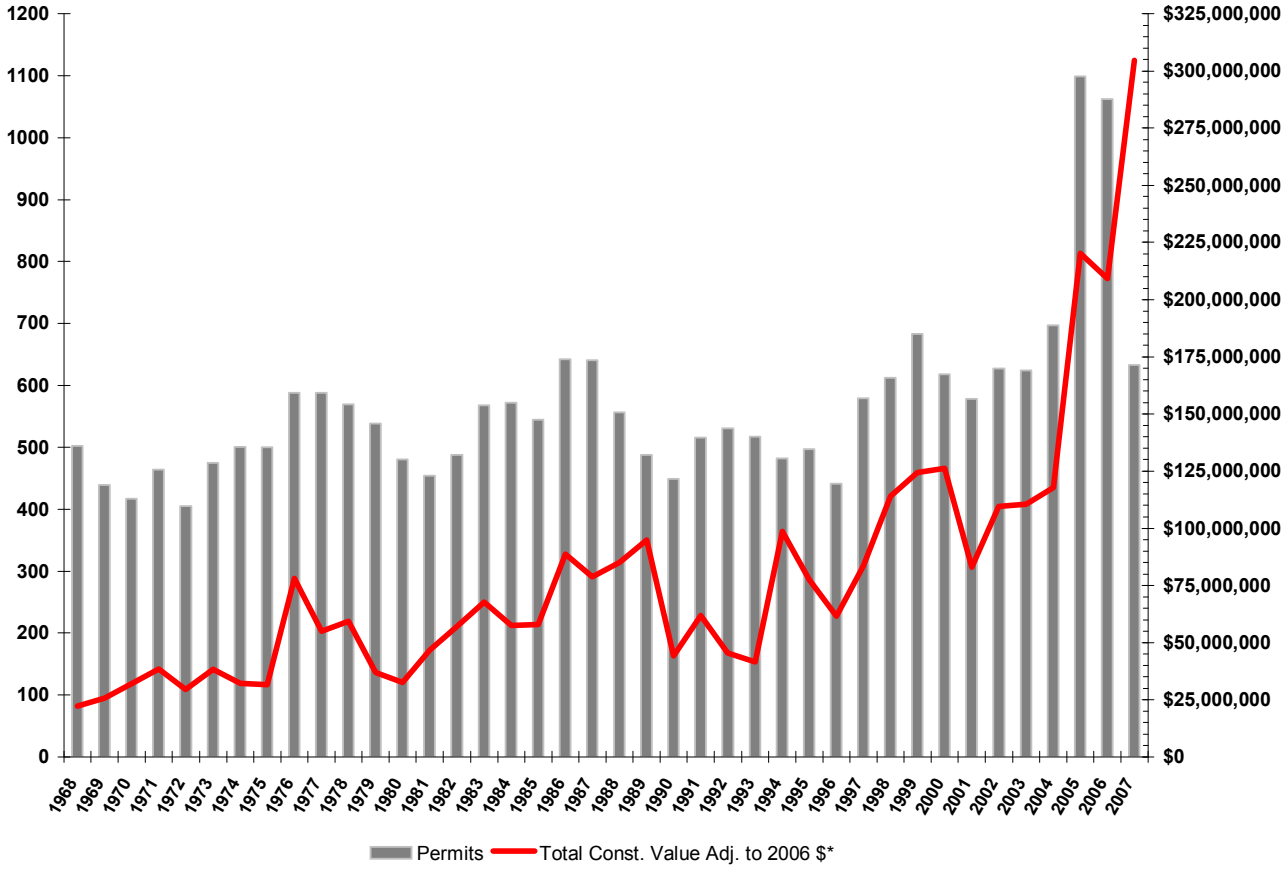
Source: City of Champaign Building Safety Department

Figure 4-6: Number of Building Permits for New Structures, 1996-2006



Comparing the number of building permits for new single family and commercial/multi-family buildings to the total value of construction yields an interesting result. Although the number of permits for new construction in 2005 was double the number of permits in 2007, the total construction *value* is more than $75,000 higher in 2007. The increased value could be explained by the construction of high density multi-family buildings like M2, 309 E. Green Street and Burnham 310 starting construction in 2007. The value of commercial/multi-family construction is typically higher per structure than the value of single-family construction.

Figure 4-7: Total Construction Value in Champaign in 2006 Dollars, 1968-2007



Source: City of Champaign, Building Safety Division

Equalized Assessed Value:

Property tax is the other major source of revenue for the City. A property's Equalized Assessed Value is what is used to determine property tax. The assessed value of a property is 33% of the market value of that property. Market value is the value of the land plus the value of improvements to the land, such as a structure or landscaping. Real estate is assessed annually by the City of Champaign Township Assessor. The Equalized Assessed Value (EAV) is determined by multiplying the assessed value by a multiplier set by the Champaign County Board of Review. In 2006, the multiplier was 1.050.

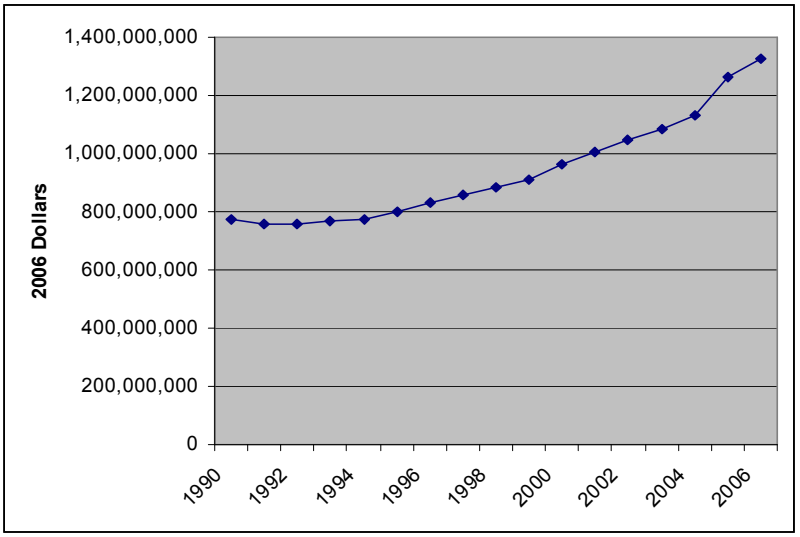
The total Equalized Assessed Value for the City has increased since 1990. The City's 2006 tax rate was 1.26, which is the lowest tax rate the City has had since 1988. The City's total EAV steadily increased between 1990 and 1999. In 2005, the total EAV increased substantially, an 11.7% increase overall. This correlates to the increase in the number of residential building permits issued in 2004 and 2005.

Table 4-16: EAV for Champaign, 1990-2006 in 2006 Dollars

Year	Total EAV (2006 $)	% Change
1990	772,519,772	..
1991	759,254,219	-1.7%
1992	757,135,181	-0.3%
1993	766,360,846	1.2%
1994	774,448,229	1.1%
1995	802,243,784	3.6%
1996	833,864,900	3.9%
1997	857,468,202	2.8%
1998	881,709,138	2.8%
1999	909,838,619	3.2%
2000	965,534,309	6.1%
2001	1,003,548,848	3.9%
2002	1,048,575,174	4.5%
2003	1,086,789,128	3.6%
2004	1,129,601,583	3.9%
2005	1,262,090,585	11.7%
2006	$1,324,600,232	5.0%

Source: City of Champaign Finance Department

Figure 4-8: EAV Growth for Champaign, 1990-2006 in 2006 Dollars



Economic Development Programs:

The City has a number of programs that can be used to encourage and support economic development. These programs fill in funding gaps for projects that result in job creation or the redevelopment of a blighted property.

Enterprise Zone: An Enterprise Zone (EZ) is a designation of the State of Illinois granted to Cities that proved an economic need at the time the program was developed. The zone is a geographic area within which the City (or in our case, the City and Champaign County) can offer financial incentives for certain business development and expansion projects. To qualify, the project must be a new industrial expansion, certain office and service expansion or the rehabilitation of existing commercial property. New retail and residential construction is excluded from EZ incentive payments. The local incentives are typically an abatement of new or increased real estate taxes and exemption of sales tax on materials purchased for the improvements, if those materials are purchased within the state of Illinois. In addition to local incentives, the EZ allows qualifying projects to receive state incentives such as tax deductions and credits that usually far exceed the value of the local incentives.

Tax Increment Finance Districts: Tax Increment Finance (TIF) Districts are also state authorized, and are approved on the basis of proven tax decline, blight and specific project plans and budgets. The City has three approved TIF Districts: Downtown; East University Avenue and North Campus Area. These programs provide financial incentives to development projects or infrastructure improvements that support the project. The amount of the incentive is negotiated for each project. TIF districts have a time limit. The East University Avenue TIF expires December 2009, Downtown TIF expires December 2017 and the North Campus Area TIF expires February 2025.

Industrial Development Incentive Program: The purpose of this program is to encourage the creation and retention of industrial jobs in the City. Funds can only be used for the construction of public infrastructure improvements that serve the site. The industry must be constructing building improvements or expansion that result in at least 100 new jobs or the retention of 100 jobs. These jobs must be full-time positions that pay at least twice the minimum wage. The incentive is $1,000 for each job created, with a maximum set at $100,000.

The University Research Park Incentive Program: This program encourages the creation of new high technology jobs in the University Research Park. The agreement between the City and the University provides for payment of an incentive for construction of new buildings that house technology businesses. The incentive can only be used for existing technology business that are expanding or for technology businesses that do not currently exist in the community. The incentive is issued at the rate of $3.00 per square foot of new space constructed.

A subsequent agreement between the City and Fox / Atkins Development was approved in 2000, and provided for the incentive payment, with a maximum of $750,000 paid out for the entire park. The land area designated for future expansion of the University Research Park is divided by existing boundary agreements with Urbana and Savoy. Under the existing boundary agreements, if

Urbana or Savoy chose to participate in the project incentives, they would fund 47.5% their share of the project costs.

The High Technology Incentive Program: The High Technology Incentive Program was designed to be similar to the incentives for the University Research Park, but intended for technology and research parks or businesses in other parts of the City. The program provides a one-time incentive of up to $50,000 for new technology in a research park (high speed fiber for example) and $3.00 per square foot for new technology space in a research park or a single high technology business, up to a maximum of $150,000 per project. To date, the Corporate Park Centre project is the only recipient of this incentive.

Infill Redevelopment Program: The purpose of this program is to encourage redevelopment that produces a project that has City-wide importance and would not be possible without assistance. In order to qualify, the site must be at least 1.5 acres and must be located at a key gateway to the City, the University or Downtown, located along another heavily trafficked corridor or located in Campustown or Downtown. The site must also meet one of three criteria for development opportunities. These opportunities include the reuse of a previously developed property, the potential to reverse a negative neighborhood impact, or the opportunity to assemble many properties into a single project. Finally, the site must face at least one economic challenge, which could be environmental contamination, external impacts that affect the property's economic value or structural defects.

New city revenues that result from the project are reimbursed to the project developer for a set number of years. These revenues could include property, hotel-motel, sales and/or food and beverage taxes.

Figure 4-9: Industrial, Office and Commercial Development Sites in Champaign

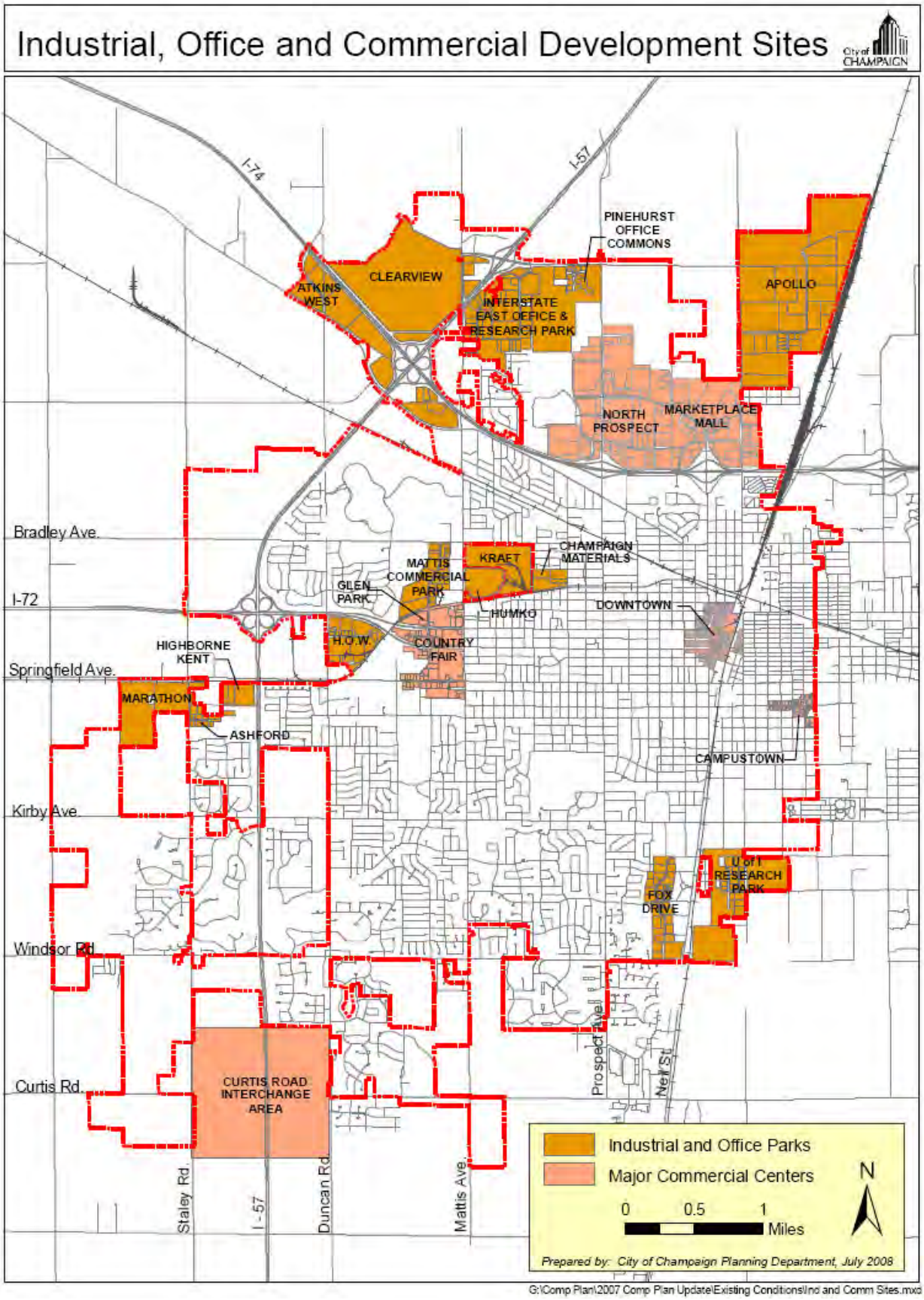
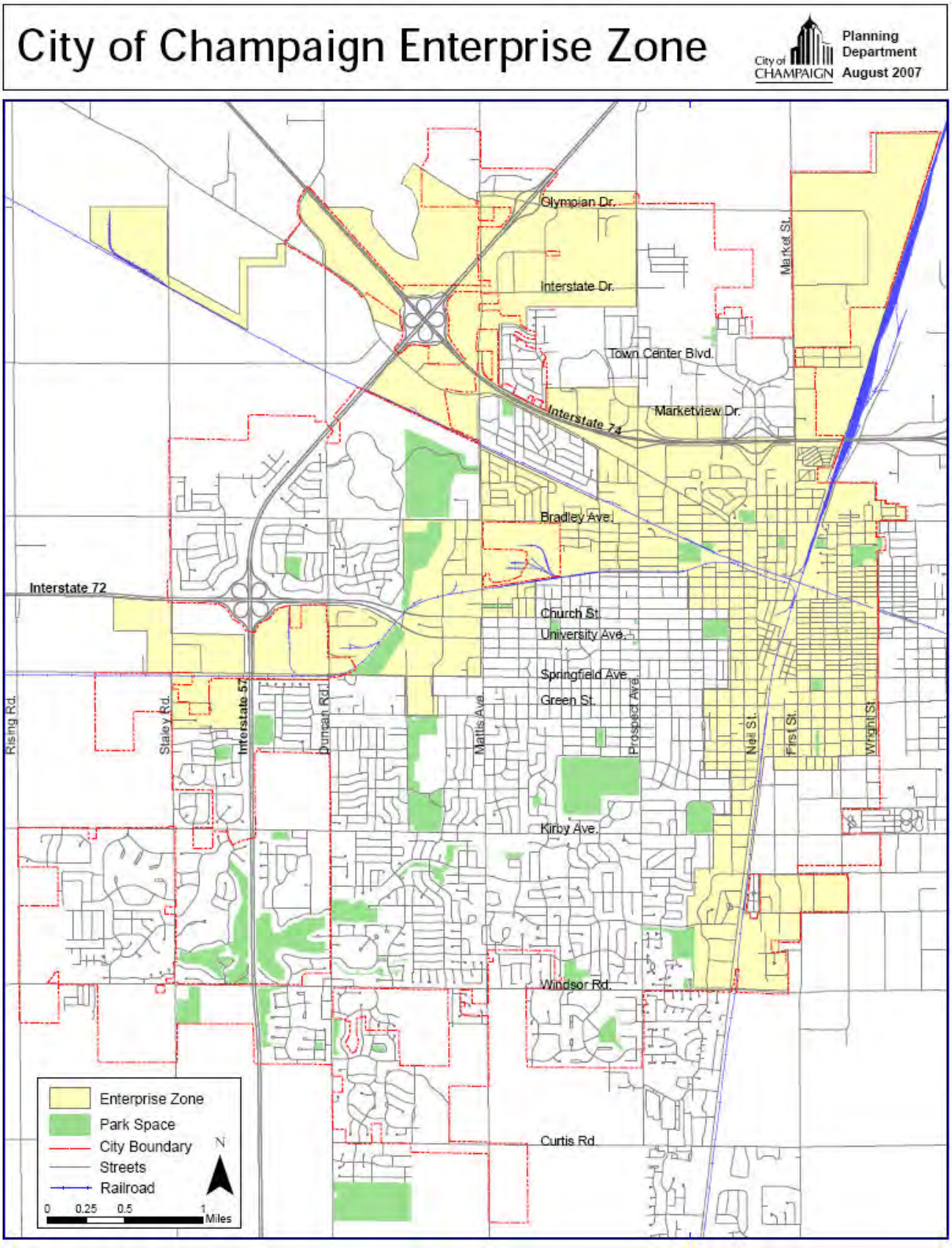


Figure 4-10: Enterprise Zone Locations



Revitalization of City Core – Downtown and Campustown:

Downtown: The revitalization of Downtown Champaign has been a process realized through investment by both the public sector and private development. This effort began in earnest with the development of the 1992 Downtown Comprehensive Plan and continued to build support through the development of the 2006 Downtown Plan. These documents have guided decision making and funding priorities over the past fifteen years. The primary funding sources for improvements to the area have been through the City's first Tax Increment Financing District which was created in 1981 and extended in 2006. Other funding has come through the City's Capital Improvements Plan.

Major public investments in the Downtown have included streetscape upgrades to all major streets within the TIF District area, improvements to lighting and surfaces within public parking lots, development of the One Main and Taylor Street plazas, and creation of the Redevelopment Incentive Program.

The Redevelopment Incentive Program (RIP) was created in 1998 to provide financial assistance to private developers for upgrades to the building stock in Downtown. The goals of the program were to encourage redevelopment while also upgrading and securing the building structure. This program has been widely successful with nearly one hundred grants awarded. It has invested $3.6 million in public funding toward permanent building improvements to leverage $20.9 million in private redevelopment. Most of these projects have come in the form of small two story historic commercial structures and most have included the remodel of the second floor into residential apartments. Through this program, over 60 apartment units have been created with more planned for construction. This program has also helped to secure our building stock with upgraded fire protection to prevent catastrophic fires which plagued Downtown over the past 100 years.

Today, Downtown Champaign is experiencing perhaps its greatest success since the 1940's. The number of entertainment establishments has increased from 13 in 1997 to 34 in 2007. At the same time, growth in the City's outdoor café program has expanded from 176 outdoor seats in 1997 to 767 in 2007. These figures do not include private seating. This program has been considered by most to be the key catalyst in creating the atmosphere enjoyed by citizens and visitors to Downtown Champaign.

Table 4-17: Downtown Sales Tax

2003	2004	2005	2006	2007
$11.7 M	$15.1 M	$18.9 M	$21.2 M	$23.6 M

Campustown: Like Downtown, the evolution of Campustown has been one with peaks and valleys over its rather short lifespan. Campustown is roughly defined as the commercial corridor that runs along Green Street from Wright Street to Neil Street. The area began as a small neighborhood commercial area focused at the corner of Sixth and Green Streets. Aside from a few commercial structures the area was dominated by large residential homes along with a few Fraternity and Sorority houses. Starting in the 1940's, the area began to expand as the University population grew and retail moved closer to students. This expansion led to five suburban style fast food restaurants and a mix of retail outlets. Over time, the physical

condition of Green Street and surrounding streets began to decline. The street was a four lane arterial street carrying more traffic through campus connecting Champaign and Urbana than bringing customers to the district. In the early 2000's, a not-for profit group was established and the City and University made a commitment to reviving the area as the gateway to the University as well as the commercial center for student activity.

The first change came in the way of the Boneyard Creek Watershed Master Plan, which identified a detention project in Phase One. Included in this project was the construction of the Healey Street Detention Basin and channel improvements to the creek between Green and Healey Streets which alleviated massive flooding throughout Campustown. This enabled new development to take place outside of the floodplain. This project also resulted in the development of an off-street bike path between Green and Healey to further enhance transit connections between Campus and Downtown.

The next project was an $8,000,000 streetscape project targeting Green Street between Wright and Fourth Streets. This project served as the capstone for massive development that has directly led to the district's current success. The project narrowed Green Street from four lanes to three (two travel lanes and a center turn lane). At the same time sidewalks were expanded to 10 foot cross-sections to accommodate large pedestrian volumes. Property owners were also involved in the project in the form of a Special Service Area which generated funding for decorative sidewalks and street furniture.

The combination of stormwater detention and streetscape improvements has increased the desirability of the Green Street corridor, opening it up to development never before seen in the area. Since 2004, numerous nationally known restaurants and retail shops call Campustown home, including a full-service grocery store that is located at the Burnham 310 site. These changes have enabled students' needs to be met by walking, biking, or riding MTD and lessening the need for individual automobile ownership. This helps ensure that compact development will continue to occur in the Campustown area where density is currently at 26,000 people per square mile.

In 2008, the University District Advisory Board, which was established by the City of Champaign for policy direction in the area, approved the University District Action Plan. This document lays out policy direction and strategies for future growth. This group meets monthly and monitors that progress to ensure proper planning within the district.

Findings and Issues to Consider

Findings:

- Champaign has a strong economy, anchored by the University of Illinois, and major employers in the health care industry and manufacturing. It is anticipated that growth in the health care industry will add jobs to the area in the future. This could lead to an increase in land needed to accommodate facilities and possibly add to the population.

- The unemployment rate in Champaign is lower than the state and national unemployment rate. Champaign County also has a net gain of over 9,000 out-of-county workers who commute to work here. These statistics show that there are job opportunities in the area.

- Sales tax is an important source of revenue for City services. In the 'General Merchandise' category, sales tax revenue fell sharply between 1999 and 2002. The 'Automotive' and 'Food' categories have also been uneven. These changes are likely due to overall changes in the economy and competition from new stores in neighboring communities like Urbana and Savoy, as well as the relocation of car dealerships.

- Building permits for new single-family homes rose dramatically between 2002 and 2006. This number also dropped dramatically in 2007. The decrease in residential construction appears to be tied to a national trend of decline in the residential home market. There are over 1,300 acres of land under annexation agreements at this time that are not yet being developed.

- Though the total number of building permits decreased in 2007, the total value of construction was higher than it has ever been in Champaign's history. This is due to the construction of high density multi-family buildings like M2, 309 E. Green Street and Burnham 310. Notably, each of these is an infill project in the City's core.

- In 2000, the average commute time in Champaign was just under 15 minutes, compared to over 25 minutes nationally. More Champaign residents commute in a sustainable way as well, 30% of the population uses transit, walks, bikes or carpools compared to 20% nationally.

- The City has a variety of incentive programs that have resulted in significant private investment in the community. Most incentives are focused on redevelopment and job creation. Through the Redevelopment Incentive Program, $3.6 million in public funds for building improvements have resulted in $20.9 million in private investment in Downtown. This investment has directly contributed to sales tax revenue generated in Downtown, increasing by $11.9 million dollars between 2003 and 2007.

Issues to Consider:

- What is the impact of the growth of the health care industry locally? How do we accommodate this growth, both in employment and location of facilities? Are we able to hire qualified workers from within our community?

- Although the statistics show that there are job opportunities in the area, what are the effects of underemployment? Are the jobs available the kinds of jobs that appeal to an educated workforce? Are there jobs for spouses or partners of workers who have been relocated to Champaign?

- Why are people leaving their own counties to come to Champaign County for work? What factors are causing these people to live outside the community?

- How can the City maintain its level of sales tax revenue and increase that revenue source in the face of competition from new stores in neighboring communities?

- The number of new residential building permits dramatically increased between 2002 and 2006 and dramatically fell in 2007. The City has over 1,300 acres of land platted for residential development that is not yet being constructed. How can the City encourage these properties to develop and/or does additional land need to be platted until this land is developed?

- The growth of the City's Equalized Assessed Value (EAV) of properties was dramatic in 2005. This was probably due to the increase in new construction, primarily residential properties. Is this increase paying for the costs of servicing these new structures?

- Although EAV is rising, it is unclear how long the existing City property tax rate can be held constant given rising costs of providing service. How can the City keep property taxes low and identify alternative revenue sources to address existing infrastructure deficits?

- The existing Tax Increment Financing programs are nearing expiration. How will the City provide infrastructure improvements in the core where infill infrastructure costs can be higher?

- Commuting is a regular routine for Champaign residents. How can the number of single occupancy vehicle trips be reduced and commute times be kept low?

- If incentives are found to be more desirable than regulations, how do we fund those incentives?

Environment

Introduction:

The City of Champaign is located in a region of prime farmland. Once covered by prairie, the majority of land is now used for urban development and agriculture. This region is part of the watersheds of three rivers - The Kaskaskia, Salt Fork and Embarras. The main source of water for drinking and other purposes in the area is the Mahomet Aquifer – the biggest water resource in east central Illinois.

All of these resources – the fertile soil, the rivers, the aquifer and the fresh air around us - are gifts of nature. Though they seem plentiful for the use of current generations, these resources have a threshold to them. How we steer our urban growth in the following years will determine the longevity of these resources for use by the generations to come. This section presents the situation as it is currently, addressing the natural environment and use of these resources for the sustenance of the population. This report will inform decision making for policies in the comprehensive plan that directly or indirectly impact the environment and the use of natural resources.

Climate:

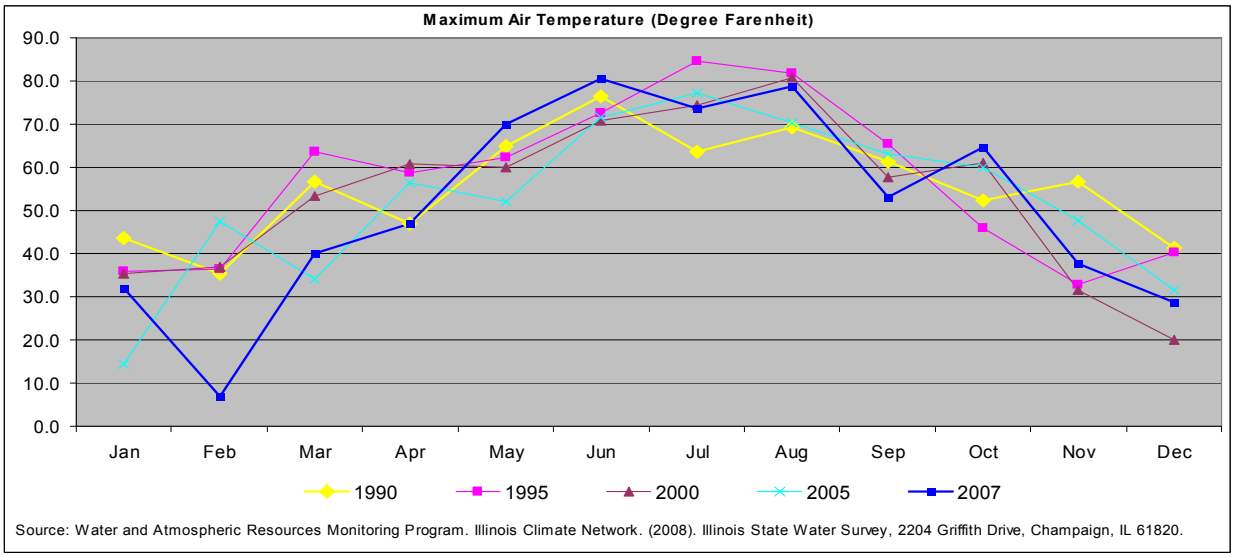
Champaign has hot summers and cold winters. The summer months from May to August are characterized by highs in the 80 degree range and lows in the 60 degree Farenheit range. Precipitation is regular with intermittent thunderstorms accompanied by showers. Tornado warnings are common during the summer, although no major tornado has hit the City since 2001 when a tornado touched down around I-57 and I-74 near Champaign[1]. About 60% of the annual precipitation falls from April through September. Average winter high temperatures are in the 30 degree range with lows in the teens. Snow is common in winter. Rarely, the City may experience six inches or more of snow within 48 hours. A recent storm on January 31, 2008 brought 7-7.5 inches of snow in a single day.

Table 5.1: Weather changes over the year, 2007

Month	Avg. wind speed mph	Avg. air temp deg F	Avg. relative humidity %	Precipitation inches
Feb	5.8	7.0	68.7	0.00
Mar	9.9	39.9	72.3	0.01
Apr	7.1	46.8	54.7	0.00
May	6.6	70.0	65.0	0.44
Jun	1.9	80.6	47.8	0.00
Jul	2.3	73.6	65.7	0.01
Aug	2.5	78.8	73.6	0.00
Sep	2.1	53.2	54.4	0.00
Oct	3.0	64.6	68.5	0.00
Nov	6.1	37.6	56.5	0.00
Dec	7.1	28.8	91.4	0.21

Source: Weather and Atmospheric Monitoring Program, Illinois Water Survey (2006), Illinois State Water Survey

Figure 5.1: Average annual temperature variations for the Champaign county, 1990-2007



[1]Source: http://www.news-gazette.com

Soils:

At one time, glaciers covered all of Champaign County. These glaciers deposited a rich layer of topsoil and created a flat terrain in the County. Drummer-Flanagan soils constitute 80% of the land around the city, characterized as dark colored and poorly drained. They are also very fertile for agricultural uses.

Most of the acreage around Champaign is cultivated for grain crops such as corn and soybeans. The U.S. Department of Agriculture classifies 90% of the land around Champaign as prime farmland.

Table 5.2: Soils In and Around the City of Champaign and Their Properties

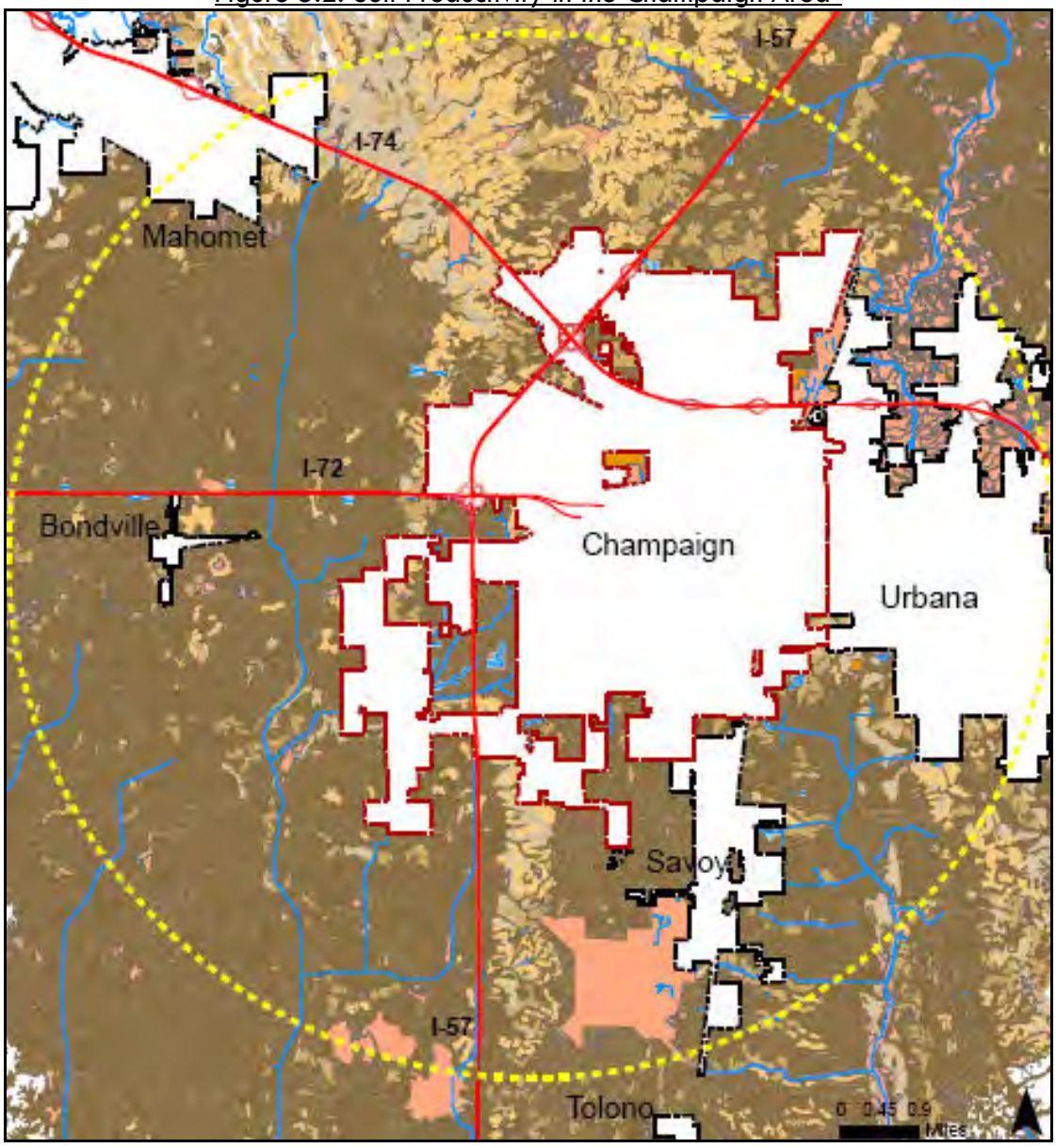
Soil Name	Coverage (Approx.)	Productivity Index[2] Best = 130	Water Table Depth	Drainage Class
Drummer silty clay loam, 0 to 2 percent slopes	40%	127	15	Poorly drained
Flanagan silt loam, 0 to 2 percent slopes	40%	127	46	Somewhat poorly drained
Elburn silt loam, 0 to 2 percent slopes	6%	127	46	Somewhat poorly drained
Blackberry silt loam, 2 to 5 percent slopes	1%	126	84	Moderately well drained
Catlin silt loam, 2 to 5 percent slopes	3%	122	81	Moderately well drained
Raub silt loam, 0 to 2 percent slopes	1%	119	46	Somewhat poorly drained
Harpster silty clay loam, 0 to 2 percent slopes	1%	117	15	Poorly drained
Dana silt loam, 2 to 5 percent slopes	5%	116	84	Moderately well drained
Thorp silt loam, 0 to 2 percent slopes	1%	112	15	Poorly drained
Wyanet silt loam, 2 to 10 percent slopes	2%	106	-	Well drained

Source: NCRS, Natural Resources Conservation Service and Natural Resources and Environmental Science Dept., University of Illinois Urbana-Champaign

[2] Productivity indices for crops provide a single scale on which soils may be rated according to their suitability for several major crops under specified levels of management. Productivity indices for crops grown in Illinois were calculated as a single percentage of the average yields obtained under average level of management for one of the most productive soils in the state. This soil type is Muscatune silt loam. The Muscatune silt loam under an average level of management was assigned a PI of 130.

The following map highlights the areas of fertile productive soil in our hinterland. Almost all land west of Champaign is highly productive. Land in the north of the City and some portions in the south have soil with average or low productivity.

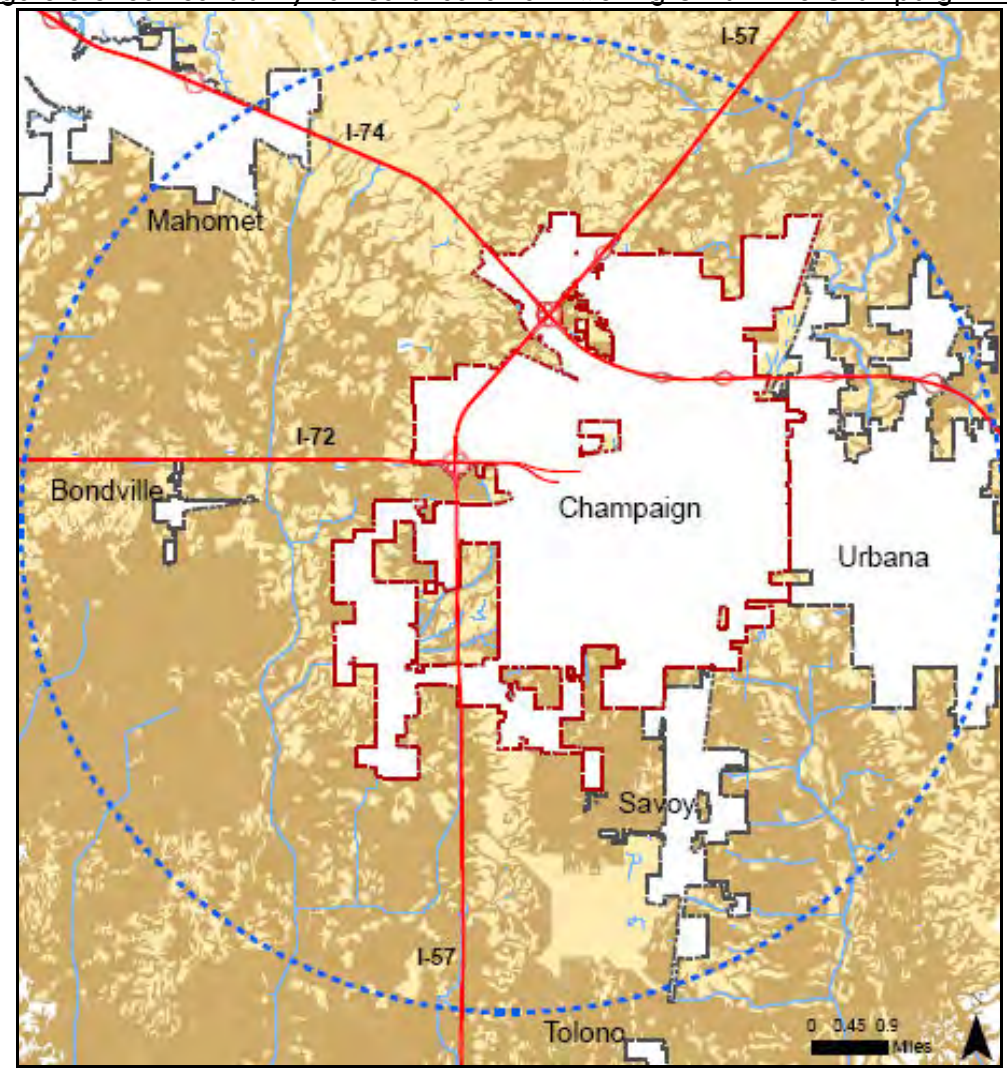
Figure 5.2: Soil Productivity in the Champaign Area[3]



[3] Source: NCRS, Natural Resources Conservation Service; NRES, Natural Resources and Environmental Sciences, UIUC

Apart from agricultural productivity, the suitability of soils for urban development needs to be taken into account while considering growth in outlying areas. The following map shows the suitability of soils in the City's hinterland for construction of dwelling units. As per the data, about 75% of the soil around Champaign is not suitable for construction as is. This could be due to drainage concerns, compaction of soil or other concerns. Special site engineering has to be done to make this area suitable for such development.

Figure 5.3: Soil Suitability for Construction of Dwelling Units in the Champaign Area[4]



[4] Source: NCRS, Natural Resources Conservation Service; NRES, Natural Resources and Environmental Sciences, UIUC

Hydrology and Water Consumption:

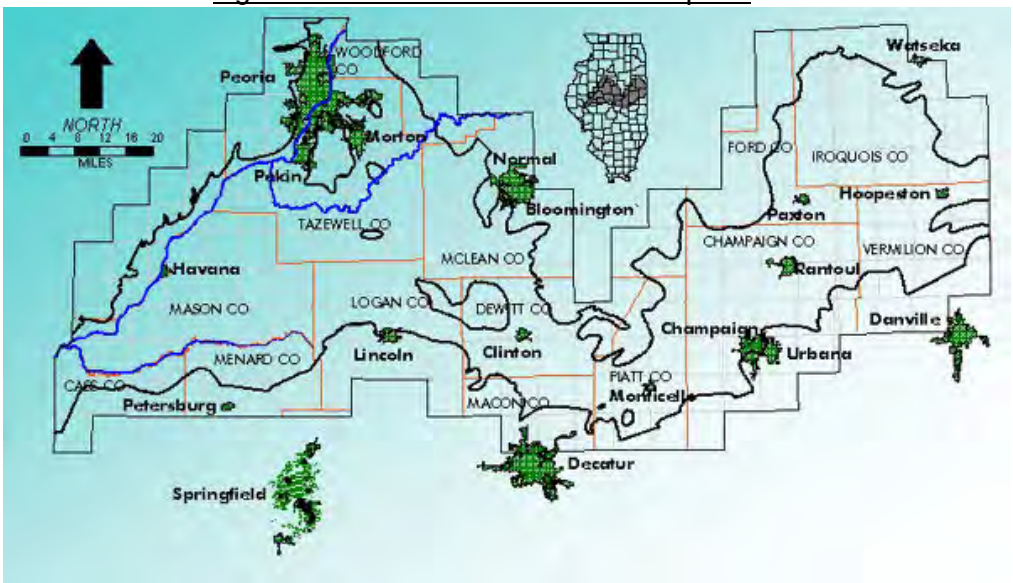
Three river systems have their origin in Champaign County – The Kaskaskia, Salt Fork and Embarras. The south part of the city drains directly to the Embarras. The west side drains to the Kaskaskia via the Phinney Branch and Copper Slough drainage ditches. The northern and eastern parts of the City drain to the Salt Fork through the Boneyard and Saline creeks. Urban activity such as increased stormwater run-off, pollutants and erosion during development will affect the functioning of these waterways and needs to be taken into consideration.

Table 5.3: Illinois Top Probable Sources of Impairments for Rivers and Streams[5]

Ranking	State Source Name	Total Miles Impaired by Source
1	Agriculture	3,921.89
6	Municipal point source discharges	1,543.44
7	Municipal (urbanized high density area)	992.5
10	Pasture grazing - riparian and/or upland	611.88

Mahomet Aquifer[6]: An aquifer is an underground layer of water-bearing permeable rock or unconsolidated materials from which groundwater can be usefully extracted using a water-well. The Mahomet Aquifer was formed approximately 1.6 million years ago and is a remnant of the pre-historic Mahomet river valley. It is one of the largest groundwater resources in Illinois, spanning across nine counties in east-central Illinois buried 100-200 feet below the surface. The actual capacity of the aquifer is unknown. Research is underway by The Illinois State Water Survey and Illinois Sate Geological Survey to determine the exact extent and capacity of this aquifer. Figure 5.4 shows the estimated extent of the aquifer as derived by the Mahomet Aquifer Modeling Project by ISGS and ISWS.

Figure 5.4: Extent of the Mahomet Aquifer



[5] Source: EPA

[6] Source: http://www.mahometaquiferconsortium.org/

The following graph shows the increase in water extraction from the aquifer at the drawing point in Champaign. Water extracted from this point serves the Champaign-Urbana urban area and surrounding smaller communities. Yield from the aquifer has almost quadrupled in the past 50 years, from 6 million gallons per day in 1950 to 22 million gallons per day in 2000. The rate of population growth has been much lower for the communities being served; the population of Champaign has only doubled from the 1950s. Figure 5.6 shows the impact of constant extraction from the aquifer. It is believed that the level of water was near 660 feet below the ground surface before development in the region. Its present day level is 570 feet. With the current rate of extraction it is predicted that the level will drop further to 530 feet by 2025 -2040.

Figure 5.5: Long Term Trend of Water Extraction at Champaign[9]

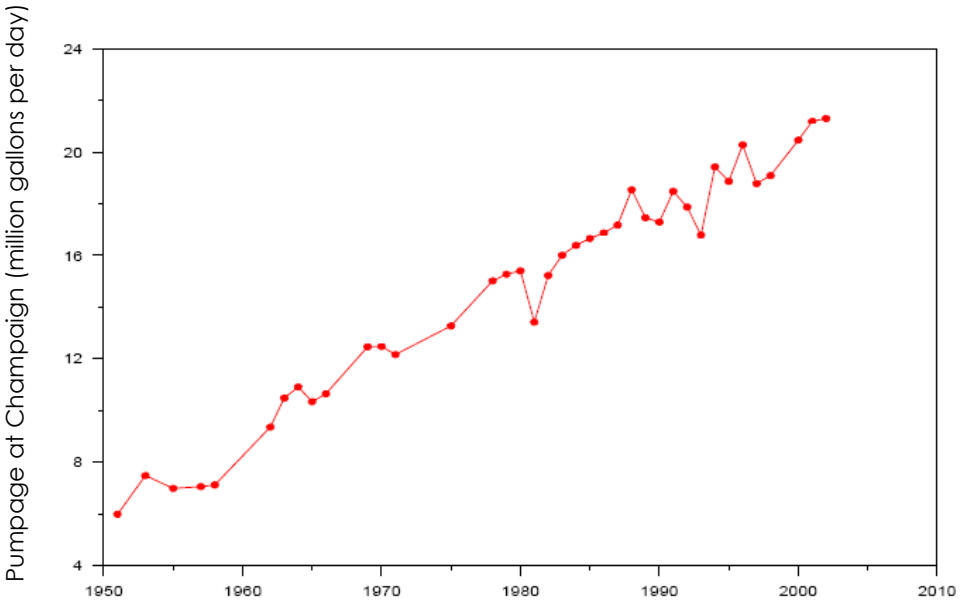
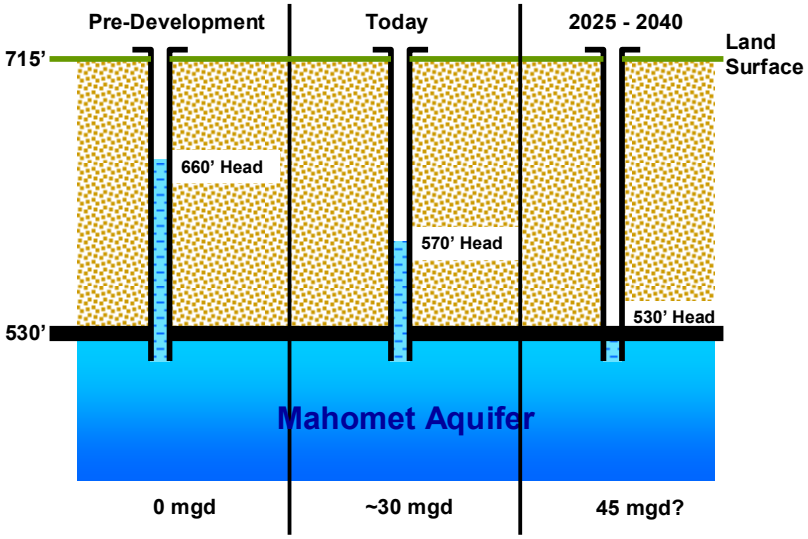
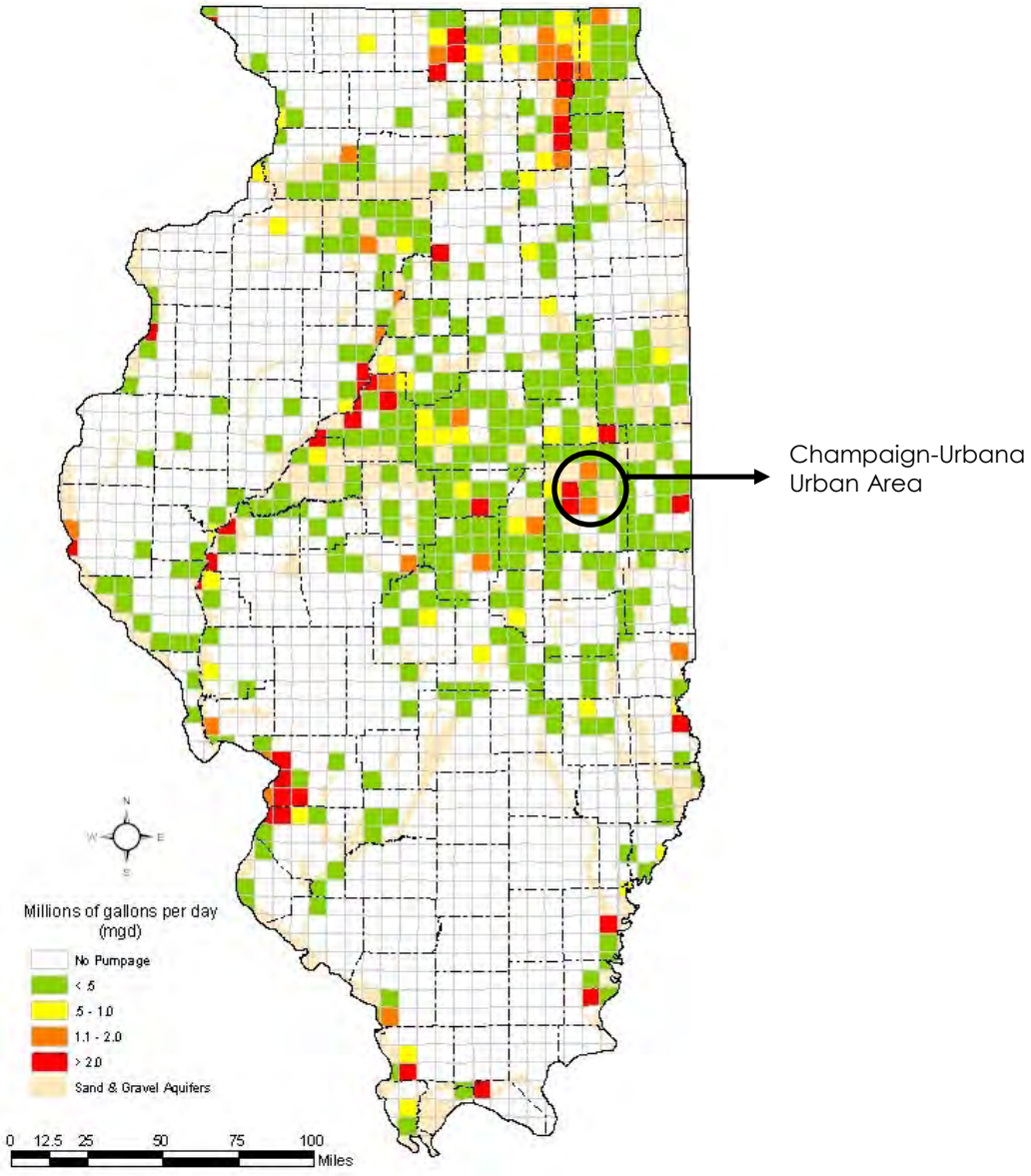


Figure 5.6: Decline in Water Level in Champaign[7]



[7] Source: http://www.mahometaquiferconsortium.org/

Figure 5.7: Withdrawals from Sand and Gravel Aquifers, by Township[8]



As per a study done on groundwater use[10], the Champaign-Urbana area presents a high use-to-yield ratio of >0.9 which indicates areas where groundwater availability problems exist or could be impending. A use-to-yield ratio is a ratio of groundwater use (withdrawals) to groundwater yield (i.e., potential aquifer yield) on a township basis. The figures for Champaign are a bit high as pumpage from the well is spread across a larger area than the township itself, smoothing the use-to-yield ratio over a larger area. In such cases the delineation of high groundwater use-to-yield areas by this method should be considered simply as a means for calling attention to areas to prioritize water resources planning and management. This is important because the resources are limited. It takes an estimated 3,000 years for surface water from rain and snow to infiltrate and replenish the aquifer.

[8] H. Allen Wehrmann, Sean V. Sinclair, and Timothy P. Bryant, 2003, 'An Analysis of Groundwater Use to Aquifer Potential Yield in Illinois' retrieved from http://www.mahometaquiferconsortium.org/

As population increases and urban areas expand, the demand for water will continue to increase in the following years. In a study on county-wise projections for water use by 2025, Champaign County ranks 11th in the state for growth in demand for water (table 5.4).

Table 5.4: Water Use Projections for Illinois (in million gallons per day)[9]

Illinois Counties	Ranking (Growth in water demand)	USGS Withdrawal Estimates				MTAC Water Use Projections*			
		1985	1990	1995	2000	2005	2010	2015	2020
Cook (Chicago)	1	1,113.29	1,122.87	1,134.35	1,043.16	916.95	947.95	981.02	1,018.84
Champaign	11	19.94	20.57	22.59	22.65	27.65	29.01	30.04	31.03
Peoria (Peoria)	12	21.76	26.69	24.89	25.69	32.07	32.9	33.8	34.68
McLean (Normal)	13	13.26	9.13	10.54	10.18	16.18	16.83	17.47	18.08
Macon (Decatur)	15	28.21	33.87	39.7	39.33	42.21	42.62	43.18	43.73

**The difference between withdrawal data and use projections is indicative of cross-county transfers of water.*

Water Taste Award:

The competition for the taste award is conducted by American Water Works Association. Established in 1881, AWWA is the oldest and largest nonprofit scientific and educational organization dedicated to safe water in North America.

In June 2006, Illinois American Water, Champaign District (Illinois American) won the American Water Works Association's (AWWA) 2nd Annual Water Taste Test held at AWWA's Annual Conference and Exposition (ACE) in San Antonio, Texas. The ACE "Best of the Best" Water Taste Test is a national competition of winners of state and regional water-tasting competitions.

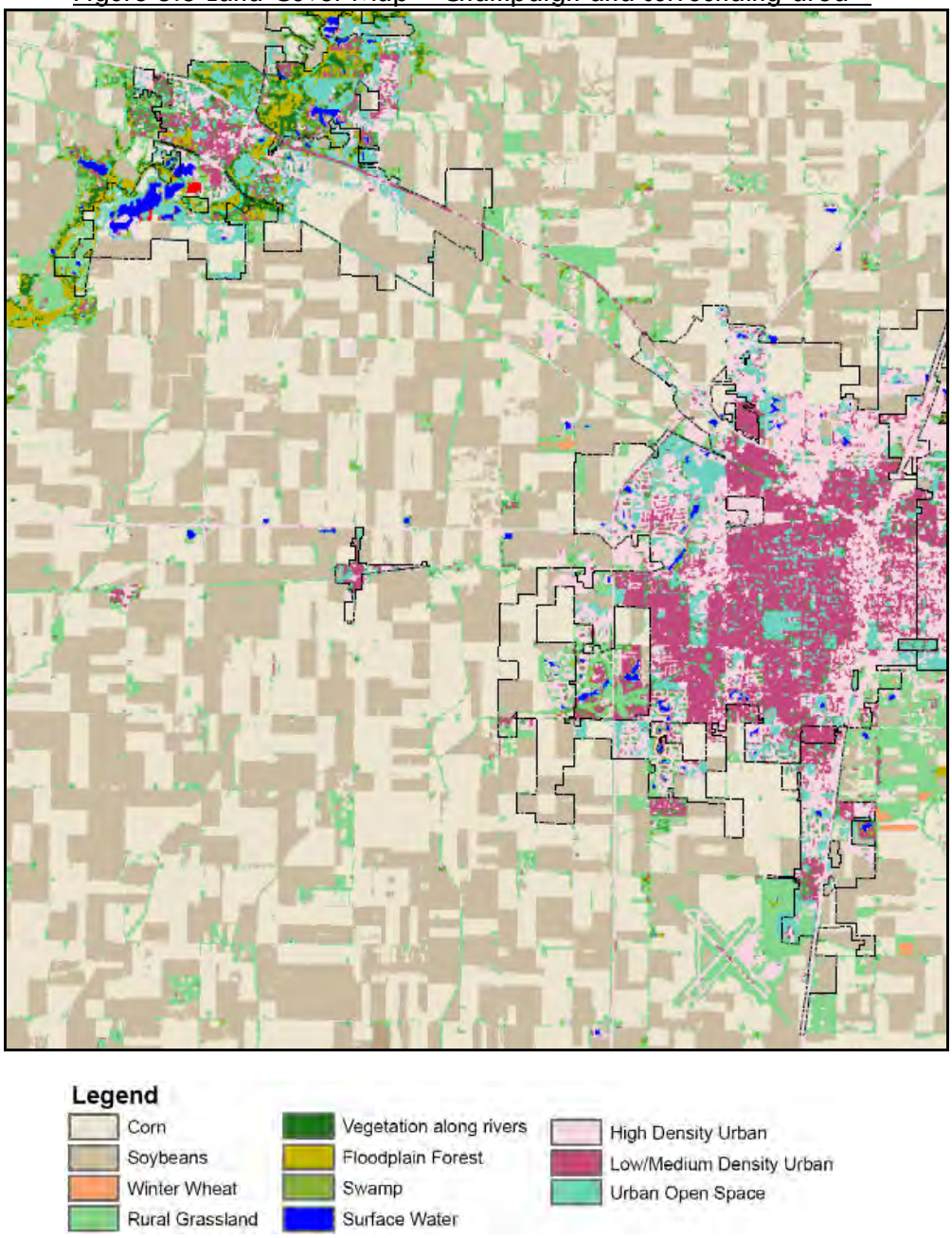
With the high quality of water derived from the Mahomet Aquifer, it is important that it is used responsibly so that future generations can benefit from this natural resource as well.

[9] Source: Countywide Projections of Community Water Supply Needs in the Midwest. Prepared for: Midwest Technology Assistance Center; Prepared by: Department of Geography, Southern Illinois University Carbondale; February, 2004

Land Cover:

As indicated by the land cover map, much of Champaign's hinterland is cultivated. The majority of land is planted with corn and soybean crops.

Figure 5.8 Land Cover Map – Champaign and surrounding area[10]



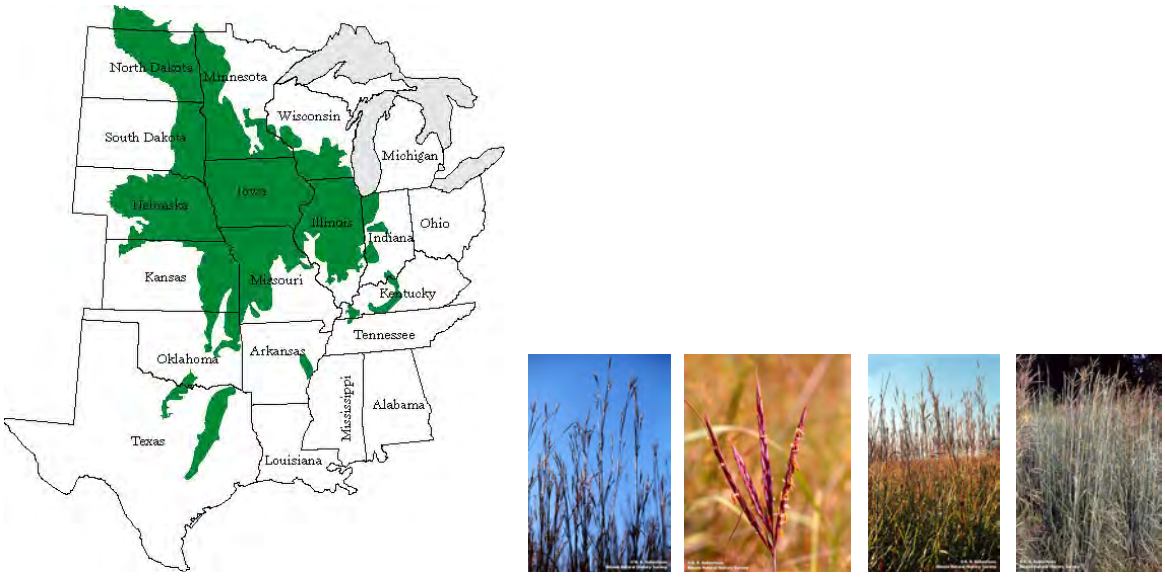
[10] Illinois Department of Natural Resources

In 1991-95, Champaign County ranked 4th out of Illinois counties in land cover classified as cropland in the state. In 1999-2000 this ranking dropped to 5th among the counties of the state. The decrease in ranking could be attributed to growth of urban areas, mainly Champaign and Urbana and the subsequent shrinking of cultivated land. Less land in Champaign County was classified as cropland in 1999-2000 than in 1991-1995.

As urban areas and agricultural lands expand with growing population, forested land is developed to accommodate this growth. Low density sub-urban development takes away acres of land from cultivation or natural vegetation and converts it into built-up land with landscaped yards that put additional strain on water resources to meet their irrigation needs. According to data from NASA, at an estimated 32 million acres, lawns have outpaced corn to become America's largest irrigated crop by area.

Prairie: Prior to European settlement, Champaign County was part of a tall grass prairie which began in Indiana and continued to the Rockies (figure 5.9)

Figure 5.9: Prairies in North America[11]



Prairies developed and were maintained under the influence of three major non-biological stresses: climate, grazing, and fire. It was not long, however, before the settlers discovered that the prairie soil was more fertile than forest soil, and was in fact among the most productive soil in the world. Today, most of the prairie has been converted to farmland. Prior to settlement, more than 60% of Illinois, approximately 22 million acres, was covered with prairie. Today, just over 2,000 acres remain, less than one-hundredth of one percent[12]. In Champaign county, only small remnant prairie patches remain in such places as along railroad right-of-ways and cemeteries. Meadowbrook Park in Urbana is one of the prairie restoration and reconstruction projects in the county.

[11] Source: http://www.inhs.uiuc.edu/~kenr/prairiephotos/prairiemap.jpg
[12] Source: http://www.inhs.uiuc.edu/~kenr/prairieformation.html

Urban Tree cover: In 2008, the City of Champaign celebrated its twenty-third year as a member of Tree City USA. Tree City USA is sponsored by the National Arbor Day Foundation, which recognizes communities dedicated to effective management of their public trees. To qualify for Tree City USA, a community must satisfy four standards:

Tree City USA Standards

1. Designate an official or volunteer to manage and care for trees in the community.
2. Establish a community tree ordinance.
3. Invest at least $2 per resident in an urban forestry program.
4. Conduct an annual Arbor Day tree planting with an official Arbor Day proclamation.

Champaign has been designated as a Tree City USA since 1985. Statewide, 188 communities have Tree City USA designation. These communities spend over $80 million to care for trees, with the average expenditure at $11.50 per capita. Champaign spends $9.30 per capita in the urban forestry program.

The City also received its 11th Tree City USA Growth Award. This growth award was given for Champaign's public education efforts in its publication of the second edition of the "University Avenue Tree Walk", and also for a new initiative for planting large trees in the campus area (funded by contractor reimbursement costs for removing existing trees for construction). The City of Champaign has over 20,000 trees located on City rights-of-way. The street tree population is made up of 70 genera (i.e., oak, maple, and linden) and 150 species (i.e. red maple, silver maple, sugar maple). Currently, 21 species account for 85% of the street tree population. Red maple is the most commonly planted street tree.

Air Quality:

The Illinois Environment Protection Agency, Division of Air Pollution Control is responsible for enforcing regulations on air quality. Their activities including monitoring, issuing permits, air quality planning etc. The EPA has established standards for air quality. The standards measure air pollutants including sulfur dioxide, carbon monoxide, nitrogen dioxide, hydrocarbons, suspended particles etc. The measurement of each of these pollutants then contributes to the overall Air Quality Index (AQI) of a region.

Table 5.6 presents air quality summaries based on AQIs for seledted urban areas in Illinois including Champaign. As per the data, between 2000 and 2006, Champaign maintained a good AQI for more than 80% of days in a year. It also performs slightly better in air quality as compared to similar urban areas – Peoria, Decatur and Normal.

Air Quality (Continued):

Table 5.6: Annual Air Quality Status by County for Illinois (2002-2006)

Area	Air Quality Index Category	Percent of days in the year (%)				
		2002	2003	2004	2005	2006
Champaign-Urbana Area	Good	78	90	80	59.7	80.3
	Moderate	22	10	20	39.7	19.7
	Unhealthy for sensitive groups	-	-	-	0.5	-
Chicago	Good	50	56	41	43.3	51.8
	Moderate	47.5	42	57.5	53.2	47.7
	Unhealthy for sensitive groups	2.5	2	1.5	3.3	0.5
	Unhealthy	-	-	-	0.3	-
Peoria	Good	80	85	75	55.1	71.8
	Moderate	18	15	25	44.4	28.2
	Unhealthy for sensitive groups	2	-	-	0.5	-
Decatur	Good	86	89	80	58.9	78.6
	Moderate	12	11	20	40.3	21.4
	Unhealthy for sensitive groups	2	-	-	0.8	-
Normal	Good	87	90	80	60	77.3
	Moderate	11	10	20	39.5	22.7
	Unhealthy for sensitive groups	2	-	-	0.5	-

Source: Illinois Annual Air Quality Report, http://www.epa.state.il.us/air/air-quality-report/

The following table, Table 5.7, details the annual production of pollutants under each category for each county. Although no standards for annual production are available to compare, we can compare among counties with Cook County (Chicago) at the highest level in Illinois. Champaign County generates less pollutants than Macon County (Decatur) and Peoria but falls behind McLean County (Bloomington-Normal).

Table 5.7: Estimated County Stationary Point Source Emissions (Tons/ Year) (2000-2006)

Year	Urban Areas	Particulate Matter	Sulphur Dioxide	Nitrogen Oxides	Carbon Monoxide
2000	Champaign	896.4	2228.5	2386.6	875.8
	McLean	936.9	36.5	933.6	308.8
	Macon	5460.2	16464.7	10728.5	2887.5
	Peoria	2402.0	84656.9	17627.5	1211.9
	Cook	15986.4	40728.3	32357.6	53948.0
2002	Champaign	702.5	2111.1	2290.2	931.7
	McLean	951.4	39.8	707.6	303.7
	Macon	4924.7	17474.1	12680.0	2980.8
	Peoria	1961.7	49.79.0	11036.7	1539.0
	Cook	12469.8	28239.1	24860.2	27611.4
2004	Champaign	827.2	1196.9	2301.5	2611.4
	McLean	580.3	41.3	740.9	388.2
	Macon	4842.6	12798.7	8104.2	2691.1
	Peoria	2752.1	61046.3	10960.3	1967.4
	Cook	10125.4	22635.4	20198.8	9617.1
2006	Champaign	633.8	1076.0	1152.7	513.3
	McLean	555.9	38.5	672.8	258.3
	Macon	5401.5	12553.5	8278.7	7626.4
	Peoria	2749.5	42216.4	9449.2	3294.3
	Cook	8707.0	35931.4	14660.0	14128.6
	Sources:	Automobiles, industrial processes & fugitive dust (erosion of local soil)	Automobiles, refining of petroleum, manufacture of sulfuric acid etc.	Automobiles, atmospheric nitrogen (N2) combines with oxygen (O2) to form oxides of nitrogen (NOx),	The major source of carbon monoxide (CO) is motor vehicles.
	Effects:	Particles settle in the alveoli and are absorbed into the blood. Can cause respiratory diseases, heart attack and cancer.	Can cause irritation and inflammation of tissue, exacerbate pre-existing respiratory diseases.	Can cause an increase in airway resistance, an increase in respiratory rate and an enhanced susceptibility to respiratory infections.	Carbon monoxide reacts with hemoglobin reducingthe oxygen carrying capacity of blood.

Source: Illinois Annual Air Quality Report, http://www.epa.state.il.us/air/air-quality-report/

Findings and Issues to Consider

Findings:

- Champaign sits in the middle of a region of prime farmland. The most productive land lies to the west of the City between I-74 and I-57 south. The soil there is not immediately suitable for building construction and requires site preparation. The soil in the area to the north of the City, between I-74 and I-57 north is average or low in productivity for agricultural purposes and is suitable for construction and urban development.

- Champaign-Urbana's per capita water consumption has increased tremendously in recent years. While the population of the urban area has doubled in the past 50 years, the overall water consumption in the area has quadrupled.

- The City's only source of water is the Mahomet aquifer that spreads over much of East Central Illinois and is shared by other communities as well. The capacity of the aquifer is unknown, but it is finite. It takes an estimated 3,000 years for surface water from rain and snow to infiltrate and replenish the aquifer. Studies have shown that the water level in the extraction wells has fallen over the years and is expected to drop further at the present rate of use.

- Champaign County ranks high in the state for high density urban area as well as area under cropland. Of the 102 counties in Illinois, Champaign ranked 11th in urban/ built up land. The ranking for cropland, however, dropped from 4th to 5th in 1999-2000 owing to expansion of urban areas and shrinking of cultivated land.

- Champaign has maintained a good Air Quality Index for more than 80% of days in a year for the past 6-7 years. It also performs slightly better in air quality as compared to similar urban areas – Peoria, Decatur and Normal.

Issues to Consider:

- Given the availability of prime farmland surrounding the City, how do we grow in a manner that preserves this resource but at the same time does not inhibit the growth of the city (in terms of population and supporting services and amenities?

- How can the City direct policies towards maximizing the use of developed land in order to justify encroachment of such fertile land for non-agricultural uses?

- Water supply is dependent on a large but finite resource. Future generations will depend on this same resource for all their water needs. What implications does this have for decisions on the use of water in the community? What decisions can be made through the comprehensive plan that will promote sustainable use of this limited resource?

- Data indicates that air quality is currently good. A large share of air pollutants is released from automobiles. As the population of the City increases, so will the number of automobiles. Through the land use plan, how can air quality be maintained?

- A healthy environment nurtures a healthy population. What aspects of the environment should be considered in the comprehensive plan? How can the City promote environmental protection? How can the comprehensive plan promote a healthy population?

Transportation

Introduction:

Transportation is an essential part of the operation and history Champaign. When the City was founded, the earliest development centered around a train depot in what is the downtown area today. Electric street cars were available from 1887 into the mid-1930s. Today, the Champaign-Urbana Mass Transit District (CU-MTD) provides fixed-route bus service to Champaign, Urbana and Savoy. Illinois Terminal, completed in 1998, serves as a local and regional hub for Amtrak rail service, Greyhound, Mega Bus and CU-MTD buses and automobiles.

While Champaign remains connected to the same railroad line that attracted its original inhabitants, most of the City's current transportation infrastructure is designated for automobile use. In 2000, three-fourths of Champaign's commuters choose to drive to work. Champaign residents commute by transit, walking or biking more frequently than commuters who reside in Champaign County, the State of Illinois, and the United States.

In February 2008, the Transportation Master Plan for the City was completed. The Transportation Master Plan identifies the long term needs of the transportation system and plans for complete streets that incorporate bicycles, transit and automobiles, which is known as a multi-modal transportation system. The Plan recognizes the connection between the transportation system and land uses by identifying locations that would be best developed as nodes or activity centers in the future. Activity centers bring together convenience commercial uses, housing and other services to reduce the need for vehicular trips. As the City grows in land area, infrastructure improvements and maintenance costs are projected to grow.

Modes of Travel:

The transportation choices of Champaign residents are consistent with trends at the state and national level. A large majority of Champaign residents drive to work in a car, truck, or van. According to the US Census, commuting by vehicle increased from 72% in 1990 to 75% in 2000. In the same time period, the portion of residents who walked to work decreased by approximately 3%, dropping from approximately 15% to 12%.

The rate of public transit ridership in the City of Champaign remained constant between 1990 and 2000 at 6%. City of Champaign residents use public transportation more frequently than residents of Champaign County, Bloomington, Decatur, and the nation. The State of Illinois boasts a larger proportion of public transit riders, most likely due to commuters in the City of Chicago.

Table 6-1: Mode of Transportation to Work, 1990 and 2000

	City of Champaign (%)		Champaign County (%)		Illinois (%)		United States (%)		Bloomington, IL (%)		Decatur, IL (%)	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Car, truck, or van	72.2	75.3	78.1	80.5	82.0	84.1	86.5	87.9	89.5	91.6	93.6	93.1
Public transportation	6.2	6.2	4.6	4.9	10.1	8.7	5.3	4.7	1.2	1.4	1	1.3
Bicycle	2.1	2.2	1.8	1.8	0.3	0.3	0.4	0.4	0.4	0.3	0.2	0.3
Walked	15.2	12.3	11.4	8.5	4.2	3.1	3.9	2.9	5.5	3.5	2.9	2.6
Other/Work at Home	3.8	3.9	4.0	4.3	3.4	3.8	3.9	4.1	3.4	3.2	2.3	2.7

Source: 1990 and 2000 US Bureau of the Census

In this same time period, the proportion of bicyclists remained constant at just over 2% and the proportion of people who either worked at home or chose "other" as their mode of transportation remained constant at nearly 4%.

Champaign residents use public transportation, ride bicycles, and walk more frequently than comparable municipalities with Universities. While the frequency at which Champaign residents walk to work has declined in the past ten years, it remains nearly six times higher than Decatur, IL (2.6%) and over 3 times higher than Bloomington, IL (3.5%).

Automobile and Road Conditions:

The network of roads in Champaign serves its residents well. Road capacity is adequate and can accommodate current traffic levels in most areas of the City. According to the Transportation Master Plan, automobile congestion is confined to six principle areas, listed below. Congestion level is scored on a three-tier scale of Uncongested, Congesting, and Congested. The congested corridors in Champaign are those roadways where traffic volumes have either reached or exceeded the facility's capacity to accommodate these volumes. These facilities experience daily congestion delays where it is not uncommon that a driver might have to wait two or more signal cycles to get through the intersection.

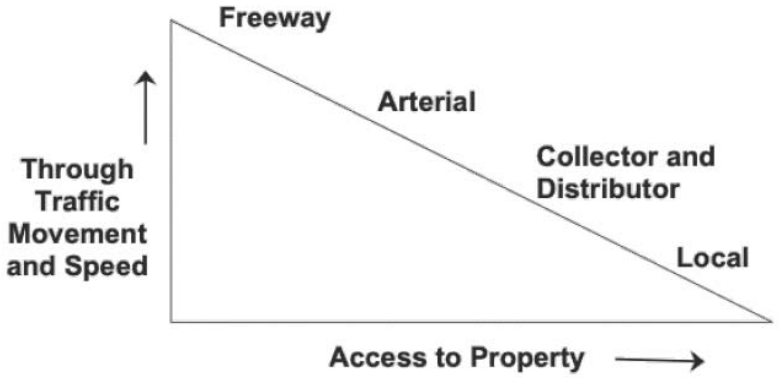
Areas of congestion in Champaign:

- Along Prospect Avenue immediately north and south of I-74,
- On Neil Street, north of I-74, leading up to the Marketplace Mall,
- Where Springfield Avenue is reduced to two lanes (west of Mattis Avenue),
- On Neil Street at the St. Mary's Road underpass,
- On Green Street between Neil Street and Third Street,
- Select areas of Downtown Champaign.

Road Classification: Roads are classified by their level of traffic. The roads with the highest traffic levels and highest speeds have the most limited access points, such as driveways and intersections. The roads with the lowest traffic levels and lowest speeds have the most access points. The highest level is the Freeway or Interstate, which can be accessed only by on and off ramps, also called interchanges. Interstates in Champaign include Interstates 57, 72 and 74. These roads are controlled by the State of Illinois and the City of Champaign is not responsible for their maintenance.

Excluding designated State of Illinois routes, the City is responsible for the construction and maintenance of all roads inside the municipal boundary. Arterial roads are key thoroughfares like Neil Street or Windsor Road, spaced approximately every one mile. Collector streets collect traffic off of Arterial level streets and direct it to businesses or onto Local level streets. Local level streets are generally neighborhood streets that are primarily traveled by residents or guests of the homes on that street.

Figure 6-1: Hierarchy of Road Classification



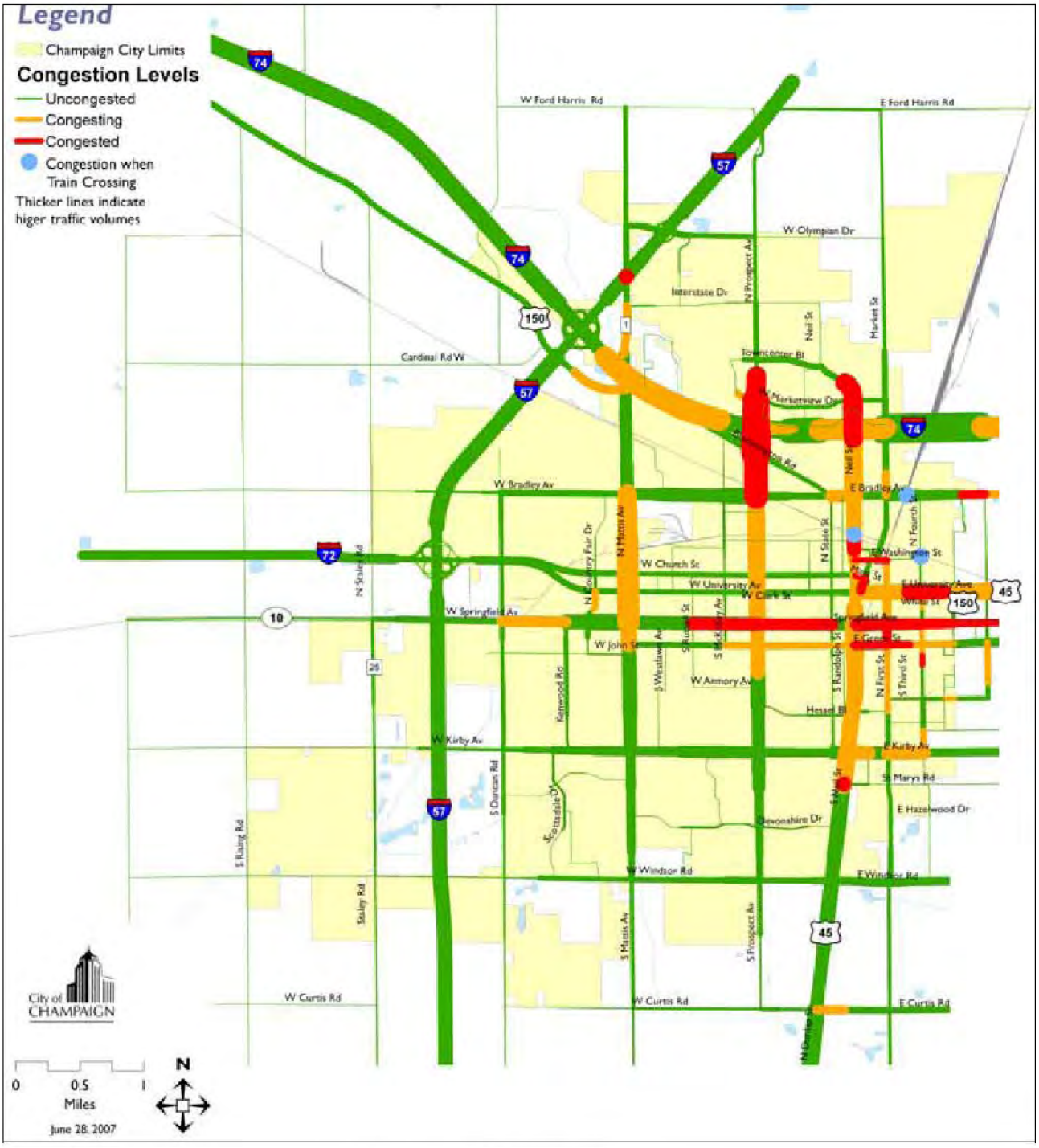
Source: http://upload.wikimedia.org/wikipedia/en/9/96/HierarchyOfRoads.png

Street Improvements and Future Growth: As residential development expands to the north, south, and west of the City, streets originally built to accommodate low-traffic rural development will begin to demand repairs and capacity upgrades. In 2008, there were over $55 million of needed arterial road improvements in the City of Champaign and $42.5 million of these improvements are unfunded.

Although individual residential development projects do not place a heavy burden on the existing street network in the rest of the city, many new residential developments are located along rural roads. These roads were originally designed for lower intensity rural traffic and are not designed for the quantity of vehicles or number of trips generated by higher intensity development. As trips increase, rural roads begin to fail, requiring extensive upgrades and often full reconstruction.

As development continues, increasing traffic demand will exceed the capacity of the existing funded street network. Without sufficient funding to repair existing roads, upgrade roads designed for rural traffic lefels and install curbs, gutters, and sidewalks, residents may begin to experience negative impacts on mobility and therefore quality of life.

Figure 6 - 1: Existing Congestion Levels, City of Champaign 2007



Socioeconomic data: CUUATS; LSA Associates, Inc.
Base data: Champaign County GIS Consortium
Travel Model: Modified Version of CUUATS Model

Transit:

The Champaign-Urbana Mass Transit District (CU-MTD) provides public bus transit to an area covering the vast majority of the City of Champaign. Over 90% of City destinations lie within ¼ mile of a transit stop. In 2006, ridership on the CU-MTD bus system approached $10 million in revenue.

CU-MTD bus service operates on a hub-and-spoke system in which the University of Illinois campus and the downtown areas of Champaign and Urbana provide higher density endpoints and transfer facilities. This system results in three nodes or activity centers through which many riders must pass before departing directly to their final destination. Therefore, arriving at destinations on the City's periphery requires longer travel times.

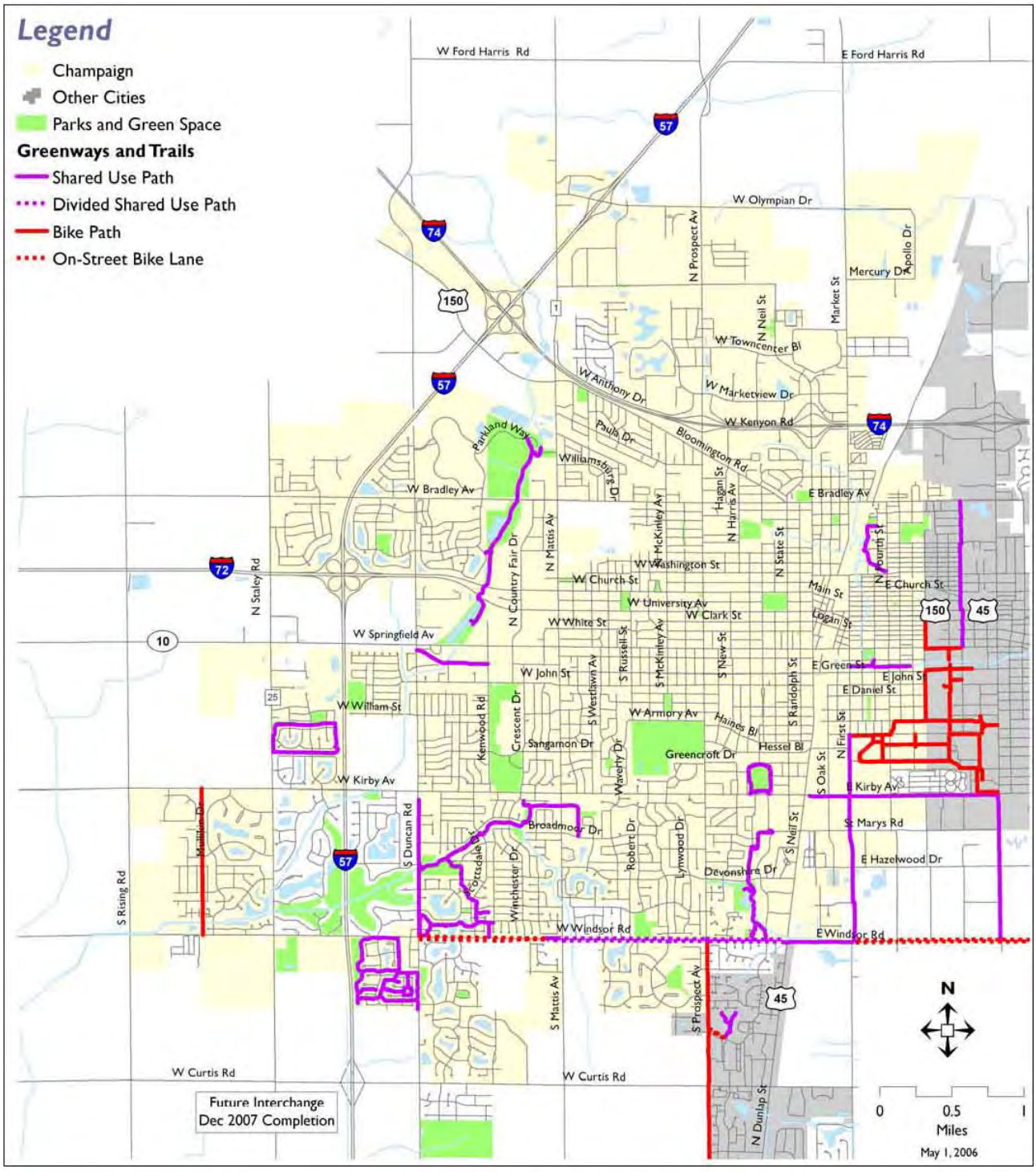
Any future expansion of the CU-MTD service area will require higher density development and a mix of land uses. Low-density homogenous land use in west Champaign reduces the feasibility of providing regular and convenient mass transit service. The recent formation of a separate transit district in west Champaign limits the ability of the CU-MTD to expand its service. As this new district was formed with no intention of providing transit service, its presence impedes the continuity of the current mass transit system.

Bicycles:

Bicycling has positive effects on air quality, physical health, and when used extensively, traffic congestion. Champaign's existing grid street system and relatively young population yield an excellent opportunity for bicycle infrastructure. Local cyclists have begun to travel on the existing grid despite a limited number of designated bicycle lanes.

Though the Transportation Master Plan anticipates the creation of multiple bicycle lanes and multi-use paths in coming years, existing bicycle infrastructure is limited. On street bicycle lanes are primarily located on campus, along Windsor Road and First Street. A number of off-street multi-use trails also accommodate bicycles. The City and Champaign Park District are collaborating on a Trails Master Plan that will identify new multi-use trails and link existing trails.

Figure 6-2: Existing Bicycle Facilities, City of Champaign 2007



Greenways And Trails Data: CUUATS
Base data: Champaign County GIS Consortium

Pedestrians:

The quality of Champaign's pedestrian system varies in different areas of the city. In general, the pedestrian system is evaluated using five criteria: directness, continuity, street crossings, visual interest and amenities, and security. The overall quality of pedestrian facilities is directly related to the age of the development and the planning and development requirements at the time of construction.

Recent streetscape improvement projects in Downtown and Campustown have greatly improved the walkability of these areas. Both areas have a comprehensive pedestrian system with direct and continuous sidewalks. In higher traffic areas, benches and decorative planters provide additional amenities. Some higher-traffic areas in the core of the City, including University Avenue and parts of Neil Street and Springfield Avenue, present challenges to pedestrians due to narrow sidewalk widths and very limited room for expansion.

Many developments built during the 1950's and 1960's were built without sidewalk requirements, resulting in large areas without pedestrian amenities. While arterial streets adjacent to these neighborhoods provide sidewalks, interior streets lack pedestrian infrastructure. Some neighborhood organizations have voiced concerns over the lack of sidewalks, which results in pedestrians walking in the street. Due to infrastructure and right of way challenges, retrofitting a neighborhood with sidewalks is a very difficult and costly task.

While current development regulations require that sidewalks accompany all new construction, existing arterial thoroughfares adjacent to new subdivisions may lack pedestrian infrastructure, limiting pedestrian access to transit stops. This deficiency will persist with the arterial street funding shortage mentioned above.

Funding:

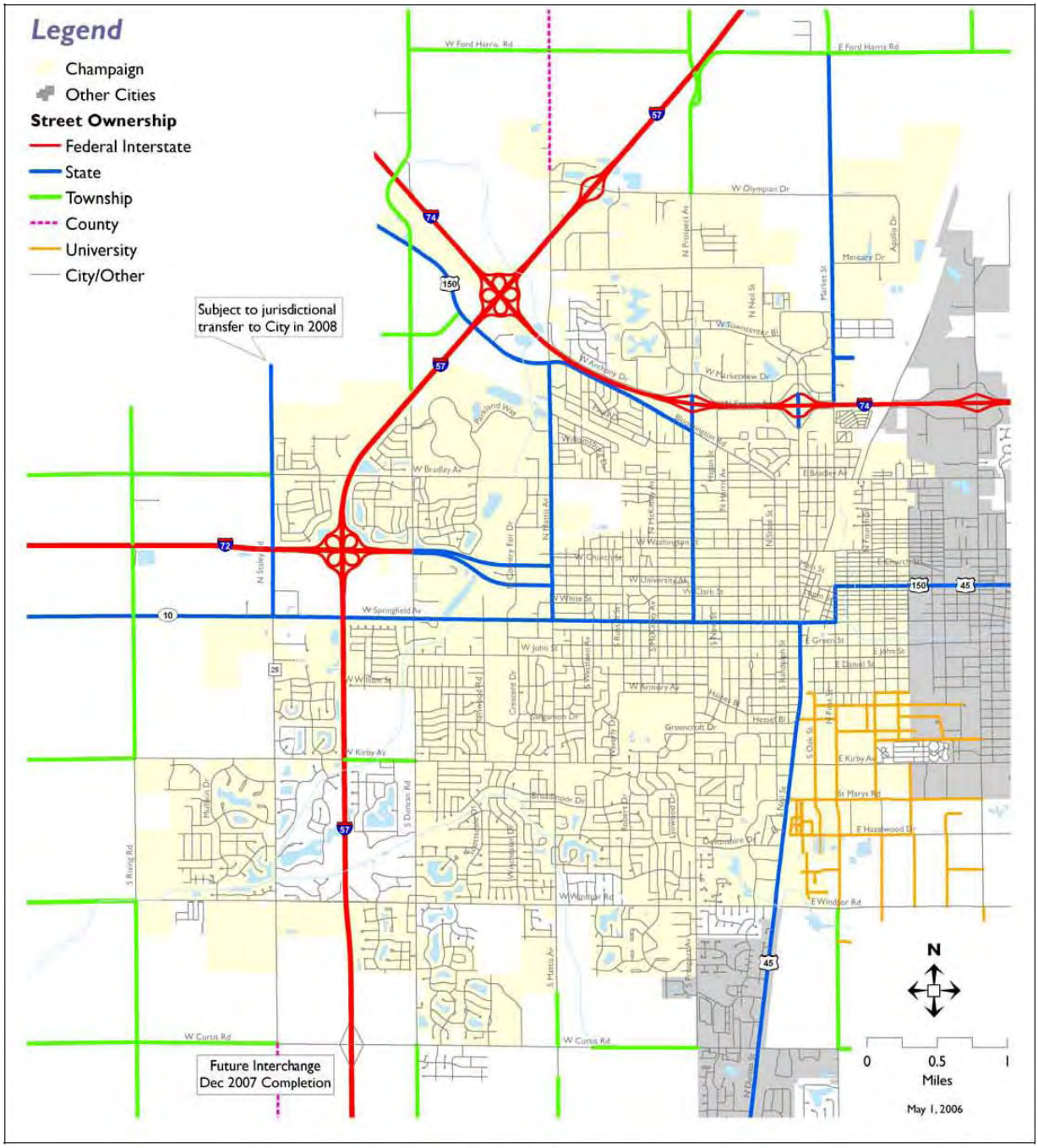
Transportation improvements receive funding from four principal sources: the City of Champaign, the University of Illinois, the State of Illinois, and the Federal Government. Interstate Highways *57*, *72*, and *74* and their interchanges are owned and operated by the State of Illinois. State roads in Champaign include Route 45, Route 100 and Route 150 covering portions of Springfield Avenue, Neil Street, University Avenue, Bloomington Road, North Mattis Avenue, North Market Street and Prospect Avenue (Figure 6.3)

Multiple conditions have resulted in reductions in State and Federal funding. Federal and State budgets have limited their scope to maintaining existing roads instead of expanding transportation infrastructure. Additionally, stagnant fuel tax rates coupled with more fuel efficient vehicles have reduced the traditional source of revenue for State and Federal transportation funding.

All remaining streets within City boundaries are owned and maintained by the City of Champaign. The City derives its transportation funding through the City's Capital Improvement Program (CIP), Motor Vehicle Tax (MFT), and Federal Aid dollars dedicated to transportation improvements. As the City continues to grow, the demand for transportation upgrades emerges more rapidly than funding opportunities. This leaves the City of Champaign with insufficient funding for current and future improvements.

With each new development proposal, the City negotiates potential traffic mitigation techniques in an annexation agreement. However, the City has no requirements for arterial street improvements other than proper turn lanes. The result has been improved street conditions immediately adjacent to new development, but incrementally worse street conditions at greater distances from new development. This one-by-one street improvement pattern is the major factor contributing to the arterial street improvement needs in the City.

Figure 6-3: Street Ownership in the City of Champaign, 2007



Socioeconomic data: CUUATS; LSA Associates, Inc.
Base data: Champaign County GIS Consortium
Travel Model: Modified Version of CUUATS Model

Findings and Issues to Consider

Findings:

- Compared to nearby communities, a greater portion of Champaign residents commute in a sustainable way through walking, biking and transit. Although the rate is higher than nearby communities, the portion of commuters who drove to work increased from 1990 to 2000.

- The City's road network is in good condition and allows for congestion-free traffic flow. As the City continues to expand, roads designed for rural use on the City's outskirts will encounter increased use, requiring upgrades and maintenance. The City currently lacks funding to improve arterial road conditions. Compounding this, State and Federal transportation funding sources focus primarily on maintenance, not new infrastructure.

- Bicycle ridership in Champaign is higher than in nearby communities like Bloomington and Decatur. Designated on-street routes and off-street bike trails are limited and not well connected at this time. The Bicycle Implementation Plan and Trails Master Plan identify locations for new routes and trails and connections to existing routes and trails. Implementation will take time, however.

- In new growth areas, requirements are in place for the construction of sidewalks. Additional requirements are needed to support the construction of an interconnected trail system that will accommodate pedestrian and bicycle use for commuting and leisure. Construction of sidewalks and trails in new growth areas is less complicated than retrofitting established areas due to infrastructure, right of way and cost challenges.

Issues to Consider:

- Champaign residents choose sustainable travel modes, like walking, biking and transit, for their commutes more than comparable communities. Why did the proportion of residents who commute by driving increase from 1990 to 2000?

- Vehicular travel is a known contributor to climate change. How can the City develop in a way that reduces the need for vehicle trips?

- As the population of the City and surrounding areas grows, the number of potential drivers also grows. What implications do more drivers have on traffic and infrastructure?

- The City lacks funding for the current level of arterial street improvements, and the need for street improvements will continue to increase. What funding options, if any, remain for arterial road improvements? What alternatives are available for funding these improvements?

- In addition to being environmentally friendly, non-vehicular modes of transportation, like walking and biking, are also healthy alternatives. Studies show a link between auto-dependent development and obesity. How can the transportation system contribute to a healthy community?

Infrastructure and Utilities

Introduction:

The availability of infrastructure and utilities is essential to development. Infrastructure and utilities includes the street tree network, sewer pipes and drainage ways, water pipes, sidewalks, streets and power lines. Infrastructure is generally expensive to construct and upgrade, requiring significant capital investment planned for annually by the City's Capital Improvements Plan. It is important to consider these capital costs, as well as maintenance costs, when determining where development should be located and what that development should look like.

The City, other government agencies, outside service providers and private companies share the responsibility for building and maintaining infrastructure. Generally, the City is responsible for the street tree network, local streets and sidewalks, some sanitary sewer lines and some stormwater management infrastructure. Residents contribute to the cost of building and maintaining city-owned infrastructure through property taxes. Utility infrastructure, like water or telecommunications, is paid for through monthly use or subscription fees.

Trees:

Since 1985 Champaign has been a member of Tree City USA, a program sponsored by the National Arbor Day Foundation. Together with 188 other Illinois communities and 3,310 communities across the USA, Champaign upholds this membership by employing a full-time arborist, enforcing a community tree ordinance, investing in an urban forestry program, and conducting an annual Arbor Day tree planting.

Over 20,000 trees of 150 different species line Champaign's public right-of-ways. Maple, Oak, Ash, and Linden rank among the City's most common tree types. Trees planted in the public right-of-way are commonly referred to as 'street trees.' The most common species are listed in figure 7-1.

Tree Planting Programs: The City maintains all trees on public property, but individual homeowners can apply to plant additional trees by two means: a Share-The-Cost program and a standard permitting process.

Through the Share-The-Cost Program, the City helps homeowners plant trees in the right-of-way adjacent to their property. The City consults with property owners on the tree species and plants the tree for $100. Property owners agree to irrigate the tree during the dry months of the tree's first three years.

The City also administers a permitting process through which property owners can apply for a free permit that verifies correct tree location and species selection. Homeowners are responsible for the costs of planting the tree.

The City also conducts tree pruning on street trees, a process overseen by a Certified Arborist. In doing so, the City attempts to retain the natural shape of trees by using "thinning" cuts. The City will not prune to promote satellite television reception.

Figure 7-1: City of Champaign Most Common Tree Species Distribution

Tree Species	Distribution
Red Maple	11.80%
Sugar Maple	8.90%
Silver Maple*	8.10%
Red Oak	6.90%
White Ash*	6.00%

*unapproved species

The Emerald Ash Borer: In June 2006, the Emerald ash borer was detected in Bloomington, Illinois. This insect is responsible for killing over 40 million trees from Missouri to as far east as Maryland. Though it has not yet arrived in Champaign, residents should be aware of this destructive insect and take appropriate measures to prevent it. One step includes purchasing only local firewood.

Sanitary Sewer:

Sanitary sewage runs through a 3-tiered network of lines owned and maintained by individual property owners, the City of Champaign, and the Urbana-Champaign Sanitary District (UCSD). Property owners are responsible for service lines that connect their homes to City-owned or UCSD lines. Services lines are typically 4-6 inches in diameter.

The City maintains lateral lines typically 6-8 inches in diameter that run beneath streets or public easements. Lateral lines connect to UCSD interceptor sewers of 12- 48 inches in diameter, which ultimately connect to one of two UCSD treatment plants. The UCSD serves the City of Champaign, the City of Urbana, the Village of Savoy, and the University of Illinois. In 2005, the UCSD expanded the capacity of its southwest treatment plant, offering sewer services to recently constructed properties west of I-57. The following year, it completed the construction of the Windsor/Curtis interceptor that serves properties north of Curtis Road and east of I-57.

The City of Champaign currently owns 223 miles of lateral lines, 5,503 manholes and 283 cleanouts. The 2008-2010 Neighborhood Wellness Action Plan shows that sewers in planning Areas 1, 4, and 14 in the City's north, center, and west respectively, are all in need of "significant" City services, due principally to their age.

Figure 7-2: From Home to the Treatment Plant: A Three-Tiered Network

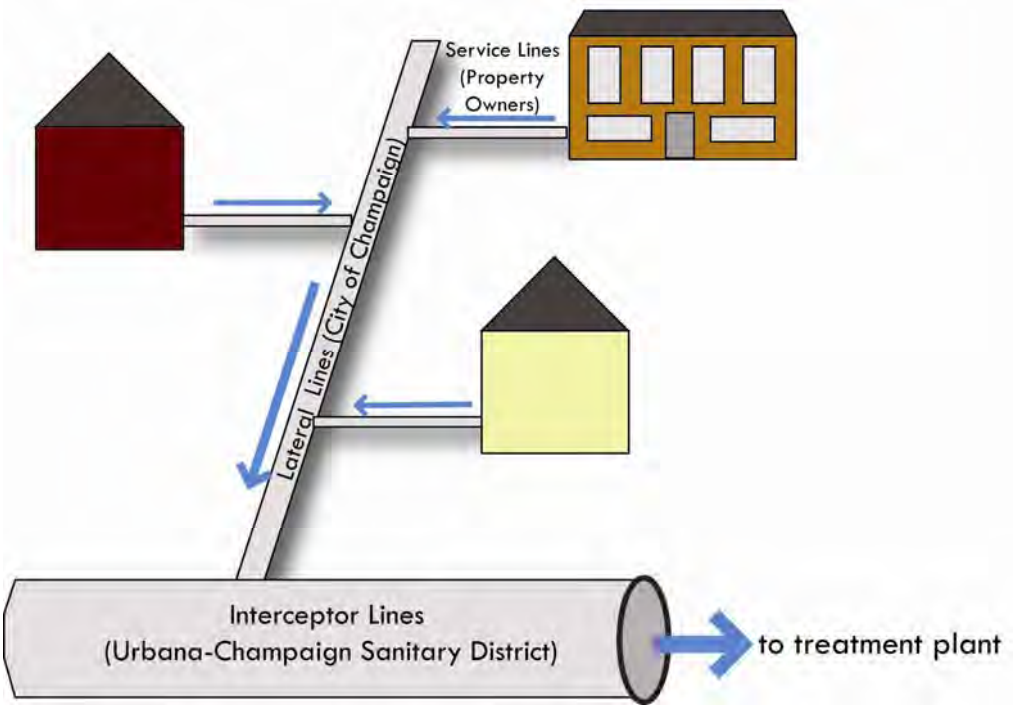
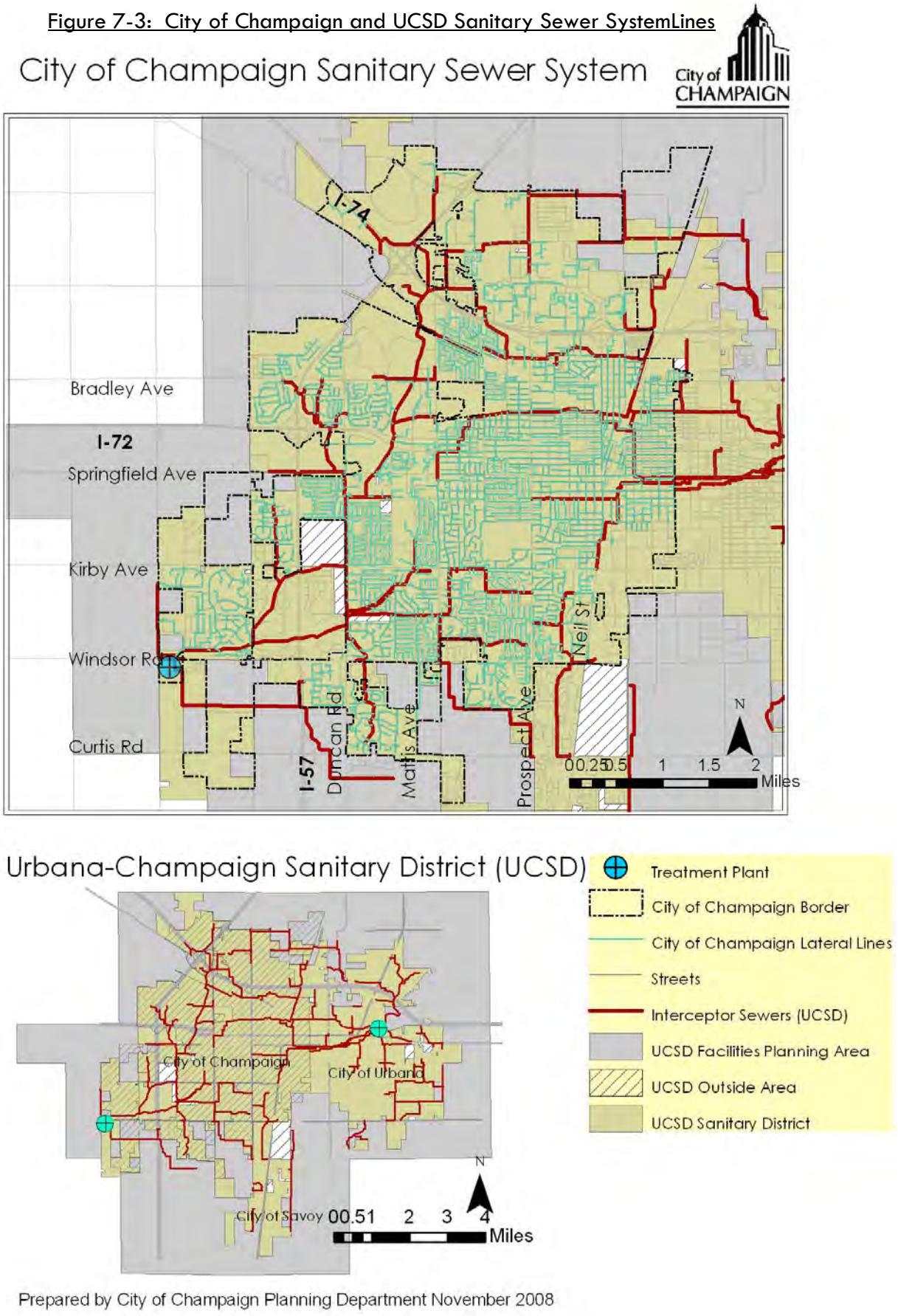


Figure 7-3: City of Champaign and UCSD Sanitary Sewer SystemLines



Sidewalks:

The City currently maintains 352 miles of sidewalk along Champaign's streets, an increase of 33% in the past 15 years. These sidewalks line 75% of all streets within municipal boundaries.

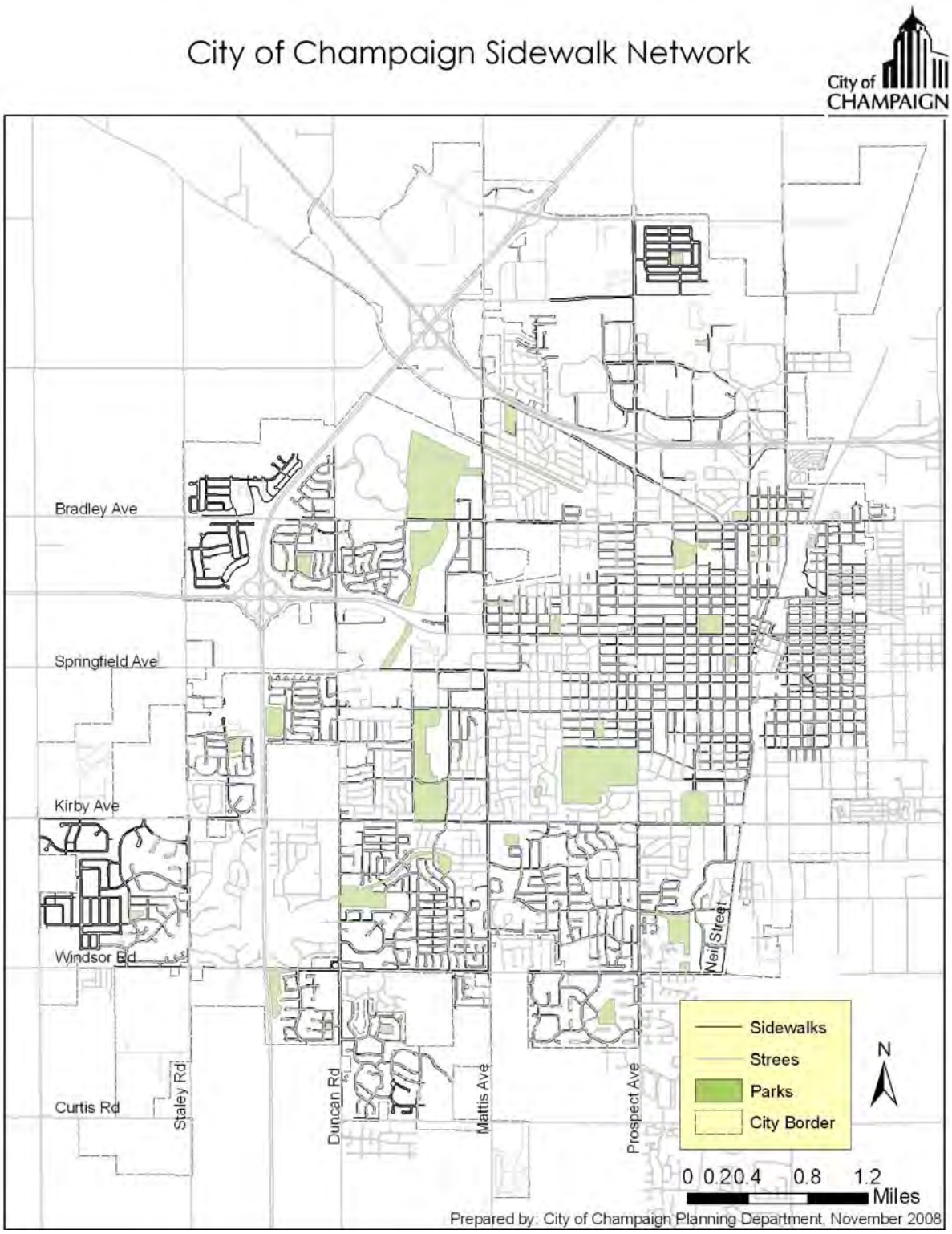
Champaign's recent Transportation Master Plan evaluated the City's sidewalk network on the criteria of directness, continuity, street crossings, visual interest and amenities, and security. The evaluation found that sidewalk conditions throughout the City are directly related to the year of development and the planning regulations required at that time.

The majority of Champaign neighborhoods have a well connected sidewalk system. The City has required sidewalks along new residential streets since the early1970's. Sidewalks were not required prior to this date. Areas developed during the 1950's – 1960's were not originally constructed with sidewalks due to preferences of the time and generally remain without sidewalks. Segments of arterial streets adjacent to new development lack sidewalks in many locations. This gap in the sidewalk network limits pedestrian connections between neighborhoods and other amenities like public transit, parks and schools. This is also a concern for residents with limited mobility who may rely on wheelchairs or other apparatus.

The majority of sidewalks in the older sections of the City, including the downtown urban core, remain in good condition and provide a well connected network of pedestrian facilities. A resurgence of downtown business activity in recent years has resulted in increased pedestrian and automobile traffic. This increase in demand contributes to difficulty in crossing major arterials like University Avenue in the downtown area.

Information on the condition of sidewalks by planning area can be found in the 2008-2010 Neighborhood Wellness Action Plan.

Figure 7-4: City of Champaign Sidewalk Network



Drainage Districts and Boneyard Creek Improvements:

Champaign County is home to 102 distinct drainage districts responsible for construction of drainage ways and levees for agricultural, sanitary, or mining purposes. Each drainage district is supervised by a board of up to three commissioners appointed for three-year terms by the County Board Chair. Residents within the district may also petition to elect commissioners by popular vote. Each board is responsible for levying taxes for the maintenance and improvement of drainage ways. Six districts enter the limits of the City of Champaign, but none are confined exclusively to the city.

In March of 1992, the City Council approved an interagency agreement between the City of Urbana and the Urbana-Champaign Sanitary District (UCSD) granting the two municipalities jurisdiction over the Boneyard Creek, a major stream that runs through both municipalities. The City has also assumed control over drainage of the portions of the Phinney Branch within City limits. Similarly, the City maintains nearly all portions of the Beaver Lake district. The City does not have jurisdiction over portions of the Fountain Head drainage district and the Upper Embarrass drainage district inside the City (see figure 7-5).

In the past two decades, the City has invested heavily in improving drainage in the Boneyard Creek floodplain. Phase 1 of these improvements included construction of the Healey Street detention basin, the Campustown channel and detention project, and the University-sponsored improvements between Wright Streets and Lincoln Avenue. The second phase of construction, Phase 2, will be finished in 2010. Phase 2 will lower the Boneyard Channel in Scott Park, construct two 100-year flood detention basins along Second Street between Springfield Ave and University Ave, and will include storm sewer improvements to the Springfield Ave, Logan Street, and University Ave viaducts. The improvements will also include street closures and realignments for Clark Street, Stoughton and Second Streets, but will retain pedestrian connections through the park space. An illustrated map of the Boneyard Creek Phase 2 improvements can be found in Figure 7-6.

Three phases remain in improving the Boneyard Creek floodplain. Subsequent phases move north and west along the stream. Figure 7-7 illustrates the five phases in the Boneyard Creek improvement plan, beginning on Green Street and moving north toward Interstate 74.

Figure 7-5: Local Drainage Districts

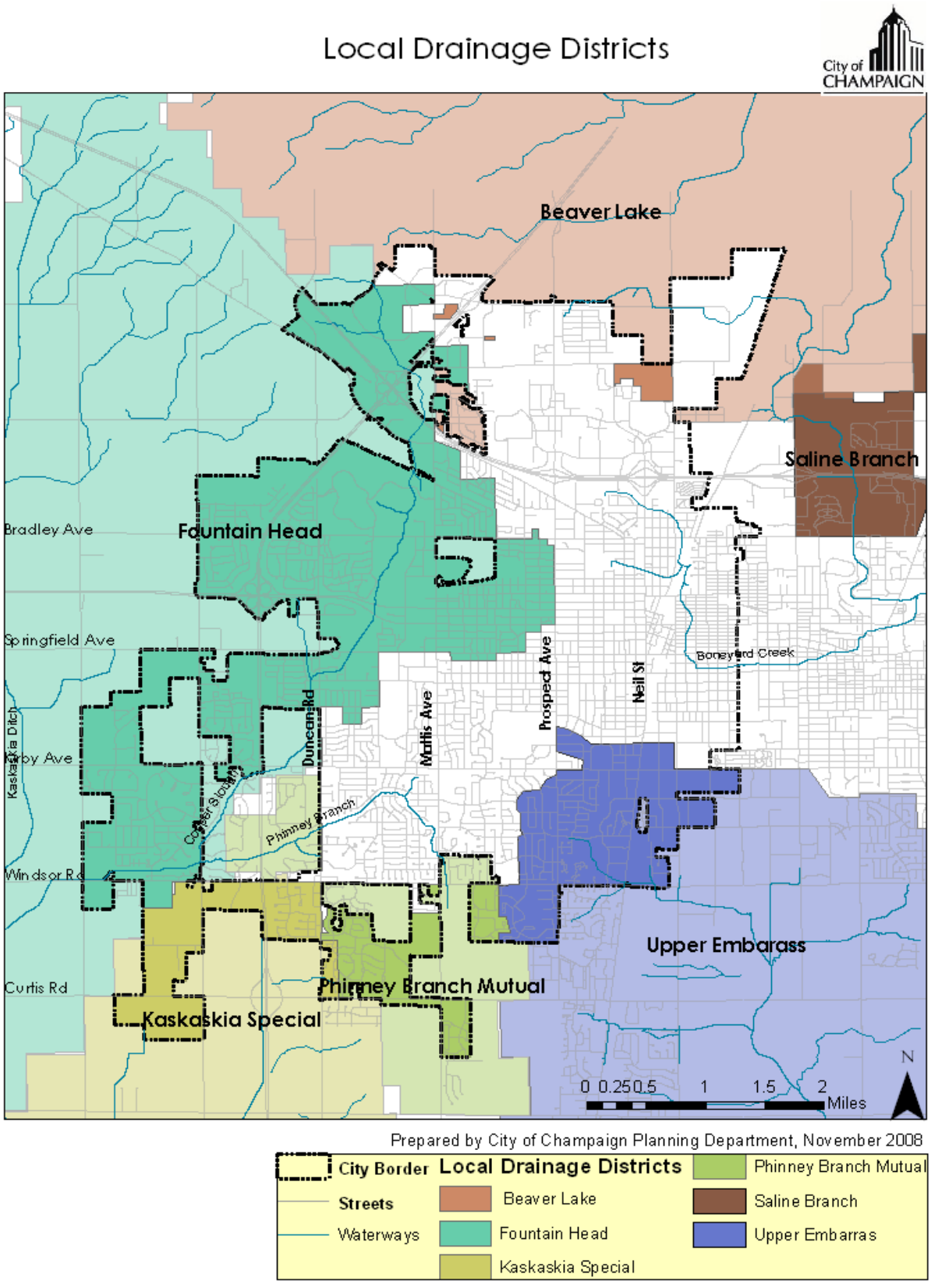
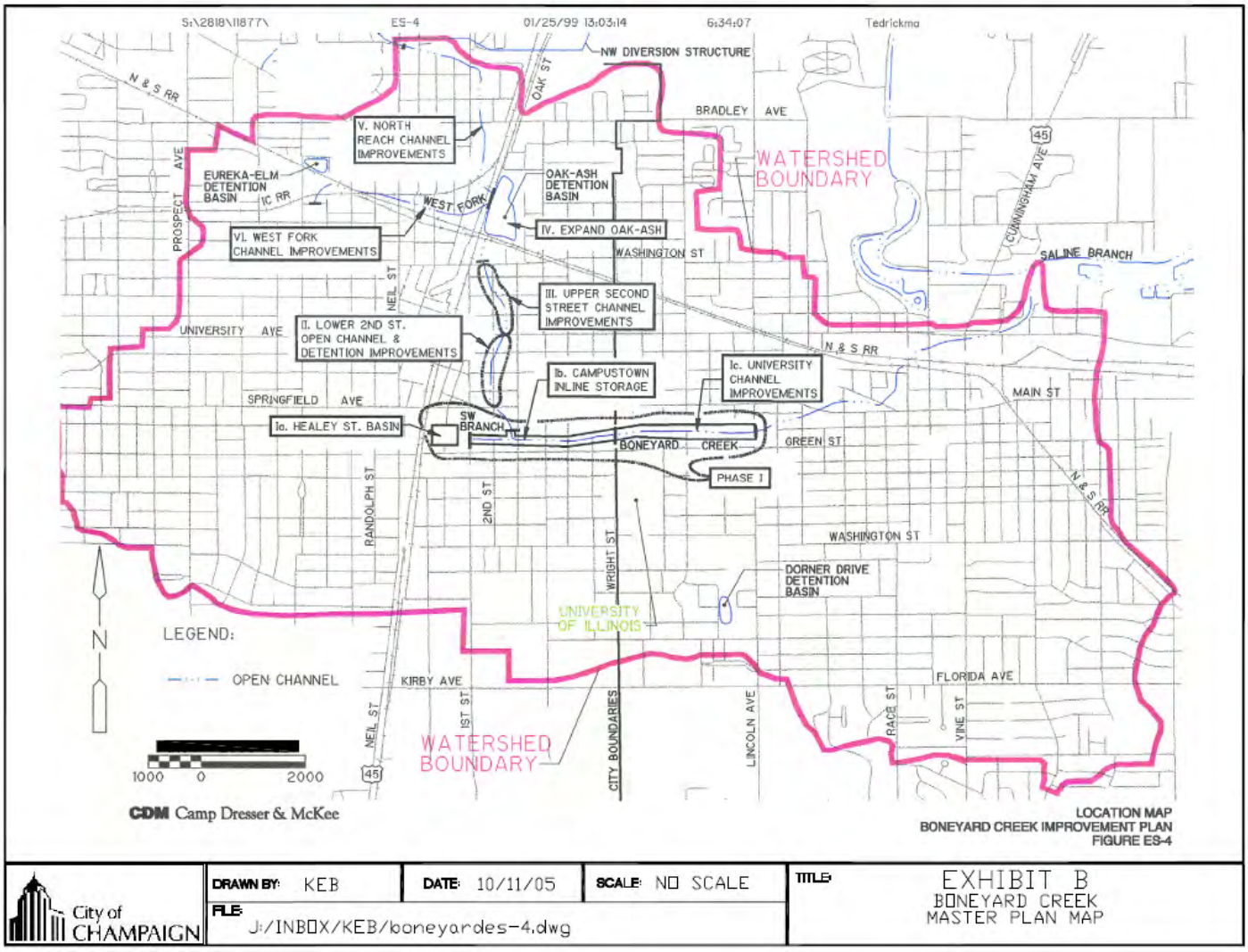


Figure 7-6: Phase Two of the Boneyard Creek Master Plan

Figure 7-7: The Boneyard Creek Master Plan Map, Phases 1-5



Water:

Illinois American Water Company provides water to the City of Champaign. It is an investor-owned utility regulated by the State and Federal governments. Illinois American Water is responsible for constructing and maintaining water pipe lines, fire hydrants and water towers throughout the community, as well as numerous wellheads. The company operates a treatment plant on Mattis Avenue and has an approved development west of the municipal boundary for future expansion.

More information on water can be found in Chapter 5 – Environment.

Findings and Issues to Consider

Findings:

- The City of Champaign has over 20,000 trees in public right-of-ways. For over 23 years, the City has achieved "Tree City USA" status. A full-time arborist helps maintain over 150 different tree species around the City, and offers financial support and expertise to residents who want to plant trees in the right of way adjacent to their properties.

- The City of Champaign currently owns 223 miles of lateral lines, 5,503 manholes and 283 cleanouts. This infrastructure is part of a three-tiered system that connects individual properties to the Urbana-Champaign Sanitary District (UCSD) system.

- The City of Champaign maintains 352 miles of sidewalk. Since the 1970s, the construction of new streets requires accompanying sidewalks. Therefore, sidewalk connections are weakest in areas built between 1950 and 1970.

- The City of Champaign has assumed control over maintenance of waterways within much of the City. Only a small portion of the City remains within active drainage districts not controlled by the municipality.

- The City of Champaign has begun phase two of improvements to the Boneyard Creek flood plain. In coming decades, improvements to the Boneyard Creek will stretch from Campustown to northern neighborhoods of the City.

Issues to Consider:

- In June 2006, the Emerald ash borer was detected in Bloomington, Illinois. This insect is responsible for killing over 40 million trees from Missouri to as far east as Maryland. Residents should buy only local firewood to prevent infestation of local trees. What other measures can the City take to protect local vegetation?

- As the sewer system ages, older areas of the City may need servicing. Additionally, new development on the city's outskirts will require new sewer infrastructure and subsequent maintenance.

- Roads constructed in the 1950's and 1960's were not required to be built with sidewalks. Areas built during this time period lack pedestrian connectivity. Additionally, arterial roads on the City's edges that were built before adjacent land was annexed into the City have no sidewalks, limiting access for pedestrians and residents with limited mobility.

Public Services

Introduction:

City of Champaign residents access a world class system of public education, safety, and health. These services play an integral role in the daily and long-term functioning of the municipality and the quality of life of residents. Unit #4 School District, Parkland College, and the University of Illinois - Urbana-Champaign offer an array of educational programs for people of all ages and experience. While public education entities are not directly administered by the City of Champaign, municipal staff work closely with school district and college leaders to maintain a strong link between the City and its educational system. Another critical educational resource, the Champaign Public Library, operates as a department of the City of Champaign and maintains two library locations.

The Neighborhood Services Department coordinates neighborhood groups, property inspection, and neighborhood programs such as federal grants and housing rehabilitation that sustain neighborhoods and dwelling options. Affordable housing opportunities, emergency shelters, and counseling services are available from private service providers in the community.

The City of Champaign provides law enforcement services and Fire and Rescue services for the protection of residents. Each public safety entity offers education programs including Citizen Policy Academy, D.A.R.E., Fire Factor and Community Emergency Response Training. The City also collaborates with private ambulance services and METCAD, the county-wide emergency dispatch service. Champaign residents also have access to quality medical care facilities. The Champaign-Urbana metropolitan area supports two major hospitals, two clinics, and a public health district that focuses on disease prevention and medical case management.

The Champaign Park District, an independent unit of local government, administers the City's public park spaces and flower islands. The Champaign Park District also offers a variety of recreational programs and cultural opportunities. Safe recreational opportunities are essential to the quality of life and health of the community.

It is important to consider how demographic and economic changes will influence access to and quality of public service delivery.

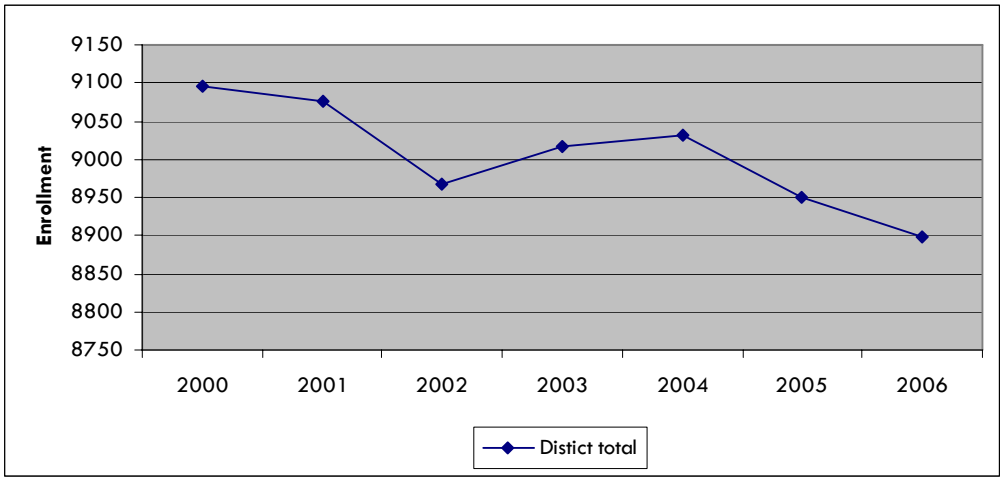
Public Education:

Unit # 4 Schools: The Unit #4 school district serves the City of Champaign, Savoy, Bondville and some outlying areas. The district includes a pre-kindergarten Early Childhood Center, 11 elementary schools, three middle schools, an alternative education center and two high schools: Champaign Central High School and Champaign Centennial High School. Schools are funded through property taxes at a rate of 3.6296% of the Equalized Assessed Value of the property (2007). While the location at which a student attends high school or middle school is determined by household address, the district's Schools of Choice program allows families to select their child's elementary school.

The school district recently underwent two planning processes to prepare for the future. The first was an analysis of the demographics of the district and projections for future enrollment. The second was a public input process called *Great Schools, Together*. The plan's goals are divided into short-term (3 year), medium-term (8 years), and long-term (15 years) windows of accomplishment. A series of public input meetings were held, followed by committee meetings that resulted in a number of recommendations. The full plan can be found on the Unit #4 website, www.champaignschools.org.

District-wide kindergarten through 12th grade enrollment fell slightly between 2000 and 2006 by approximately 200 students (see figure 8-1). The cause is unknown, though it could be due to fluctuations in class size. Statewide, kindergarten through 12th grade enrollment increased over the same period.

Figure 8-1: Champaign Unit #4 School District Enrollment 2000-2006

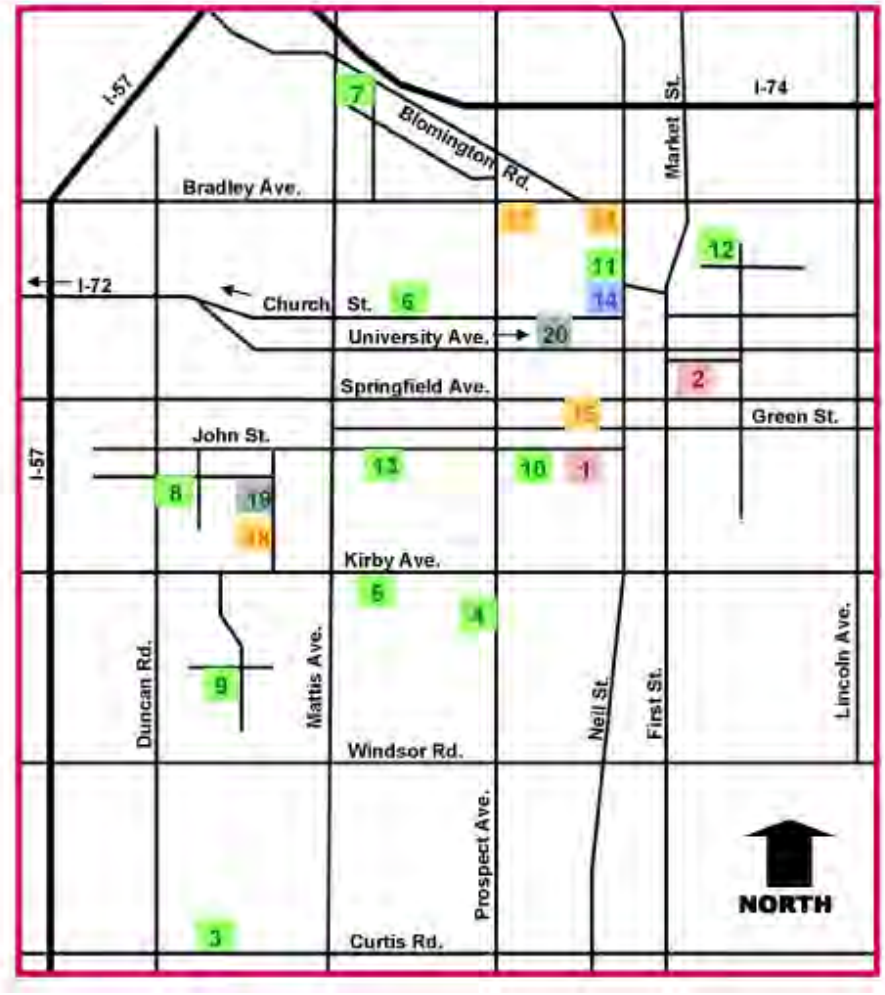


Source: Unit #4 Schools

CHAMPAIGN COMMUNITY UNIT SCHOOL DISTRICT NO. 4
SCHOOL LOCATION MAP

KEY

1	Mellon Administrative Center	8	Kenwood	15	Columbia Center
2	Family Information Center	9	Robeson	16	Edison MS
3	Barkstall	10	South Side	17	Franklin MS
4	Bottenfield	11	Stratton	18	Jefferson MS
5	Carrie Busey	12	Washington	19	Centennial HS
6	Dr. Howard	13	Westview	20	Central HS
7	Garden Hills	14	Early Childhood Center (PREK)		



University of Illinois: The University of Illinois is the State's flagship university and has the largest student enrollment in the State. It is also the largest single employer in Champaign County (see Chapter 4 for more information on regional employment). Founded in 1867, it was originally chartered as the Illinois Industrial University. In 1885 it was renamed the University of Illinois, Urbana-Champaign. The University is home to 16 different colleges and instructional units, and 37 campus libraries with over 10 million volumes total. As of 2008, 30,895 undergraduate students and 11,431 graduate students attended the University. The 2,971 faculty at the University are amongst the nation's most prestigious scholars, including 23 Nobel Laureates, one Crafoord Prize winner, and 19 Pulitzer Prize winners. The City of Champaign is also home to the recently opened University of Illinois Research Park, which links academic talent at the university to private firms.

The Research Park currently hosts seventy firms that provide more than 1,200 high-technology jobs to students and residents. In addition to the school's educational services, the University offers world class entertainment and athletic facilities that attract performers and spectators from around the globe. More information on the University of Illinois can be found at http://www.uiuc.edu.

Parkland College: Parkland College was founded1966 and serves Community College District #505, which stretches across 12 counties. It is the third largest public community college in the state of Illinois. It provides vocational-technical and academic training to 11,900 credit and non-credit students. In fall of 1973, Parkland moved from its temporary location in downtown Champaign to its current location north of Bradley Avenue and east of Interstate 57 in northwest Champaign. The campus is built on 233 acres of land and consists of 85 classrooms, 60 specialized labs, a library, and other recreational and entertainment facilities. Only one-third of its current students have permanent addresses in District #505, which means the college has programs that have broad appeal. More information on Parkland College can be found at http://www.parkland.edu.

Champaign Public Library: The City of Champaign finished construction of a new main public library facility in January 2008. The 122,600 square foot facility was designed by prominent architect Carol Ross Barney and features environmentally sustainable building techniques, including bamboo flooring, daylighting and energy efficient mechanical systems. The main library features a café, computer labs, multi-media area, children's section, teenage section and private meeting rooms. An automated book check-in/check-out system improves efficiency at the facility.

The Douglass Branch facility is located in Douglass Park on Grove Street. The facility offers a computer lab, two meeting rooms as well as a variety of books, magazines, and multi-media materials.

Parks and Recreation:

The Champaign Park District administers 656 acres of park land comprised of 60 parks, 15 trails and 11 facilities (see figure 8-2) including a senior center, a cultural center, a children's petting farm, a boathouse and the Virginia Theater in Downtown Champaign. As of 2004, the Park District administered 1,200 different programs annually. The district was established as an independent unit of local government in 1955.

As of 2008, the district levied a property tax of 0.6190% EAV. The Park District is administered by a board of five elected commissioners that meet twice monthly.

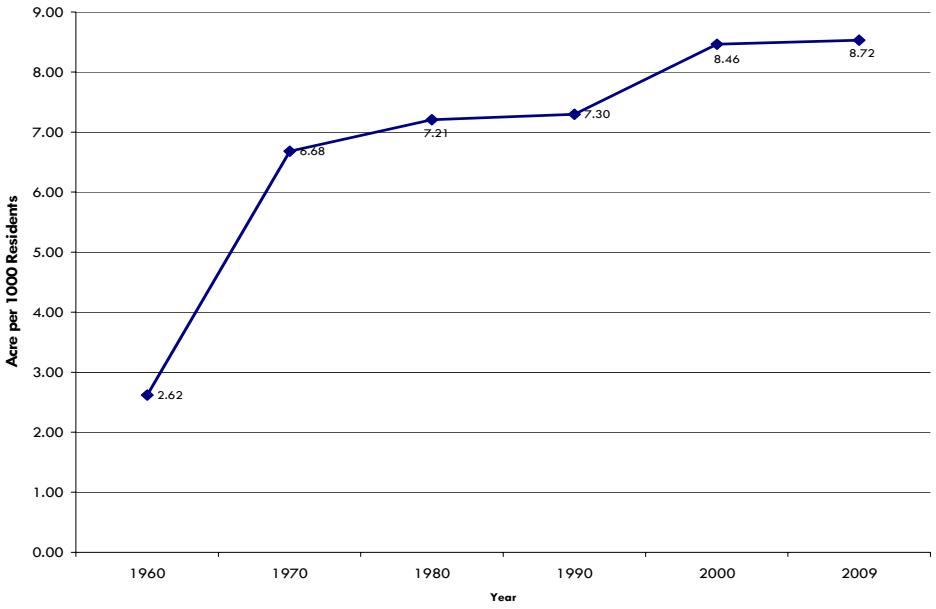
Over the past fifty years, acreage of public open space per resident has more than tripled in the City of Champaign. In 1960, the Champaign Park District maintained 130 acres of public open space, or 2.62 acres for every 1,000 residents. In 2009, the Park District maintains 8.72 acres of public open space for every 1,000 residents (see figure 8-3). While this figure continues to increase, it remains below the amount recommended by the National Recreation and Park Administration (NRPA). The NRPA encourages communities to maintain a minimum10 acres of parkland for every 1,000 residents.

Figure 8-3: Acres of Public Open Space owned by Champaign Park District, 1960 - 2009

Year	Public Open Space (acres)	Population	Acres/1000 Residents
1960	130	49,583	2.62
1970	312	46,632	6.68
1980	420	58,133	7.21
1990	464	63,502	7.30
2000	575	67,959	8.46
2009	656	75,254	8.72

Sources: United States Census Bureau, Champaign Park District

Figure 8-4: Acres of Public Open Space per 1000 Residents (1960-2009)



Source: United States Census Bureau, Champaign Park District

The City of Champaign maintains relatively fewer acres of public open space than other mid-sized cities in the State of Illinois (see figure 8-5). The Peoria Park District offers 9,000 acres of parks and open space, yielding one of the largest park systems and highest open space to population ratios (76.28) in the nation. Urbana, Illinois maintains nearly16 acres of open space per 1,000 residents.

Figure 8-5: Acres of Public Open Space in Illinois Mid-Sized Cities

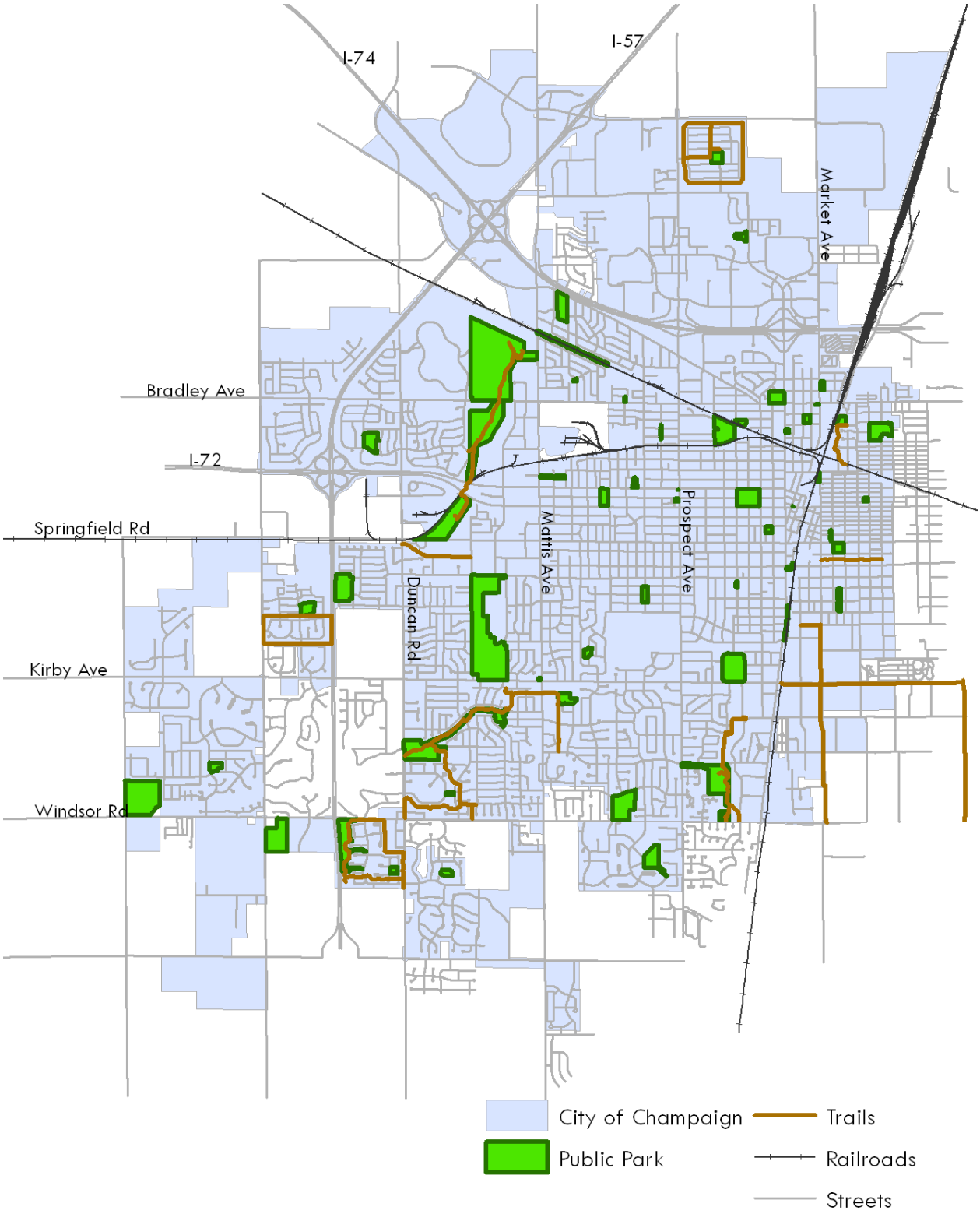
Jurisdiction	Acres of Public Open Space*	District Population (2007 estimates)**	Acres/1000 Residents
Peoria Park District	9,000	117,986	76.28
Springfield Park District	1,938	110,957	17.47
Urbana Park District	590	37,096	15.90
Bloomington Park District	1,110	70,482	15.75
Decatur Park District	1,117	75,009	14.89
Champaign Park District	**656**	**75,254**	**8.72**
Normal Park District	400	50,398	7.94

* Public Open Space based on number of acres reported on the respective website of each area's Park District

** 2007 population based on the US Census Bureau American Community Survey Estimates of jurisdiction covered by each Park District

More information on the Champaign Park District can be found at http://www.champaignparkdistrict.com/.

Figure 8-2: Public Open Space and Trails in the City of Champaign



Housing and Human Services:

Neighborhood Services Department: The Neighborhood Services Department of the City of Champaign coordinates operations related to housing and neighborhoods through three divisions: The Property Maintenance Division, the Neighborhood Programs Division, and the Neighborhood Coordination Division.

> The **Property Maintenance Division** helps maintain existing structures by enforcing property maintenance and fire codes. Property inspectors enforce compliance with the City's nuisance and vegetation codes and inspect properties as requested.
>
> The **Neighborhood Coordination Division** administers Champaign's many neighborhood watch programs, neighborhood organizations, the neighborhood small grants program, home owners and lake associations. These programs help residents become more active in their communities and foster better communication amongst neighbors.
>
> The **Neighborhood Programs Division** administers the City's Community Development Block Grants (CDBG) and HOME funding received from the Federal Government. As described in the five year 2005-2009 Consolidated Plan, this funding is used to address youth issues, affordable housing, senior housing and services, homelessness, housing for persons with HIV/AIDS, and housing and services for disabled persons.

In addition to offering their own programs, the Neighborhood Services Department coordinates with other service providers and non-profit organizations in the community. Coordination among these organizations is essential to ensure that persons in need receive complete information about the assistance available to them. The Neighborhood Services Department website provides detailed information and links for more information.

Housing Authority of Champaign County: The Housing Authority of Champaign County (HACC) increases access to affordable housing by offering public housing units and administering housing vouchers. The HACC is supported by the United States Department of Housing and Urban Development (HUD) and coordinates with the City of Champaign on housing efforts such as the development of the Douglass Square neighborhood.

Family Service of Champaign County: Family Service of Champaign County is the oldest private social service agency in Champaign County. It provides a variety of social services including:

- The Senior Resource Center—care for seniors in their homes
- The Retired Senior and Volunteer Program
- First Call for Help—emergency and short-term assistance
- The Self-Help Center—information and referrals to support groups
- Counseling—for individuals, couples, or groups
- Children First—educates parents on the impact of divorce on their children

Family Service also coordinates the annual publication of the *Help Book*, in conjunction with the Champaign-Urbana Public Health District and United Way of Champaign County. The *Help Book* is a comprehensive guide to all human and social services available in Champaign County. For more information on a particular service provider, please see the most recent publication of the *Help Book*, available from Family Service, 405 S. State Street, Champaign, IL. You can also visit their website at http://www.famservcc.org/index.php.

Public Safety:

Police Protection: The City of Champaign Police Department is responsible for law enforcement in the community. The department administers three bureaus and multiple divisions, ranging from traffic patrols and enforcement to community education programs. The three bureaus include the Operational Support Bureau, Patrol Operations Bureau, and the Professional Standards/Audits Bureau. The Office of the Chief of Police manages training and internal affairs functions.

The Police Community Services Division coordinates citizen outreach by managing educational programs, tours, and presentations. The division offers opportunities for police officers and citizens to interact in the community at events such as neighborhood meetings, the Community Information and Resource Fair, youth outreach, fundraisers, Police Day at Marketplace Mall, youth panels, and officer recruitment.

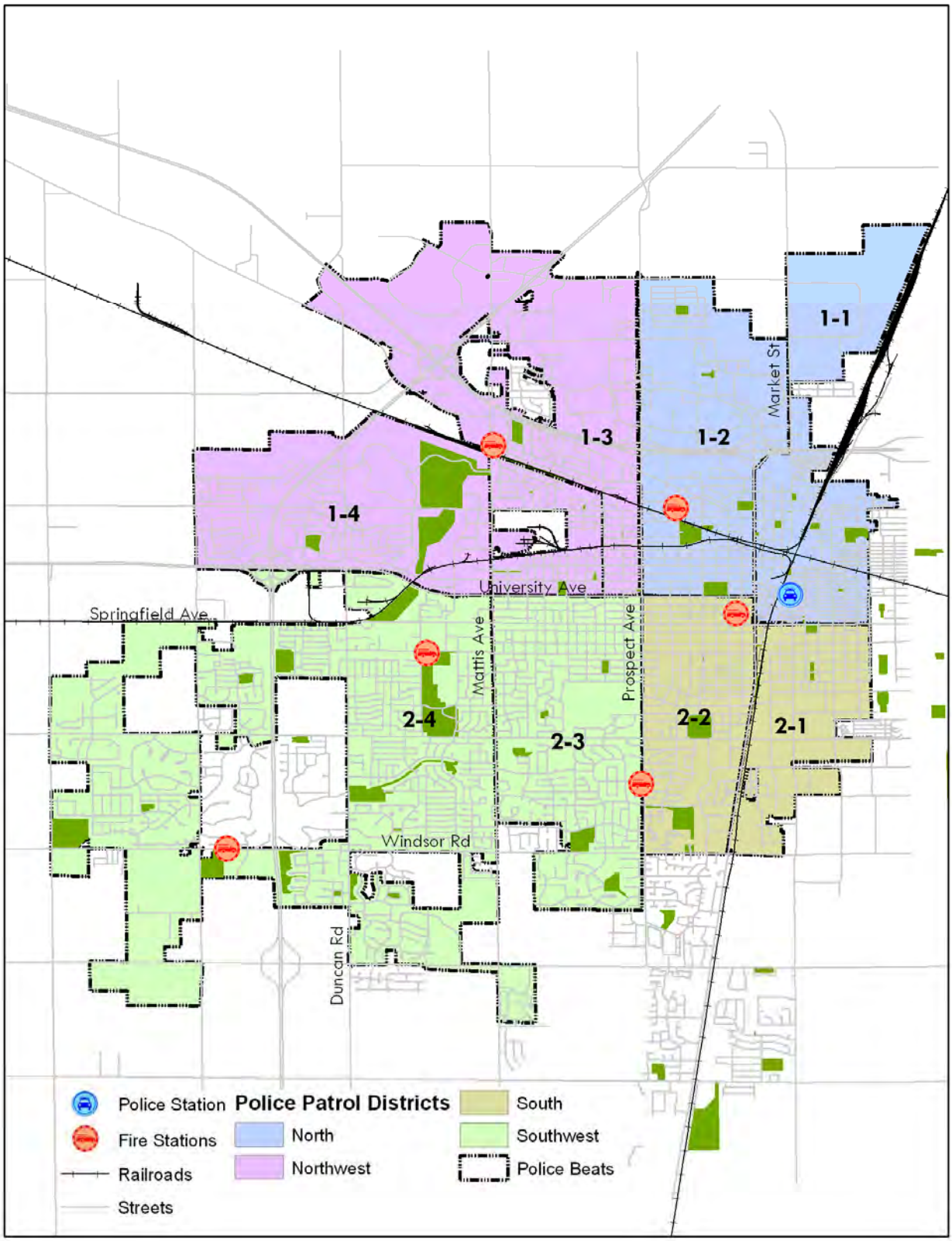
The Operational Support Division is responsible for Investigations, Records, Training and Development, Crime Prevention, D.A.R.E and Fiscal Administration. This bureau supports the daily activities of the Police Department, managing criminal investigations, evidence and record management, community education and similar internal activities. The bureau also manages an award winning volunteer program that selects both youth and senior citizen volunteers to assist with data entry and other clerical duties.

The Police Patrol Operations Division is in charge of traffic and neighborhood patrols and responds to over 70,000 annual calls for service. The City is divided into four Patrol districts, each commanded by a lieutenant. Each lieutenant is responsible for coordinating all activities in his or her designated district. Figure 8-5 displays a map of the police patrol areas and beats, the police department and the City's six fire stations. There are also special areas in the Patrol Division, including the foot and bicycle patrol, the K-9 unit and involvement in the area-wide narcotics task force. Police officers regularly attend neighborhood group and homeowner's association meetings as part of the Community Policing program. The Operations Division also administers the Citizen Police Academy, a ten-week intensive program to educate citizens on police services.

The Police Professional Standards Division strives to achieve the highest standards in law enforcement. This division is responsible for the training of all Police Department staff, from new recruits to experienced professionals and civilian staff. Alcohol enforcement and special events are coordinated through the Professional Standards Division. It also manages commendations and formal complaints from citizens, offering residents of Champaign a clear process to address concerns about police action. In 2007, the Illinois Association of Chiefs of Police voted unanimously to award the Champaign Police Department with the Community Policing Award for promoting community policing in all aspects of the organization's operations.

Between 2001 and 2006, total crime in the City of Champaign declined 8.9 percent. More detailed analysis of crimes, traffic stops, and information on the department's different units are available in the 2006-2007 Annual Report.

Figure 8-5: Public Safety Facilities and Police Patrolling Districts, Beats, and Fire Stations



Fire and Rescue Services: Fire protection and emergency rescue services are important components of community safety. The Champaign Fire Department is comprised of over 120 staff members in five divisions. The Administration and Training Divisions supervise management and staff development activities. The remaining three divisions are described below:

Fire Suppression Division: The Fire Suppression Division responds to calls for service for fire, emergency medical, hazardous materials and technical rescue situations in the City of Champaign and the University of Illinois campus. Under mutual aid agreements, Champaign Firefighters also respond to major emergencies outside the jurisdiction. This division staffs the six fire stations throughout the City and operates equipment, including six engines, two trucks, one heavy rescue unit and one incident command vehicle. Approximately 55% of the more than 5,000 service calls are for emergency medical services. All Fire Suppression Division staff are trained to an Emergency Medical Technician B-Level in accordance with state standards.

Building Safety Division: The Building Safety Division reviews new construction to ensure compliance with City codes. Initially building permit applications are reviewed, followed by on-site inspections to make certain the building permit has been followed.

Fire Prevention Division: The Fire Prevention Division conducts inspections of commercial buildings to rectify fire hazards and familiarize staff with the interior of buildings. This division also performs investigations to determine the cause of the fire when fires happen.

Emergency Response – Dispatch and Command Center: Metropolitan Computer-Aided Dispatch (METCAD) dispatches emergency responders including Police, Fire and Ambulance services. METCAD answers 9-1-1 calls throughout Champaign County, except the Village of Rantoul. METCAD has 24 telecommunicators and is located in Urbana. METCAD services are partially funded through a $1.50 surcharge on each telephone line in the County.

In the case of a natural disaster, weather emergency, act of terrorism or other acts, the Emergency Operations Center (EOC) can be activated. The City of Champaign has an EOC in the City Building. For larger scale emergencies, the Champaign County Emergency Management Agency has an EOC located at the county offices in Urbana.

Public Safety Community Outreach: The Police and Fire Departments also have special programs that educate citizens about crime prevention, public safety and emergency preparedness. These special programs include the Citizen Police Academy, D.A.R.E., Fire Factor and CERT.

Citizen Police Academy: Citizen Police Academy is an intensive course that teaches participants about police services. The program consists of ten three-hour courses held at the Police Training Institute on the University of Illinois campus. Neighborhood watch block captains and those considering careers in law enforcement are encouraged to participate.

D. A. R. E.: Drug Awareness Resistance Education or D. A. R. E. is an education program for children and youth. Officers teach the program in local schools and help students understand what drugs look like and their effects in order to prevent drug use.

Fire Factor: Fire Factor is an education program to prepare University of Illinois students to survive a fire. The program is targeted to fire situations in dormitory or multi-family housing situations. The program is organized by the Champaign and Urbana Fire Departments, the Champaign Neighborhood Services Department and the University of Illinois Fire Service Institute.

CERT: Community Emergency Response Training (CERT) is a nationwide training model intended to teach residents basic emergency response skills. The program trains residents to be prepared for natural disasters, accidents and other emergencies in partnership with emergency responders. The program is taught by Champaign Fire Department and Champaign Police Department representatives.

Medical Care:

Healthcare Providers: Champaign-Urbana is a regional healthcare destination with a level one trauma center, a variety of healthcare providers, medical specialists and specialized care centers. Smaller hospitals and physicians in other communities send patients to Champaign-Urbana for treatment they are unable to provide.

Carle Foundation Hospital: Carle Foundation Hospital is a Level 1 Trauma Center for a 24 county region. The hospital operates an AirLife medically equipped helicopter with an 18 person trauma team to quickly transport patients from throughout the region. The hospital is a not-for-profit 305 bed facility and primary teaching hospital for the University of Illinois at Urbana-Champaign. The facility is located in Urbana. Carle Foundation Hospital and Carle Clinic also jointly operate specialized care centers, including the Carle Cancer Center and Mills Breast Cancer Institute, Level 3 neo-natal care center, the Carle Heart Center and Carle Spine Institute.

Carle Clinic: Carle Clinic is a medical group that provides access to more than 330 physicians at 13 locations in Central Illinois. Three of those facilities are located in Champaign. The main clinic is located in Urbana, adjacent to Carle Foundation Hospital in the core area of the community. The newest facility in Champaign is Carle Clinic at Curtis Road. It is designed to be a primary location for routine appointments and includes Convenient Care, a pharmacy and café.

Provena Covenant Hospital: Provena Covenant Hospital is a 254 bed facility that serves 13 counties in the region. The hospital is affiliated with the Catholic Provena Health System, which provides access to specialized care outside the local area. The staff includes over 250 physicians and offers a rehabilitation center with physical, occupational and speech therapy services. The hospital also includes a cancer center and Family Maternity Center.

Christie Clinic: Christie Clinic is a medical group that provides access to physicians at two locations in Champaign. The main facility and Cancer Center is located downtown. A new facility, Christie on Windsor, is an additional primary care facility for the community.

Champaign-Urbana Public Health District: The Public Health District focuses on disease prevention services for the benefit of all residents of the district. Services include health screenings, smoking cessation, HIV and AIDS case management, immunization and dental care for children, inspections of restaurants, tanning and tattoo parlors, managing vital

records and much more. The main office is located on Kenyon Road in Champaign, north of the Garden Park subdivision with a secondary office in Rantoul.

Ambulance Services:

Ambulance service is dispatched through METCAD for emergency calls and operate through the two major health care providers, Carle Hospital and Provena-Covenant Medical Center.

Arrow Ambulance Service: Through Carle Hospital, Arrow serves the Champaign and Douglass County Area. Ambulances are stationed in Champaign, Urbana, Tolono, Sadorus, Tuscola and Villa Grove with a paramedic first responder stationed in Mahomet.

PRO-Ambulance Service: Pro-Ambulance Service is operated through Provena-Covenant Medical Center. Ambulances are stationed in Champaign, Urbana, Rantoul, Savoy and surrounding areas.

Findings and Issues to Consider

Findings:

- Public education in the City of Champaign is available to people of all ages and skill levels. K-12 public school enrollment has decreased in the last decade. This may be the result of natural demographic shifts.
- The University of Illinois remains the community's largest employer, a major economic engine, and an educational asset.
- The number of acres of public open space per City of Champaign resident has more than tripled in the past fifty years. The Champaign Park District currently maintains 656 acres of parks and recreational space, or 8.72 acres per 1,000 residents.
- The Neighborhood Services Department oversees housing, neighborhood organizations, and social programs in the City.
- Public safety remains a priority in the City of Champaign and is supported by an award-winning police force. Overall crime has declined in the last decade. Both the police and fire departments offer a variety of instructional public safety programming to lay-residents.

Issues:

- As the population of the City grows, so too will the demand for education. How can the City ensure that new residential development will be easily able to access to a quality public schools, libraries, and other educational facilities.
- While acres of public open space continue to increase, the City of Champaign falls behind other Illinois municipalities of similar size. How can the City continue its upward trend in the creation of public open spaces and a network of safe and accessible parks and trails? Additionally, how can the City of Champaign work with other Illinois municipalities to form regional and state-wide green infrastructure networks in the future?
- How can the City ensure access to adequate monies (federal transfers or otherwise) to maintain social programming?
- As the City expands further from the center, will the current safety infrastructure be able to reach homes on the urban fringe?