

Neighborhood Wellness

Champaign, Illinois

Action Plan 2008-2010



*Cover:
A typical tree-lined street near Clark Park in Planning Area 10.
Photo by Rob Kowalski*

Champaign City Manager

Steve Carter

Champaign City Council

Gerald Schweighart, Mayor
Michael LaDue, Deputy Mayor
Thomas Bruno
Marci Dodds
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Karen Foster
Gina Jackson
Vic McIntosh
Ken Pirok

Neighborhood Services Advisory Board

Ed Hawkes, Vice Chairman
Felicia Cockrell
Roger Corsaro
Debra Karplus
Scott LeGrande
Pamela Burnside

Neighborhood Wellness Project Group

Bruce Knight, Planning Director
Rob Kowalski, Assistant Planning Director
Dorothy David, Assistant City Manager
Teri Legner, Economic Development Manager
Kevin Jackson, Neighborhood Services Director
Lacey Rains, Planner II

Staff Team Participants

Many thanks to the residents and City staff who participated in input gathering sessions and submitted information for the document.

Residents:

Sherry Rush, Planning Area 1
Eva Jehle, Planning Area 4
George Blackburn, Planning Area 4
Karen Smith, Planning Area 5
Kristine Chalifoux, Planning Area 9



Neighborhood Wellness Action Plan

Neighborhood Wellness is a tool to coordinate City services across department boundaries in order to make the greatest possible impact in our neighborhoods. It is a philosophy that recognizes each neighborhood is different and tailors City service delivery to the unique needs of each. Each planning area is reviewed and given a prognosis detailing the needs of that particular area. Prognosis reports consider demographics, real estate, infrastructure and crime information to determine the neighborhood needs. This information is used to prescribe the appropriate services needed to improve the planning area, found in the prescription list.

2008-2010 Neighborhood Wellness Action Plan Update Process

The information in this document relies heavily on the neighborhood input, data analysis and neighborhood classifications that come out of the larger Neighborhood Wellness Vision and Analysis Report effort. The information in the Vision and Analysis Reports measures neighborhood characteristics that can be quantified, like sewer deficiencies, police calls and household income. The Neighborhood Wellness Action Plan effort uses interdepartmental staff teams to study neighborhood characteristics that are hard to measure, such as behavior or resident perceptions. Drawing from both sources allows staff to develop a more complete understanding of each planning area.

Wellness Documents

The process of implementing neighborhood wellness initiatives begins with two documents. Every ten years, in conjunction with the release of decennial census information, the Neighborhood Wellness Vision and Analysis Report is updated. The update process includes public input efforts, data collection and data analysis that result in revised neighborhood classifications. The information in this document provides a foundation on which to build implementation activities. Implementation items, including key issues and prescriptions, are found in the Neighborhood Wellness Action Plans, which are updated every two years.

Staff Teams

Staff teams are comprised of City staff members from departments that represent the four wellness areas of emphasis, including Neighborhood Services, Public Works, Police and Planning Departments. In some planning areas, neighborhood leaders and City Council members also participated. Staff team meetings included two segments, a mapping exercise and a neighborhood tour. First, team members shared issues that they experienced from their department perspective and noted those issues by marking up a map of the area. Then, the group boarded a van to tour the planning area. This allowed participants to ask questions, take photographs and make additional notes while in the field. Information gathered in the mapping exercise and tours went into creating the key issues affecting each planning area. The key issues and maps are included in this document.

For the 2008-2010 update, planning areas that were rated Conservation or Preservation in the 2003 Neighborhood Wellness Analysis Report were targeted for staff team exercises. The planning areas selected were 1, 2, 4, 5 and 6, 9, 10 and 11 and 14. Some planning areas were grouped because of their similarities and to respect staff time limitations. The University of Illinois campus area, Dobbins Downs and Garden Hills neighborhoods, planning areas 3, 7 and 8 respectively, were not included at this time. Existing planning and community outreach efforts targeting those areas in other ways are currently being implemented.



Introduction

Staff Workshop

Staff teams regrouped at the staff workshop to present their findings to one another and further discuss the key issues and maps. The workshop gave staff the opportunity to weigh the key issues in their planning area against the key issues of other planning areas. Certain neighborhood indicators were updated and presented to show trends and gauge if the neighborhood is improving, declining or staying stable. Staff also proposed initial solutions to the issues presented as a first step towards updating prescriptions.

Updated Prescriptions

Prescriptions are the targeted activities that each department agrees to implement in each planning area to address wellness related needs. Prescriptions do not include baseline services. Baseline services are services that the City completes everywhere in order to adequately serve all City residents and visitors. Unlike baseline services, which are appropriate Citywide, prescriptions are tailored to the unique needs of each planning area, allowing for responsible use of City resources. The departments responsible for implementing wellness review the information generated by the staff teams when developing their activities for the upcoming years. Department staff then submit their prescriptions to be included in the Action Plan.

Neighborhood Wellness Documents

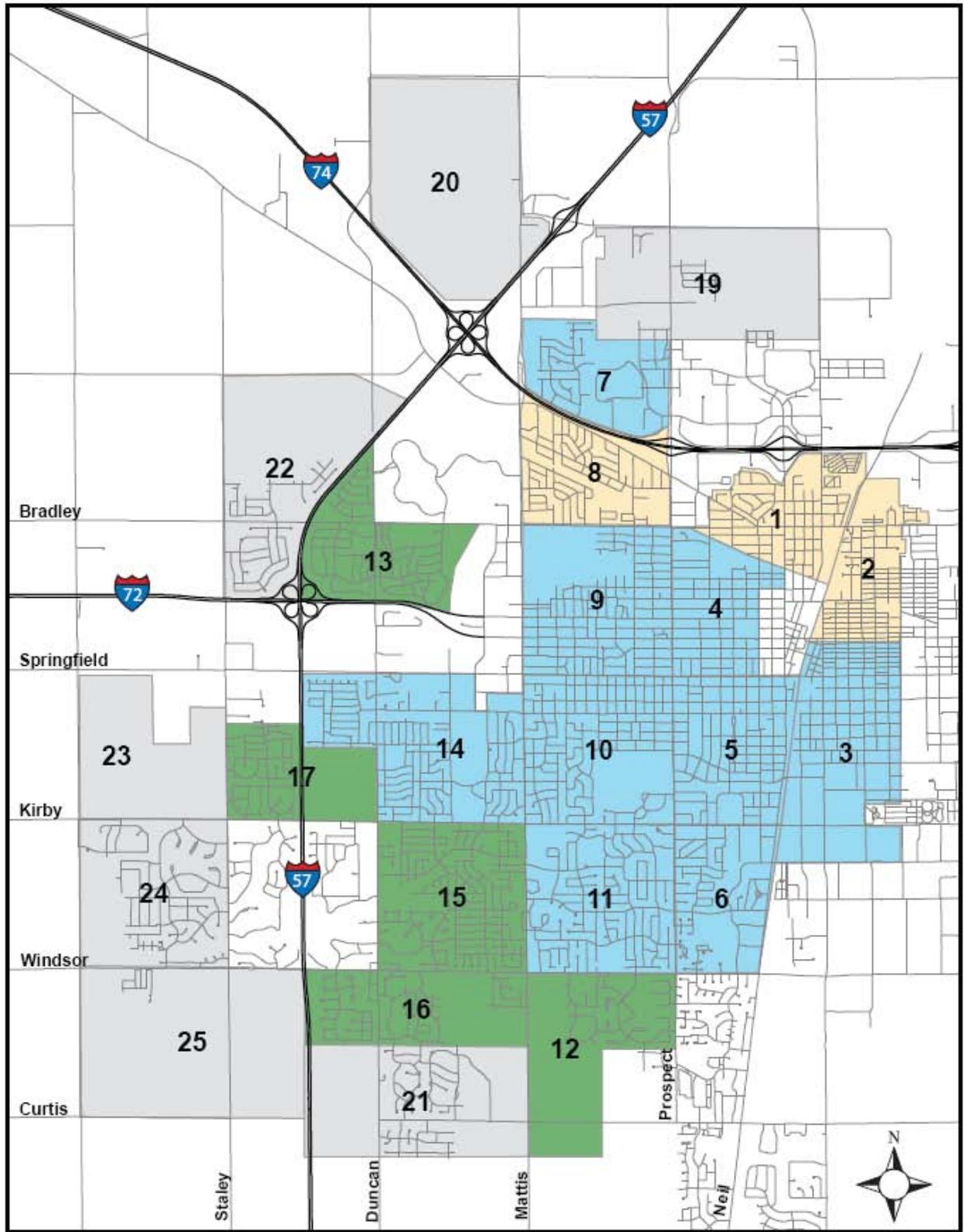
The Neighborhood Wellness Vision and Analysis Report creates a foundation for the Neighborhood Wellness Action Plan

ACTION PLAN
Updated every
2 years

**VISION and
ANALYSIS REPORT**
Updated every **10 years**

Planning Area Map

The City currently has 25 residential planning areas. Planning areas 1 - 15 were the original areas addressed in the 1992 Neighborhood Wellness Analysis Report and Action Plan. Planning areas with a number greater than 17 are considered new growth areas. These are shown in gray on the map. These planning areas may have developments that are under construction. They are not yet rated, but it is assumed that these new developments are healthy as all infrastructure and housing stock is relatively new.



Neighborhood Planning Areas

- Healthy
- Conservation
- Preservation
- New Planning Areas

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2008-2010 Prognosis and Prescription Reports

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Wellness Prognosis Report

Planning Area 1

Planning Area 1 is given a wellness rating of Preservation. This rating indicates the need for increased City involvement to attain a high quality of life in this area's neighborhoods.

Street Pavement

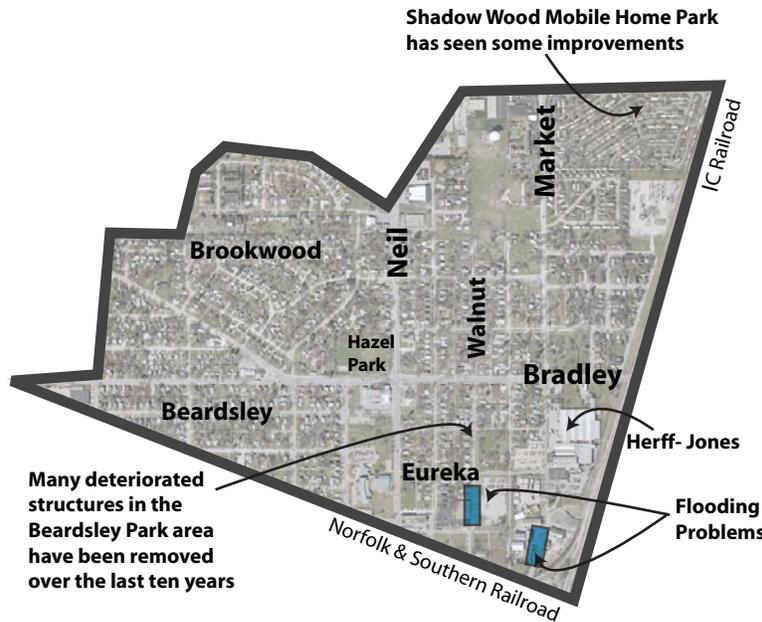
Pavement condition was rated a 51 on a scale of 100.

Sidewalks

A large part of the area lacks sidewalks, and 8,485 feet of sidewalk is in need of repair. Many access ramps are needed

Streetlights

None of the streetlights in this area are listed in good condition.



Sanitary Sewers

Sanitary sewers in this area have undergone needed improvements since 2003. In 2003 there were 308 structural defects. This was reduced to 157 defects in 2006.

Alleys

In this area, 96% of alleys are in good condition.

Prognosis Snapshot

Public Safety

At a per 1,000 person level, police services are greater in this area than for the entire City. Total police calls have increased from 2003 to 2006. There was a high number of fire calls in the area in 2003.

Housing

Over half of the housing units are owner occupied. The area has an older housing stock and the total number of units in the planning area have decreased. Value per square foot has increased since 2003, though this increase is lower than the Citywide rate.

Property Maintenance

Less than half of the residential structures in Area 1 were found to be in good condition in a 2002 survey. Nuisance violations in the area include unlicensed or inoperable cars and trash dumping.

Infrastructure

Street condition has declined since 2003. This area has very good streets and some streets in very poor condition. A large portion of the northwest area does not have sidewalks. Over 150 sanitary sewer defects have repaired since 2003.

Civic Involvement

Planning Area 1 had four registered neighborhood groups in 2004. The county voter precincts that represent this planning area had a lower voter turnout than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Restoration
 Housing = Preservation
 Prop. Maint. = Conservation
 Infrastructure = Preservation

Overall Rating =

PRESERVATION

Housing and Property Maintenance

Continue with Beardsley Park Redevelopment Plan implementation (highest priority)	2008-10
Bristol Place/Shadowwood Redevelopment possibilities for future	2008-10
Neighborhood Cleanups	2008-10
Implementation of vacant building ordinance	2008-10
Secondary structure demolition program	2008-10
Investigate infill housing programs and alternative	2008-10
Full Home Improvement Program	2008-10
Target housing counseling services	2008-10
Target rental rehab program	2008-10

Public Infrastructure and Facilities

Replace Deteriorated ROW Sidewalks - Various location in the planning area	2008-09
Pruning ROW Trees - Protect tree vitality, eliminate hazardous tree conditions, and to maintain height clearance for adjacent City roadways.	2008
Asphalt Pavement Repairs - Generally under 100 sq.feet in size at various locations in planning area	2010
Improvements to the Neil Street Railroad Crossing (south crossing)	2008
Street light relamping - various locations	2008
Sanitary Sewer Lining Projects, including. Kiler Drive	2008-10
Storm Sewer Cleaning and Televising Project (south of Bradley)	2009
Storm Sewer Rehab Project	2010
Beardsley Park - Evaluate storm TV, repair if needed blocks 5, 13, 14, 15	2008
- Proposed storm sewer blocks 8 & 22	2009
- Proposed storm sewer block 7	2010
Mill / Overlay Neil Street from Vine to Bellfontaine	2009
M2 Alley Improvments by Developer with City providing funding	2008
Streetscape Master Plan - Downtown and Campustown	2008-09
Finish Harris Avenue sidewalk from Bradley to Franklin Middle School	2008

Public Safety

Conduct Selected Traffic Enforcement Patrol (STEP)	Ongoing
Use direct/deterrent patrols in the area	Ongoing
Neighborhood Watch - Garden Park and Beardsley Park groups	Ongoing
Community Oriented Policing	Ongoing
Community Outreach	Ongoing
Citizen's Police Academy	Ongoing
Attend Neighborhood Meetings	Ongoing
Target CERT Training	Ongoing
Support the HACC in their efforts to provde safe housing	2008-10
Assist with Park District programs which are directed to at-risk kids	2008-10
Conduct future Spanish Police Academies to assist with the growing Latino population	2008-10
Continue patrol activites and special details to address persistent pockets of drug activity and prosti-tution	2008-10

Civic Involvement

No targeted activities reported for this area	2008-10
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Description:

The area has good transit service and is close to both downtown and shopping on North Neil and Prospect. The area has great ethnic diversity. There is a possibility for redevelopment and resulting gentrification as downtown revitalization pushes north. The Latino population in this area is growing, primarily in the Edgebrook Mobile Home Park, Bay Harbor Apartments and Shadowwood Mobile Home Park, most likely due to the availability of affordable housing units in these locations that appeal to young families.

The area has some of the best roads in town and some of the worst. Residents perceive that older drainage and sewer infrastructure is starting to fail in some locations. Property maintenance problems are persistent. In some areas, homes are very small and may lack the kind of quality construction and amenities that appeal to today's homebuyers. Many of these get converted to rentals. Overall, the Garden Park neighborhood is the healthiest part of the planning area. There are many distinct neighborhoods within the area and each has a different feel. Crime, especially drugs, prostitution and property crime, continues to be a problem in some parts of the neighborhood, especially in the area surrounding Beardsley Park.

Wellness Ratings

Public Safety = Restoration
Housing = Preservation
Prop. Maint. = Conservation
Infrastructure = Preservation

Overall = **PRESERVATION**

Data trends: 2003-2006

Real Estate = Stable

Infrastructure = Stable

Public Safety = Stable

Key Issues:

(1) Property Maintenance/Nuisance Violations: The area continues to struggle with property maintenance violations. This problem can be attributed to the high number of rentals, residents with limited income, diminished housing quality and lack of storage space for outdoor items. Staff patrol the area regularly.

(2) Infrastructure: Residents perceive that private sewer infrastructure is starting to fail in parts of the planning area. This could be particularly problematic for residents with limited income and/or less-than-perfect landlords.

(3) Persistent Crime Issues: Excluding the Garden Park neighborhood, crime continues to be a problem in the area, especially the southeast quadrant.

(4) Affordable Housing / Homeownership / Redevelopment:

Creating opportunities for homeownership may help with crime/nuisance violations. There are numerous vacant lots in the eastern half of the area that could be redeveloped. Residents like the diversity of the area and any new development should accommodate that.

(5) Traffic Concerns: Cut-through traffic on Harris Street from Bradley to Bloomington Road is particularly bad. Commercial vehicles use the street to access businesses to the west. When turning onto Bloomington Road, the roads do not meet at a right angle, creating a visibility problem. Also, speeding and lack of traffic controls in the Garden Park neighborhood are a concern.

****Transit/Bus Shelter:** Although the new public health office is located in the neighborhood, it is not serviced by transit. A bus shelter on Edgebrook Drive would be an asset for individuals traveling to/from the public health office. This is beyond City control, but is very important to the neighborhood.



Wellness Prognosis Report

Planning Area 2

Planning Area 2 is given a wellness rating of Preservation. This rating indicates the need for increased City involvement to attain a high quality of life in this area's neighborhoods.

Street Pavement

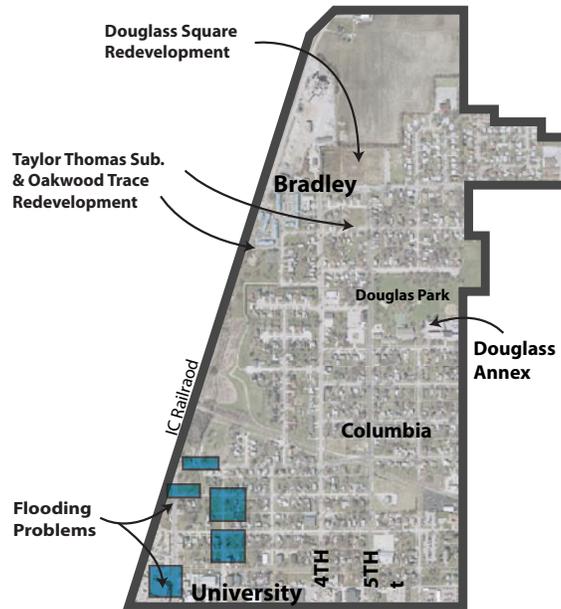
Pavement condition was rated 54 on a scale of 100.

Sidewalks

There are only a few streets lacking sidewalks, although a number of access ramps are needed. All sidewalk repairs needed as of 2003 have been completed.

Streetlights

Nearly all streets have streetlights. At this time 16% of the lights are in good condition.



Sanitary Sewers

Sanitary Sewers are being improved in this area. A total of 131 sanitary sewer structural defects were found in 2003. In 2006, these were reduced to 77 defects.

Alleys

Over 94% of alleys are in good condition.

Prognosis Snapshot

Public Safety

Police service per thousand people is higher here than all other planning areas. Total police calls for service have increased since 2003.

Housing

Planning Area 2 has an aging housing stock and the total number of units has decreased between 1990 and 2000. The percentage of owner-occupied housing has risen. Value per square foot has increased, though the rate of increase is lower than the Citywide rate.

Property Maintenance

Less than 30% of the primary residential structures and accessory structures were considered to be in good condition. Nearly 23% of properties had nuisance violations. These nuisance violations occur more frequently at vacant or rental properties.

Infrastructure

Pavement and streetlight condition has declined since 2003, which can be attributed to aging. Staff repaired all 8,135 sidewalk defects listed in 2003. Some flooding issues have been resolved since 1990 although drainage problems still exist in specific locations.

Civic Involvement

Planning Area 2 had four active neighborhood groups in 2004. The county voter precinct in which this planning area lies had a lower voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Restoration
 Housing = Restoration
 Prop. Maint. = Preservation
 Infrastructure = Conservation

Overall Rating =
PRESERVATION

Housing and Property Maintenance

Neighborhood Cleanups	2008-10
Implementation of vacant building ordinance	2008
Accessory structure demolition program	2008-10
Investigate infill housing programs and alternatives	2008-10
Full Home Improvement Program	2008-10
Target rental rehab program	2008-10
Target housing counseling services	2008-10
Rental Registration for 3+ unit building	Future
Landlord education/training	2008-10
Enforcement of property maintenance along alley right of ways	Ongoing

Public Infrastructure and Facilities

Asphalt Pavement Repairs - Generally under 100 sq.ft. in size at various locations in planning area	2010
Thermoplastic pavement marking replacement: First St - Washington to Gregory	2008
Street light relamping - various locations	2008
Sanitary Sewer Lining Project	2008-10
Storm Sewer Cleaning & Televising Project: East of Neil to 1st, north of Springfield to Washington	2009
Storm Sewer Rehab Project	2010
Alley Improvements: To alley south of Springfield Ave, between 1st and 2nd Streets	2009
Streetscape Master Plan Downtown and Campustown	2008-09
Pavement patching: Wright St. - John St. to Daniel St.	2008
Sidewalk Tripper Repairs: John, Daniel, Chalmers, Armory - 1st to 5th Streets	2010
Viaduct Improvements - Main and Washington Street	2008
Complete Design, Construction Plans and Specifications for E. University Ave. and Streetscape	2009
Complete E. University Avenue and Streetscape Improvements	2010

Public Safety

Use direct/deterrent patrols in the area	Ongoing
Neighborhood Watch	Ongoing
Community Oriented Policing	Ongoing
Community Outreach	Ongoing
Citizen's Police Academy	Ongoing
Attend Neighborhood Meetings	Ongoing
Target CERT Training	2008-10
Support HACC efforts to provide safe neighborhood housing	2008-10
Partner with Park District in programs at Douglass Park which are geared towards at-risk kids	2008-10
Continue patrol activities and special details to address persistent pockets of drug activity (300-400 E. Hill / 500 E. Columbia)	2008-10

Civic Involvement

Engage local volunteer service organizations to take a proactive approach with aging in place issues	2008-10
Investigate activities that involve youth and senior citizens in the neighborhood organizations and increase general participation	2008-10
Continue to support existing neighborhood organizations	2008-10



Description:

This planning area continues to be affected by property maintenance issues, crime and aging infrastructure. City staff are aware of these issues and monitor this planning area regularly. Investment in the Douglass Square housing development, Burch Village and other infill sites have improved the quality of life for residents. A new Family Dollar retail store is expected just west of the planning area boundary on Bradley Avenue, which will provide convenient shopping within walking distance of residents in the northern half of the planning area. Planned improvements to the Boneyard Creek will also mitigate flooding issues in that area.

The area of immediate concern seems to be the old Francis Nelson housing development. It has been vacated and is now a site for dumping and possible crime activity. Staff is aware of this and is working with the current and future owners of the site to mitigate the problem, although additional measures may be required to speed up the process.

Wellness Ratings
Public Safety = Restoration
Housing = Preservation
Prop. Maint. = Preservation
Infrastructure = Conservation
Overall = PRESERVATION
<i>Data trends: 2003-2006</i>
<i>Real Estate = Stable</i>
<i>Infrastructure = Stable</i>
<i>Public Safety = Stable</i>

Key Issues:

(1) Old Francis Nelson Housing Development: The former Francis Nelson housing development has been vacated and is awaiting redevelopment. The property continues to decline, it has been broken into, is being used as a dump site and is a hazard to the neighborhood. Staff are working to mitigate the problem, but additional steps may be necessary to expedite the process.

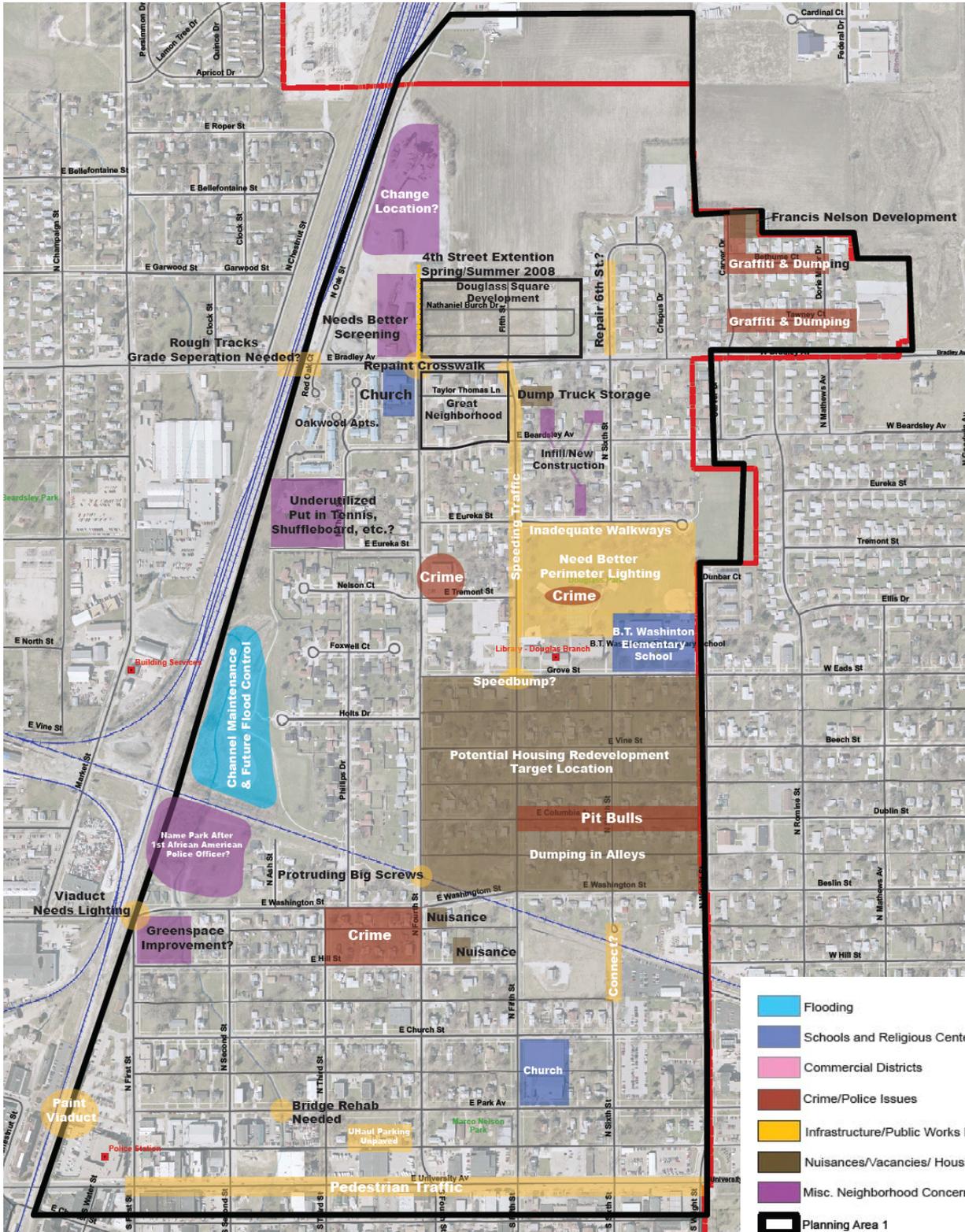
(2) Property Maintenance/Nuisance Violations: The area continues to struggle with property maintenance violations. This problem can be attributed to the high number of rentals, residents with limited income, diminished housing quality and smaller homes. Staff patrol the area regularly.

(3) Persistent Crime Issues: Crime continues to be a problem in the area, especially near Bethune Court and the 300 and 500 blocks of East Hill and Columbia. Police patrol the area regularly to mitigate the problem.

(4) Affordable Housing / Homeownership / Redevelopment: Creating opportunities for homeownership may help with crime/nuisance violations. There are areas with vacant lots and possible redevelopment sites in the area that could be comprehensively redeveloped, rather than piecemeal infill homes.

(5) Neighborhood Access: The railroad tracks create a barrier for people getting into and out of the neighborhood. Many residents walk or bike and use the viaducts to travel, but they are very dark and ominous. Also, the at-grade tracks can be very frustrating when trains are on both north/south and east/west tracks.

**** Douglass Park Hill, Lighting and Park Programming:** A hill that has been constructed in Douglas Park prevents passers-by and police from seeing into the park when patrolling, creating a safety hazard for people using the park. Additionally, lighting around the perimeter of the park would improve visibility. Residents would like to see additional recreational opportunities in the existing parks, like shuffleboard, tennis, etc.





Wellness Prognosis Report

Planning Area 3

Planning Area 3 is given a wellness rating of Conservation. This rating indicates the need for increased City monitoring to maintain a high quality of life in this area's neighborhoods.

Street Pavement

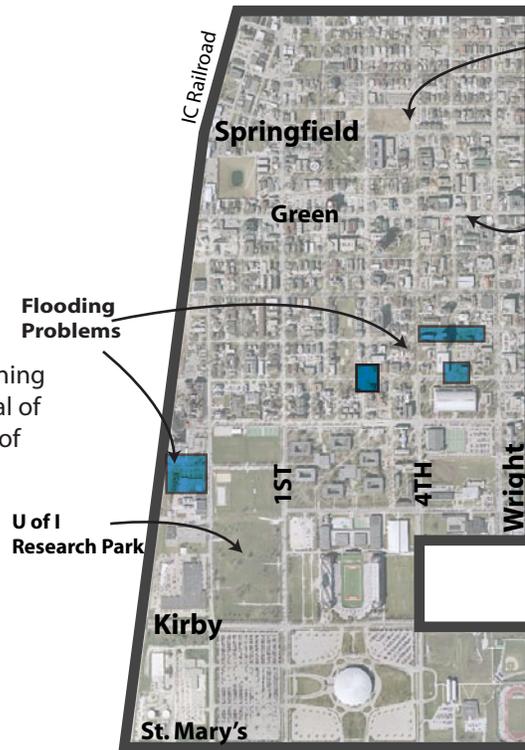
Pavement condition was rated 44 on a scale of 100.

Sidewalks

Almost all of the streets in the planning area have sidewalks, however a total of 22,925 feet of sidewalk are in need of repair.

Streetlights

Most of the area has streetlights. At this time, 39% of streetlights are in good condition.



Burnham Redevelopment Site

Campustown Streetscape Project

Sanitary Sewers

Sanitary sewer conditions are being improved in this area. A total of 143 sanitary sewer structural defects have been noted in this area, down slightly from 2003.

Alleys

Approximately 50% of alleys are in good condition.

Prognosis Snapshot

Public Safety

At a per 1,000 person level, police services provided to this area are greater than the Citywide rate, but not as high as some other planning areas. Total calls for service decreased from 2003 to 2006.

Housing

Only 1% of properties in this area are owner-occupied. Approximately 37% of all renter-occupied properties in the City are located in Area 3. The area has a newer housing stock, and many residential construction projects are underway.

Property Maintenance

56% of the residential structures in Area 3 were found to be in good condition. More violation notices per property are issued in this planning area than the rest of the city.

Infrastructure

Most streets have sidewalks and residents walk to destinations throughout the area. Feet of sidewalk in need of repair has grown by over 9,000 feet from 2003 to 2006. Significant improvements in drainage have been made since 1990.

Civic Involvement

As of 2004, there were no registered neighborhood organizations in Planning Area 3. The six county voter precincts that represent this planning area had a lower voter turnout than the City rate in the April 2003 local election.

Wellness Ratings

Public Safety = Conservation
 Housing = Preservation
 Prop. Maint. = Preservation
 Infrastructure = Preservation

Overall Rating =

CONSERVATION

Housing and Property Maintenance	
Public education campaign on safe housing - Fire Factor	Ongoing
Move-In; Move-Out	Ongoing
Target rental rehab program	2008-10
Target front-yard parking enforcement	Ongoing
Target systematic multi-family inspection program	Ongoing

Public Infrastructure	
Asphalt Pavement Repairs - Generally under 100 sq.ft. in size at various locations in planning area	2010
Permit Parking Sign Replacement	2008
Fourth Street Pedestrian and Bicyclist Improvement Project (Green to Peabody) pending grant award	2010
Crosswalk pavement replacement - various locations	2008
Street light relamping -various locations	2010
Sanitary Sewer Lining Project	2008-10
Sanitary Sewer Upgrade - 6th St (6" to 8")	2008
Sanitary Sewer Lining: Green St east of Locust St.	2008
Springfield Ave. east of 2nd St.	2009
Sanitary Sewer Rehab: Project	2008
Project	2010
Storm Sewer Cleaning & Televising Project: East of Neil to 1st, north of Springfield to Washington)	2009
Storm Sewer Rehab Project	2010
Mill / Overlay: First Street from Green to Chalmers	2010
Armory Ave. from First to Fourth	2010
Slurry Seal: All oil & Chip streets in south east 1/3 of City	2010
Pavement Patching Windsor Rd - Neil to First	2009-10
Install pay stations in Parking Lot J	2008
Construct Scott Park Boneyard Creek Improvements	2008
Construct Second Street Reach Boneyard Creek Improvements	2009-10
Complete Design, Construction Plans and Specifications for Green Street Streetscape from First to Fourth Streets	2010

Public Safety	
Student Patrol	Ongoing
Community oriented policing	Ongoing
Community outreach	Ongoing
Citizen's police academy	Ongoing
TIPS: Liquor Enforcement Program	Ongoing
Fire Safety Program: Fire Factor	Ongoing
Target Rental Housing Safety Education Program (See Fire Factor)	Ongoing

Civic Involvement	
Provide education and outreach to student organizations regarding City services and opportunities to be involved in the community	2008-10



Wellness Prognosis Report

Planning Area 4

Planning Area 4 is given a wellness rating of Conservation. This rating indicates the need for increased City monitoring to maintain a high quality of life in this area's neighborhoods.

Street Pavement

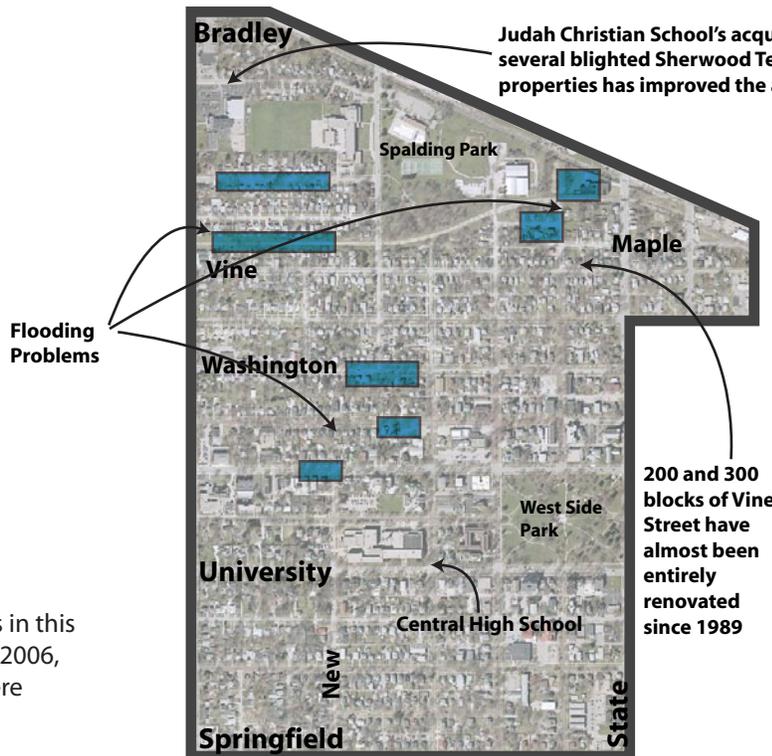
Pavement condition rated 52 on a scale of 100.

Sidewalks

A large part of the area lacks sidewalks. 12,915 feet of sidewalk is in need of repair, an improvement since 2003.

Streetlights

The majority of the streets in this area have streetlights. In 2006, 78% of the streetlights were listed in good condition.



Judah Christian School's acquisition of several blighted Sherwood Terrace properties has improved the area

Sanitary Sewers

Sanitary sewers in this area are aging and in need of repair. Improvements have been made since 2003, a total of 153 structural defects were found in the sewer system.

Alleys

82% of alleys are in good condition.

200 and 300 blocks of Vine Street have almost been entirely renovated since 1989

Prognosis Snapshot

Public Safety

At a per 1,000 person level, police services are greater in the planning area than for the city. Total calls for service have declined slightly from 2003 to 2006.

Housing

For residential properties here, the value per square foot increased from 2003 to 2006 at a rate higher than the Citywide rate. The Citywide increase was \$13.22, while Area 4 was \$18.95. The turnover rate increased slightly, but remains below the Citywide rate.

Property Maintenance

72% of the residential structures in Area 4 were found to be in good condition compared to 82% citywide. A majority of properties are free of nuisance violations. Property renovations have had a significant positive impact on housing conditions.

Infrastructure

There are a number of sanitary sewer defects in this area. Staff members are working to correct the problem and the total number of defects has decreased. Most streets have sidewalks and over 1,700 feet of sidewalk has been repaired here since 2003.

Civic Involvement

In 2004, six organized neighborhood groups were registered in Planning Area 4. The 3 county voter precincts that represent this planning area had a higher voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Restoration
 Housing = Preservation
 Prop. Maint. = Conservation
 Infrastructure = Conservation

Overall Rating =

CONSERVATION

Housing and Property Maintenance

Monitoring of property maintenance along alley right of ways	2008-10
Increase nuisance inspections for Sherwood Terrace/Sherwood Court area	2008-10

Public Infrastructure

Pruning ROW Trees - Protect tree vitality, eliminate hazardous tree conditions, and to maintain height clearance for adjacent City roadways.	2008
Asphalt Pavement Repairs - Generally under 100 sq.ft. in size at various locations in planning area	2009
Improvements to the Neil Street railroad crossing (south crossing)	2008
Upgrade Traffic Signal at Neil/Columbia	2010
Sanitary Sewer Lining Project	2008, 10
Storm Sewer Lining Project	2008
Storm Sewer Point Repairs	2008
Potential unsewered area project	2009
Slurry Seal all oil & Chip streets in south east 1/3 of City	2010
Brick St Repairs: CC & G and sidewalk Repairs 400 Block Prairie Elm Boulevard 600/700 Block	2008

Public Safety

Conduct Selected Traffic Enforcement Patrol (STEP)	Ongoing
Use direct/deterrent patrols in the area	Ongoing
Neighborhood Watch	Ongoing
Community Oriented Policing	Ongoing
Community Outreach	Ongoing
Citizen's Police Academy	Ongoing
Attend Neighborhood Meetings	Ongoing
Target rental housing safety education program	Ongoing
Continue efforts to address neighborhood traffic concerns & traffic issues associated with Franklin MS & Judah Christian	2008-10

Civic Involvement

Assist with the creation of a neighborhood organization to address the Judah Christian School, Ice-house, Spalding Park/pool and Central High School	2008-10
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Description:

The southern half of the area seems to have fewer issues than the northern half of the area. The northern portion appears to be seeing reinvestment, though. Many of the houses in the northern portion are smaller in size, but are prime for redevelopment because they have features like basements and second stories for additional space.

Residents point out that there are persistent traffic issues associated with Judah Christian and Franklin Middle Schools. Police are working with both schools to mitigate that problem. Residents of this area have very strong positive feelings for Spalding Park and the pool. Participants want to stress the importance of keeping the pool in the neighborhood because it provides a safe, affordable, healthy activity for young people and people of all ages during the summer months. Residents are also proud to have singer Allison Krauss' family home in the neighborhood on Hill Street.

Wellness Ratings
Public Safety = Restoration
Housing = Preservation
Prop. Maint. = Conservation
Infrastructure = Conservation
Overall = PRESERVATION
<i>Data trends: 2003-2006</i>
<i>Real Estate = Stable</i>
<i>Infrastructure = Stable</i>
<i>Public Safety = Stable</i>

Key Issues:

(1) Infrastructure Issues - Residents are concerned by a small, but very deep hole in the middle of Maple Street. Team members also looked at the problem and feel that it should be investigated further. The railroad track crossings are also very rough and difficult for a handicapped person to cross the tracks without assistance.

(2) Speeding - On W. Hill Street, between Prospect and Lynn drivers speed. There are not traffic controls (stop signs) to slow traffic. Also, at Randolph and Columbia, the northbound traffic on Randolph frequently does not stop completely and drivers are not sympathetic to pedestrians in the crosswalk. Some kind of traffic calming in this area would be helpful.

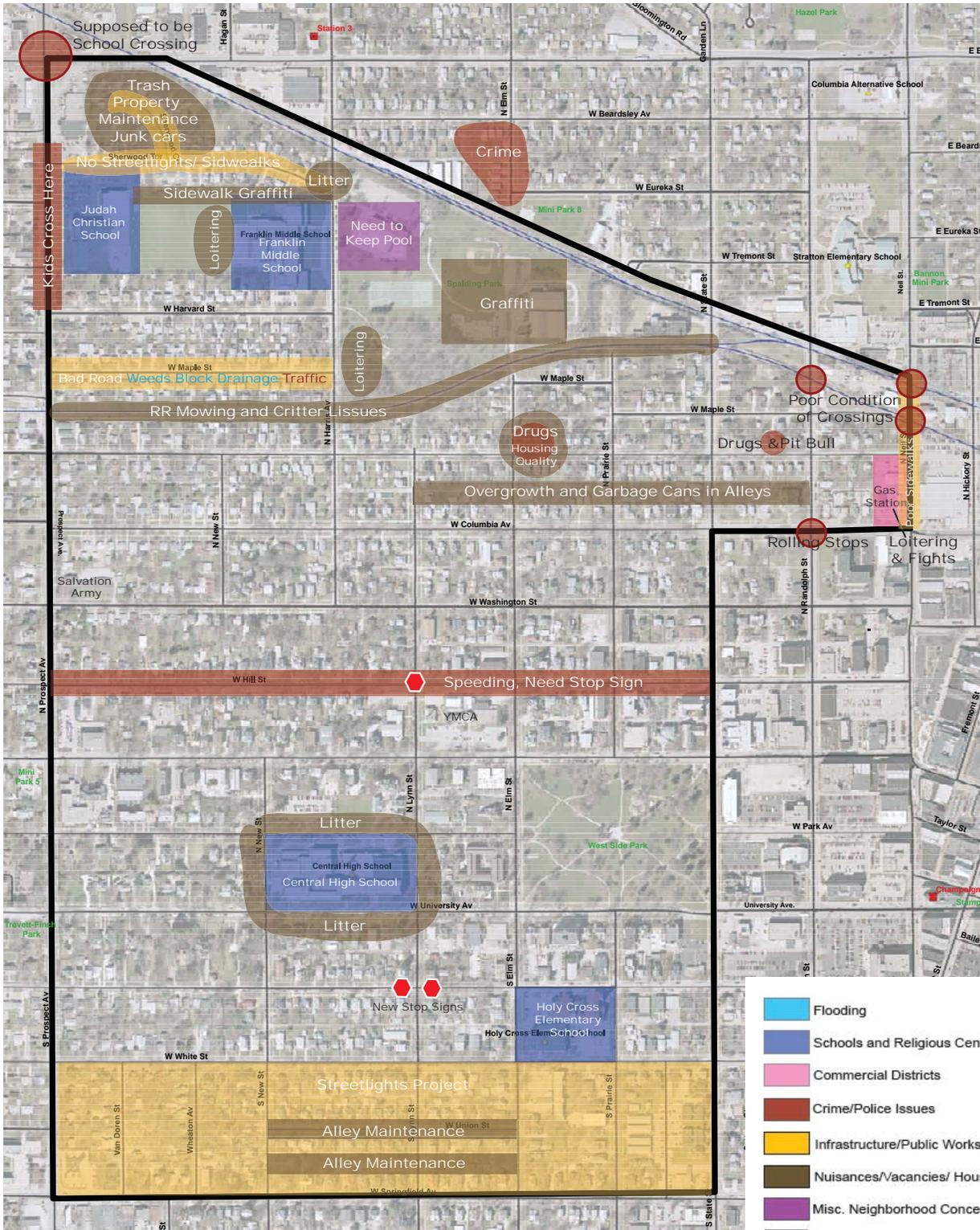
(3) Persistent Crime/Loitering Issues - The Circle K gas station/convenience store at Neil and Columbia seems to always have

people loitering, fighting and causing trouble well into the early morning hours. The business is open 24-hours and has a liquor license, which seem to attract the problem.

(4) Traffic Associated with Franklin Elementary & Judah Christian Schools - Traffic resulting from pick-up/drop-off at the schools continues to be a nuisance to residents. Police are working to mitigate the problem.

(5) Sherwood Terrace/Sherwood Court Area - This area has persistent property maintenance and nuisance violations, trash and other problems that are not characteristic of the rest of the planning area.

**** Spalding Park Pool and Other Recreation** - Residents are very concerned about the potential loss of the swimming pool in Spalding Park. The pool is an asset to this planning area and also surrounding areas and keeps young people occupied during the summer months. With the potential to lose the other nearby pool at the YMCA, the pool at Spalding Park is even more important. Additionally, the northern part of the neighborhood is now experiencing reinvestment and the loss of the swimming pool could hurt that reinvestment. Although this is not directly a City issue, residents would like to see the City work with the Parks District to help keep this important amenity.



- Flooding
- Schools and Religious Centers
- Commercial Districts
- Crime/Police Issues
- Infrastructure/Public Works Issues
- Nuisances/Vacancies/ Housing Quality Issues
- Misc. Neighborhood Concerns
- Planning Area 1
- Municipal Boundary
- Lakes
- Streams
- Interstates
- Streets
- Railroads



Wellness Prognosis Report

Planning Area 5

Planning Area 5 is given a wellness rating of Conservation. This rating indicates the need for increased City monitoring to maintain a high quality of life in this area's neighborhoods.

Street Pavement

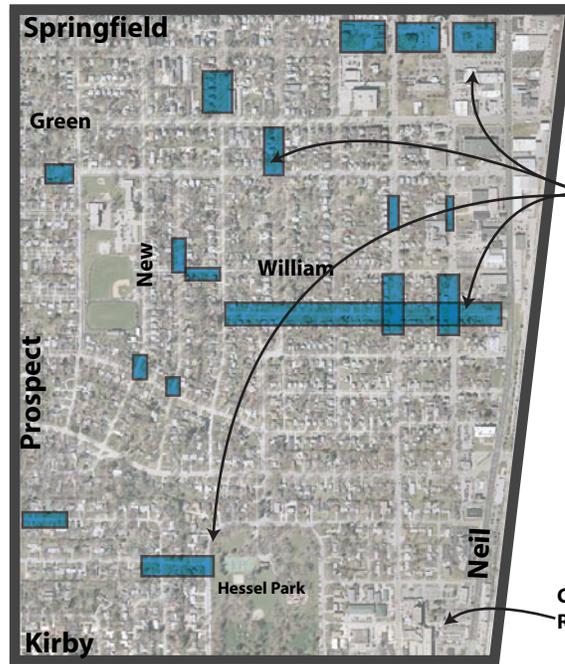
Pavement condition rated 50 on a scale of 100.

Sidewalks

The southern portion of the planning area lacks sidewalks, and 12,544 feet of sidewalk are in need of repair. Many of the intersections lack ramps.

Streetlights

There are very few streetlights in this area. Of those, 32% are rated in good condition.



Flooding Problems

Sanitary Sewers

A total of 96 structural defects were found in the sewer system.

Alleys

82% of alleys are in good condition, an improvement since 2003.

Chancelor Hotel Redevelopment

Prognosis Snapshot

Public Safety

At a per 1,000 level, police services provided to this area are greater in this planning area than citywide. Total calls for service grew slightly from 2003 to 2006. In 2003, there was a higher incidence of fire calls per 1,000 people in this planning area than citywide.

Housing

Most housing stock is over 30 years old. For residential properties here, the value per square foot is higher than the Citywide value. From 2003 to 2006 It increased faster than the Citywide rate. The Citywide increase was \$13.22 compared to \$15.22 in Area 5.

Property Maintenance

77% of the residential structures in Area 5 were found to be in good condition as compared to 82% citywide. A majority of properties are free of nuisance violations. Nuisance violations cited in the area were mainly overgrown grass and weeds.

Infrastructure

Pavement condition has declined from a rating of 65.4 to 50 since 2003. Some of the area is without sidewalks and needed sidewalk repairs have grown by over 4,500 feet. There are a significant number of sewers in need of repair, growing from 46 to 96.

Civic Involvement

In 2004, there were two neighborhood organizations registered in Planning Area 5. The 4 county voter precincts that represent this planning area had a higher voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Preservation
 Housing = Preservation
 Prop. Maint. = Conservation
 Infrastructure = Conservation

Overall Rating =

CONSERVATION

Housing and Property Maintenance	
Increase systematic nuisance inspections for this area to address rubbish/litter problems (including Harwood Court)	2008-10

Public Infrastructure	
Asphalt Pavement Repairs - Generally under 100 sq.ft. in size at various locations in planning area	2009
Install Internally illuminated street name sign at Randolph/Green, Neil/Green & State/Green	2009
Upgrade Traffic Signal at State/Kirby	2009
Install UPS at Neil/Kirby and Prospect/Kirby	2009
Sanitary Sewer Lining Project	2008-10
Storm Sewer Lining Project	2008
Storm Sewer Point Repairs	2008
Potential unsewered area project	2009
Sanitary Sewer Rehab	2008
Slurry Seal all oil & Chip streets in south east 1/3 of City	2010
Brick Street Repairs, sidewalk repairs and CC & G repairs Healey St New to Elm	2009-10
Pavement Patching Haines Blvd 600/700/800 Block	

Public Safety	
Conduct Selected Traffic Enforcement Patrol (STEP)	Ongoing
Use direct/deterrent patrols in the area	Ongoing
Neighborhood Watch	Ongoing
Community Oriented Policing	Ongoing
Community Outreach	Ongoing
Citizen's Police Academy	Ongoing
Target rental housing safety education program	Ongoing

Civic Involvement	
Assist in the organizing of neighborhood groups to address crime issues	2008-10
Consider Neighborhood Clean-up for this area (further funding would be required)	2008-10



Description:

These planning areas have many commercial and office uses on the east side that are part of the Neil Street commercial corridor. State Street is a kind of divider for the neighborhood. The area east of State Street has a lot of commercial uses and the Library. The population in that area is more transient, there are more apartments and rentals. More rentals, which seem to be moving west from Campus, are coming into this area, affecting the east side of the planning area. This is a concern to the residents.

This area has recreational opportunities like Hessel Park and the Boulware Trail that are used by the entire community. Residents place a high value on those amenities. Moving south, the housing stock is newer and changes from the majority of lots with the short axis facing the street like bungalows to ranch style homes.

Wellness Ratings - PA 5

Public Safety = Preservation
Housing = Preservation
Prop. Maint. = Conservation
Infrastructure = Conservation

Overall = *CONSERVATION*

Data trends: 2003-2006
Real Estate = Improve
Infrastructure = Stable
Public Safety = Stable

Key Issues:

(1) The Area East of State Street, PA 5: This area is transitioning to include more rental housing similar to the kind of housing in campus. It does not fit the character with the neighborhood and issues associated with campus housing are pushing west. Loud 'after-hours' parties, loud vehicles, shots-fired and other crimes have occurred. Team members also noticed gang-related graffiti on one of the properties in the area.

(2) Litter, Rubbish, Leaves: Residents on the eastern half of the planning area report problems with litter and rubbish or a generally feeling of dirtiness. The perception is that this is caused by students at Edison Middle School and nearby commercial properties. Fallen leaves contribute to the appearance. Additional street sweeping or neighborhood clean-ups were proposed as solutions.

(3) Traffic and Parking Associated with School/Daycare on Kirby: Traffic resulting from pick-up/drop-off at the schools continues to be a nuisance to residents and enters and exits onto Kirby Avenue - a very busy street. School employees park on Ventura Road and Coronado Drive, one-block south of the site. Residents find this disruptive.

(4) Speeding on Devonshire Drive - Devonshire Drive, between Fox Drive and Peach Street does not have traffic controls. It is easy for drivers to speed on this road, cutting between Neil and Prospect.

(5) Property Maintenance Issues in 'Pockets' of PA5 - There are small 'pockets' of Planning Area 5 that continually struggle with property maintenance issues. Harwood Court is an example. Property Maintenance staff are aware of this and regularly monitor those locations.

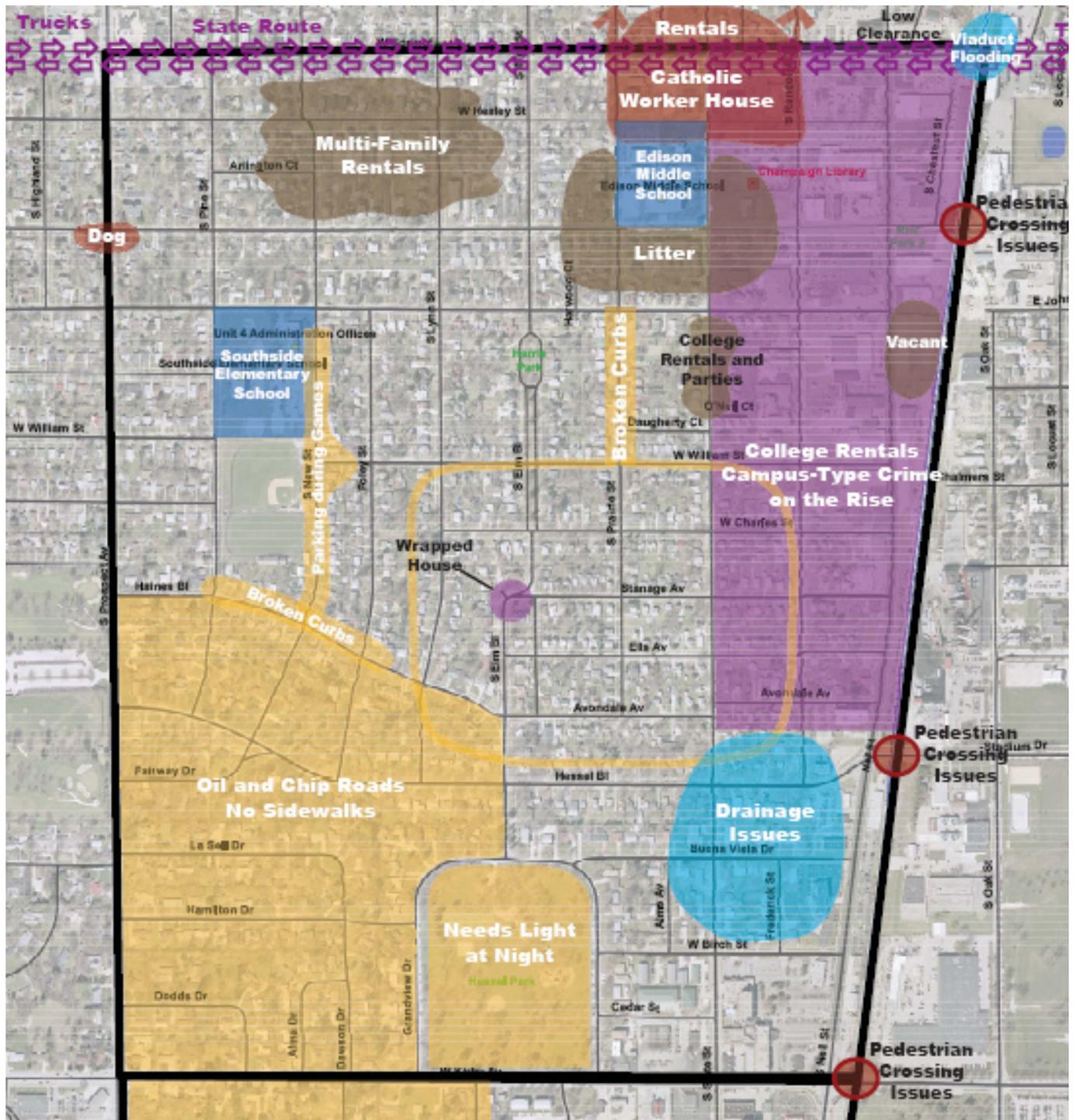
Wellness Ratings - PA 6

Public Safety = Conservation
Housing = Conservation
Prop. Maint. = Healthy
Infrastructure = Conservation

Overall = *CONSERVATION*

Data trends: 2003-2006
Real Estate = Stable
Infrastructure = Stable
Public Safety = Stable

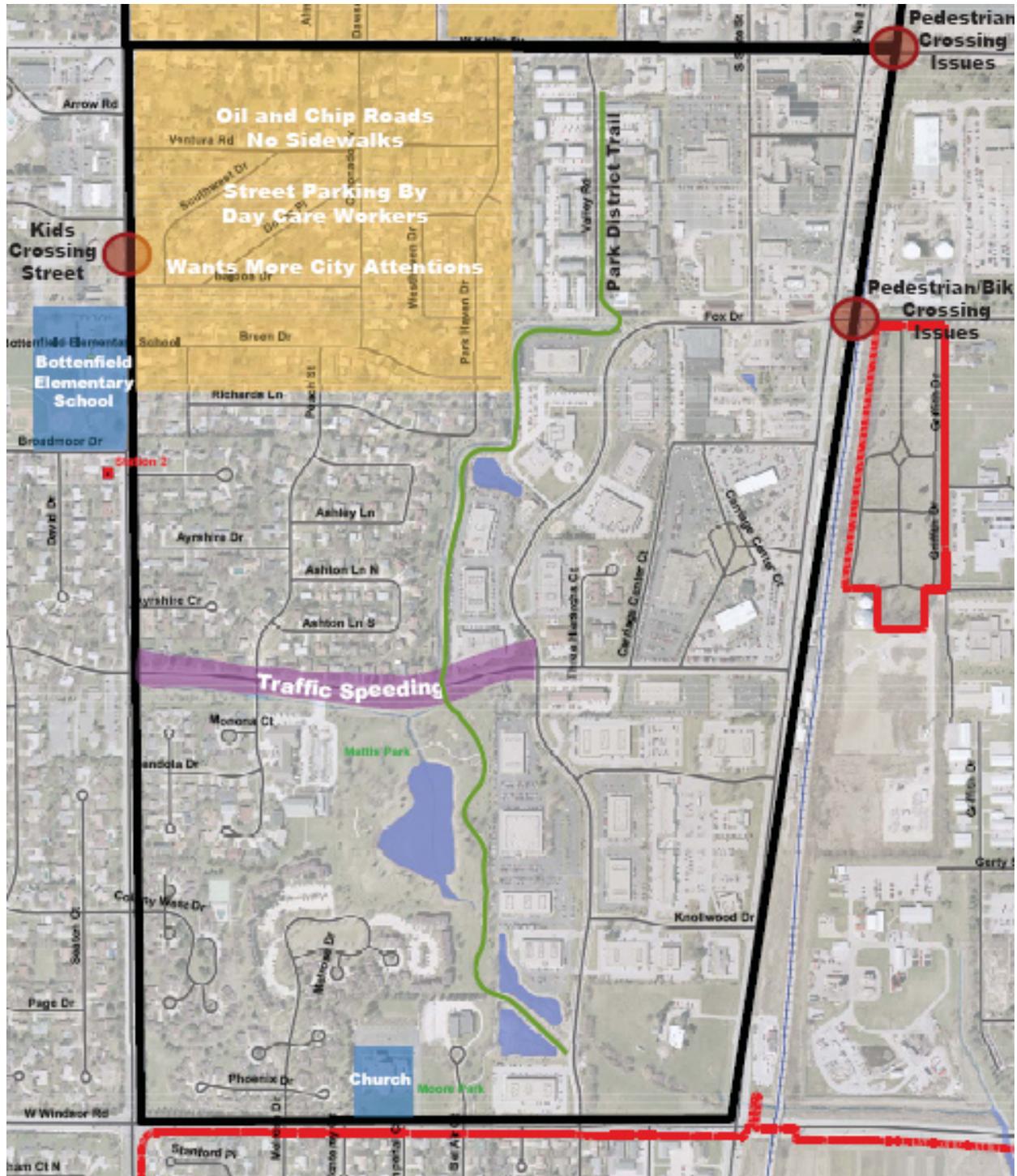
**** Truck Traffic on Springfield Avenue** - Springfield Avenue is a designated State Route, which means that it is selected in travel websites like Google Maps and Map Quest. Unfortunately, the viaduct near Springfield and Neil Streets is too low for most commercial trucks to clear and they often get stuck. Police and Public Works staff are looking at the issue. Additional warning signage may be needed in the short term.



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|---|---|---|--------------------|
|  | Flooding |  | Planning Area 1 |
|  | Schools and Religious Centers |  | Municipal Boundary |
|  | Commercial Districts |  | Lakes |
|  | Crime/Police Issues |  | Streams |
|  | Infrastructure/Public Works Issues |  | Schools |
|  | Nuisances/Vacancies/ Housing Quality Issues |  | Interstates |
|  | Misc. Neighborhood Concerns |  | Streets |
| | |  | Railroads |



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|---|---|---|--------------------|
|  | Flooding |  | Planning Area 1 |
|  | Schools and Religious Centers |  | Municipal Boundary |
|  | Commercial Districts |  | Lakes |
|  | Crime/Police Issues |  | Streams |
|  | Infrastructure/Public Works Issues |  | Schools |
|  | Nuisances/Vacancies/ Housing Quality Issues |  | Interstates |
|  | Misc. Neighborhood Concerns |  | Streets |
| | |  | Railroads |



Wellness Prognosis Report

Planning Area 6

Planning Area 6 is given a wellness rating of Conservation. This rating indicates the need for increased City monitoring to maintain a high quality of life in this area's neighborhoods.

Street Pavement

Pavement condition rated 57 on a scale of 100.

Sidewalks

Several streets in the area lack sidewalks on one or both sides of the street, and 6,228 feet of sidewalk are in need of repair.

Streetlights

There are very few streetlights in this area. 57% of these lights are in good condition.



Sanitary Sewers

A total of 38 structural defects were found in the sewer system.

Alleys

There are no alleys in this planning area.

Prognosis Snapshot

Public Safety

At a per 1,000 person level, police services are lower in this planning area than the entire city. Total calls for police service have more than doubled in this area from 2003 to 2006. In 2003, there was a higher incidence of fire calls per 1,000 people here than citywide.

Housing

The residential value per sq. foot in this area has increased since 2003, though the rate is lower than the Citywide rate. Homes in this area sell more quickly than homes elsewhere. The average days on the market Citywide was 63 days, compared to 40 days here.

Property Maintenance

95% of the residential structures in Area 6 were found to be in good condition, compared to the citywide percentage of 82%. The majority of properties are free of nuisance violations. Nuisance violations in the area were usually accumulations of brush.

Infrastructure

Several streets in the area do not have sidewalks on one or both sides and feet of sidewalk in need of repair has increased by over 4,000 feet since 2003. There are not significant drainage or sanitary sewer problems in this area.

Civic Involvement

In 2004, there was one registered Neighborhood Watch group in Planning Area 6. The 2 county voter precincts that represent this planning area had a higher voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Conservation
 Housing = Conservation
 Prop. Maint. = Healthy
 Infrastructure = Conservation

Overall Rating =
CONSERVATION

Housing and Property Maintenance	
Baseline services are adequate	2008-10

Public Infrastructure	
Asphalt Pavement Repairs generally under 100 sq.ft. in size at various locations in planning area	2010
Install Internally illuminated street name sign at Prospect/Windsor	2008
Upgrade Traffic Signal at State/Kirby	2009
Paint pavement marking replacement Devonshire - Prospect to Neil	2008
Install UPS: Neil/Kirby and Prospect/Kirby	2009
.....Prospect/Windsor	2010
Sanitary Sewer Lining Project	2008
Slurry Seal all oil & Chip streets in south east 1/3 of City	2010
Pavement Patching Devonshire - Prospect to Fox Dr.	2009

Public Safety	
Conduct Selected Traffic Enforcement Patrol (STEP)	Ongoing
Target rental housing safety education program (Fire Factor)	Ongoing
Neighborhood Meeting: Westhaven area	Ongoing
Community Oriented Policing	Ongoing
Community Outreach	Ongoing
Citizen's Police Academy	Ongoing
Use direct/deterrent patrols	Ongoing
Speed analysis on Devonshire Drive	Jan. 08

Civic Involvement	
Develop an action plan for organizing and registering the residents in this planning area into Neighborhood Watch groups, neighborhood associations and/or what ever configuration appropriate	2008-10



Wellness Prognosis Report

Planning Area 7

Planning Area 7 is given a wellness rating of Conservation. This rating indicates the need for increased City monitoring to maintain a high quality of life in this area's neighborhoods.

Street Pavement

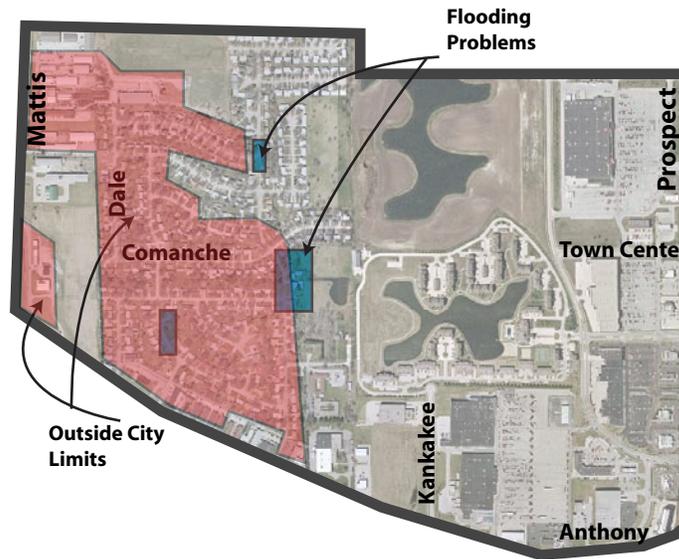
Pavement condition rates
58 on a scale of 100.

Sidewalks

A large part of the area has sidewalks. Sidewalk repairs have increased from 519 to 1,965 feet in repair.

Streetlights

Most of the area is without streetlights. None of the present streetlights are in good condition.



Sanitary Sewers

Sanitary sewers are in good condition. A total of 4 sanitary sewer structural defects have been noted in this area.

Alleys

There are no alleys in this planning area.

Prognosis Snapshot

Public Safety

At a per 1,000 person level police services provided to this area are lower than citywide. Total police calls for service have increased since 2003. Planning Area 7 had more fire calls per 1,000 people than citywide.

Housing

Planning Area 7 is predominantly renter occupied. The area has an older housing stock with the exception of the Baytowne Apartment complex. Housing vacancy rates have declined.

Property Maintenance

34% of the residential structures in Area 7 were found to be in good condition as compared to the 82% citywide average. 72% of properties are free of nuisance violations.

Infrastructure

Many streets in Area 7 are in good condition. Of the sidewalks that exist, feet of sidewalk in need of repair has grown by 1,446 feet since 2003. Sanitary sewers are in very good condition, with only 4 defects.

Civic Involvement

In 2004, there was one neighborhood organization in Planning Area 7, the Dobbins Downs Neighborhood Group. The 2 county voter precincts that represent this planning area had a higher voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Conservation
 Housing = Conservation
 Prop. Maint. = Conservation
 Infrastructure = Conservation

Overall Rating =
CONSERVATION

Housing and Property Maintenance	
Target rental rehab program	2008-10
Target housing counseling services	2008-10
Neighborhood Cleanups	Ongoing
Full home improvement program	2008-10

Public Infrastructure	
North Mattis Interconnect	2008-09
Install UPS at Prospect/Town Center	2010
Street light relamping -various locations	2009
Mill & Overlay Mattis Ave. from I-74 to Olympian	2010

Public Safety	
Use direct/deterrent patrols in the area	Ongoing
Neighborhood Watch	Ongoing
Community Oriented Policing (See Attended Neighborhood Meetings)	Ongoing
Community Outreach (See Attended Neighborhood Meetings)	Ongoing
Citizen's Police Academy	Ongoing
Attend Neighborhood Meetings	Ongoing
Target CERT training	Ongoing

Civic Involvement	
No targeted activities reported	



Wellness Prognosis Report

Planning Area 8

Planning Area 8 is given a wellness rating of Preservation. This rating indicates the need for increased City involvement to attain a high quality of life in this area's neighborhoods.

Street Pavement

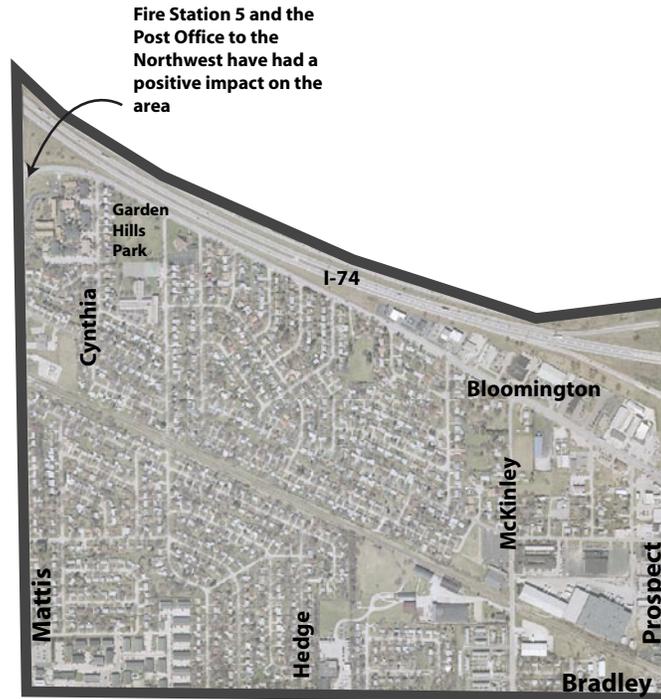
Pavement condition rated 39 on a scale of 100. This is an decline from a rating of 58.6 in 2003.

Sidewalks

Nearly all of the streets in this area are without sidewalks on one or both sides of the street. There are 1,030 feet of sidewalk in need of repair.

Streetlights

About half of this area has streetlights. None of the lights in this area were considered in good condition.



Sanitary Sewers

Sanitary Sewer conditions indicate the need for some improvements. A total of 81 sanitary sewer structural defects have been noted in this area, an improvement from 2003.

Alleys

There are no alleys in this planning area.

Prognosis Snapshot

Public Safety

At a per 1,000 person level, police services provided to this area are higher than Citywide. Total calls for police service have increased since 2003. There is a higher incidence of fire calls per 1,000 people in this planning area than citywide.

Housing

Housing units here are 50% owner occupied. Residential value per square foot is lower than Citywide, \$72.72 compared to \$99.16. Homes in this area take just a bit longer to sell than the Citywide average, 69 days for Area 8 compared to 63 days Citywide.

Property Maintenance

79% of the homes in Area 8 were found to be in good condition compared to 82% of structures citywide. A majority of properties are nuisance free. The violations in the area include unlicensed or inoperable cars and cars parked in yards.

Infrastructure

Street condition has decreased since 2003 from a rating of 58.6 to 39. There are no sidewalks on many streets and the feet of sidewalk in need of repair has grown from 270 in 2003 to 1,030 in 2006. Sanitary sewer defects have decreased slightly.

Civic Involvement

In 2004, there were three neighborhood groups in Planning Area 8. The 2 County voter precincts that represent this planning area had a lower voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Restoration
Housing = Preservation
Prop. Maint. = Conservation
Infrastructure = Preservation

Overall Rating =
PRESERVATION

Housing and Property Maintenance	
Neighborhood Cleanups	2008-10
Full home improvement program	2008-10
Target housing counseling services	2008-10
Partner with Housing Authority of Champaign County for redevelopment of Joann Dorsey and Section 8 education	2008-10
Systematic inspection of inoperable vehicles	2008-10
Target front yard parking enforcement	2008-10

Public Infrastructure	
Replace deteriorated ROW sidewalks at various locations in the planning area	2008-10
Asphalt Pavement Repairs - Generally under 100 sq.ft. in size at various locations in planning area	2008
Pruning ROW Trees - Protect tree vitality, eliminate hazardous tree conditions, and to maintain height clearance for adjacent City roadways.	2010
Clean and Televiser Sanitary Sewers - Various locations in the planning area	2008
Sanitary Sewer Lining Project	2009
Storm Sewer Installation - Kirk Lane/Paul Drive	2008
Upgrade Traffic Signal and UPS at Mattis/Bradley	2008
Thermoplastic pavement marking replacement: Anthony Dr. - Mattis to Marketview	2008
Bradley Ave - McKinley to Mattis	2008
North Mattis Interconnect	2008-09
Install UPS at Mattis/Paula	2008
Street light relamping -various locations	2009
Install UPS at Prospect/Bloomington	2010
Mill & Overlay asphalt streets: Garden Hills	2010
.....White St. from State to Randolph	2010
Pavement Replacement - Winston and Thornton	2009
Pavement Patching - Lock Raven and Glen Burnie	2010
Complete Pavement Repairs from 2010	2011
Complete Bradley Avenue DSC Crosswalk	2008

Public Safety	
Conduct STEP program	Ongoing
Use direct/deterrent patrols in the area	Ongoing
Neighborhood Watch	Ongoing
Community Oriented Policing	Ongoing
Community Outreach	Ongoing
Citizen's Police Academy	Ongoing
Attend Neighborhood Meetings	Ongoing
Target CERT training	Ongoing
Use direct/deterrent patrols in the area	Ongoing
Attend Park District/Garden Hills initiative as related with juvenile outreach	2008
Community Oriented Policing	Ongoing
Attend Neighborhood meetings	Ongoing
Continue to support Housing Authority (Joanne Dorsey)	Ongoing

Civic Involvement	
Increase NAT activities and initiatives with youth programs, landlord education etc. in this planning area	Ongoing
Support the Garden Hills Neighborhood Association programs, plans and activities	Ongoing



Wellness Prognosis Report

Planning Area 9

Planning Area 9 is given a wellness rating of Conservation. This rating indicates the need for increased City monitoring to maintain a high quality of life in this area's neighborhoods.

Street Pavement

Pavement condition rated 54 on a scale of 100.

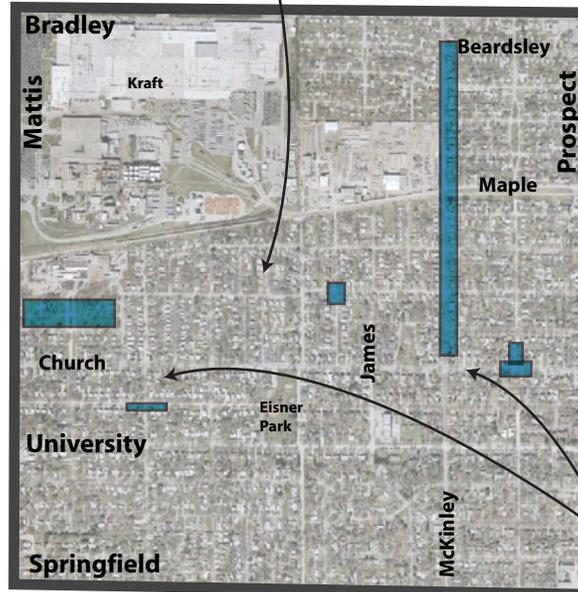
Sidewalks

Some of the area lacks sidewalks, and 7,015 feet of sidewalk are in need of repair.

Streetlights

The majority of this area has streetlights. 98% of the lights are in good condition.

Robinson Court area has improved due to the work by Restoration Urban Ministries



Flooding Problems

Sanitary Sewers

Sanitary sewers in this area are in need of significant City service and improvement. A total of 304 structural defects were found in the sewer system

Alleys

Alley condition has been improved since 2003. 87% of alleys are in good condition.

Prognosis Snapshot

Public Safety

At a per 1,000 person level, police services provided to this area are greater than Citywide. Total police calls for service have decreased by over 700 calls since 2003. There is a lower incidence of fire calls per 1,000 people in this planning area than citywide.

Housing

The majority of housing stock is older than 30 years. Residential value per square foot is lower than citywide, but is growing more quickly. Real estate in this area sells faster than the Citywide average, 55 days here compared to 63 days Citywide.

Property Maintenance

77% of the homes in Planning Area 9 were found to be in good condition as compared to 82% citywide. A large majority of properties are free from nuisance violations. The nuisance violations are concentrated to the north of the railroad tracks.

Infrastructure

Some streets do not have sidewalks. Of the streets that do have sidewalks, there are 7,015 feet of needed sidewalk repairs. Documented sanitary sewer defects have increased from 84 to 304. These defects were detected in a recent sewer televising project.

Civic Involvement

In 2004, there were eleven neighborhood organizations in this Planning Area. The five County voter precincts that represent this planning area had a higher voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Preservation
 Housing = Preservation
 Prop. Maint. = Conservation
 Infrastructure = Preservation

Overall Rating =

CONSERVATION

Housing and Property Maintenance	
Full home improvement program	2008-10
Systematic property maintenance inspections	2008-10

Public Infrastructure	
Pruning ROW Trees - Protect tree vitality, eliminate hazardous tree conditions, and to maintain height clearance for adjacent City roadways.	2009
Asphalt Pavement Repairs - Generally under 100 sq.ft. in size at various locations in planning area	2009
Traffic Signal Ugrade - Mattis/Bradley	2008
Traffic Sign Replacement	2008
Thermoplastic pavement marking replacement Bradley Ave - Mckinley to Mattis	2008
North Mattis Interconnect	2008-09
Street light relamping -various locations	2009
Sanitary Sewer Lining Project	2008-10
Storm Sewer Lining	2008
Storm Sewer Point Repairs	2008
Slurry Seal all oil & Chip streets in south west 1/3 of City	2009

Public Safety	
Use direct/deterrent patrols in the area	Ongoing
Neighborhood Watch	Ongoing
Community Oriented Policing (See Attended Neighborhood Meetings)	Ongoing
Community Outreach (See Attended Neighborhood Meetings)	Ongoing
Citizen's Police Academy	Ongoing
Attend Neighborhood Meetings	Ongoing

Civic Involvement	
Increase efforts in this planning area to assist Neighborhood Watch Groups work with the Park District to increase activities in Eisner park	2008-09
Support continued efforts by the Churp'n Neighborhood Association to be more inclusive	2009-10



Description:

This planning area includes some of the grandest historic homes in the community that are very healthy and areas that are considered very challenged. The northern half is greatly influenced by the industrial uses there including Kraft Foods, Alloy Metals and County Materials factories. The railroad line creates a physical barrier between north and south. Reinvestment is occurring, especially in the area near to and north of the railroad tracks. The demographics of this area may be slowly changing as young professionals and first-time home buyers, move into the neighborhood.

Crime and nuisance problems continue to affect the area north of the railroad tracks, especially the properties north of County Materials and west of McKinley Avenue. The area south of the railroad tracks was included in a recent street lighting project. Infrastructure seems to be in good condition, though some areas lack curb and gutter as well as sidewalks. Truck traffic to and from the industries can be problematic for residents, especially along N. Victor Street, N. Fair Street and McKinley Avenue, in addition to Springfield Avenue, which is a State route.

Wellness Ratings

Public Safety = Preservation
Housing = Preservation
Prop. Maint. = Conservation
Infrastructure = Preservation

Overall = *CONSERVATION*

Data trends: 2003-2006

Real Estate = Stable

Infrastructure = Stable

Public Safety = Improve

Key Issues:

(1) Property Maintenance & Crime Issues in the Northern Half of the Area: The north side of the neighborhood, especially in the areas approaching the railroad tracks and north of the railroad tracks have persistent property maintenance issues and some crime issues. Property Maintenance staff patrol these areas regularly.

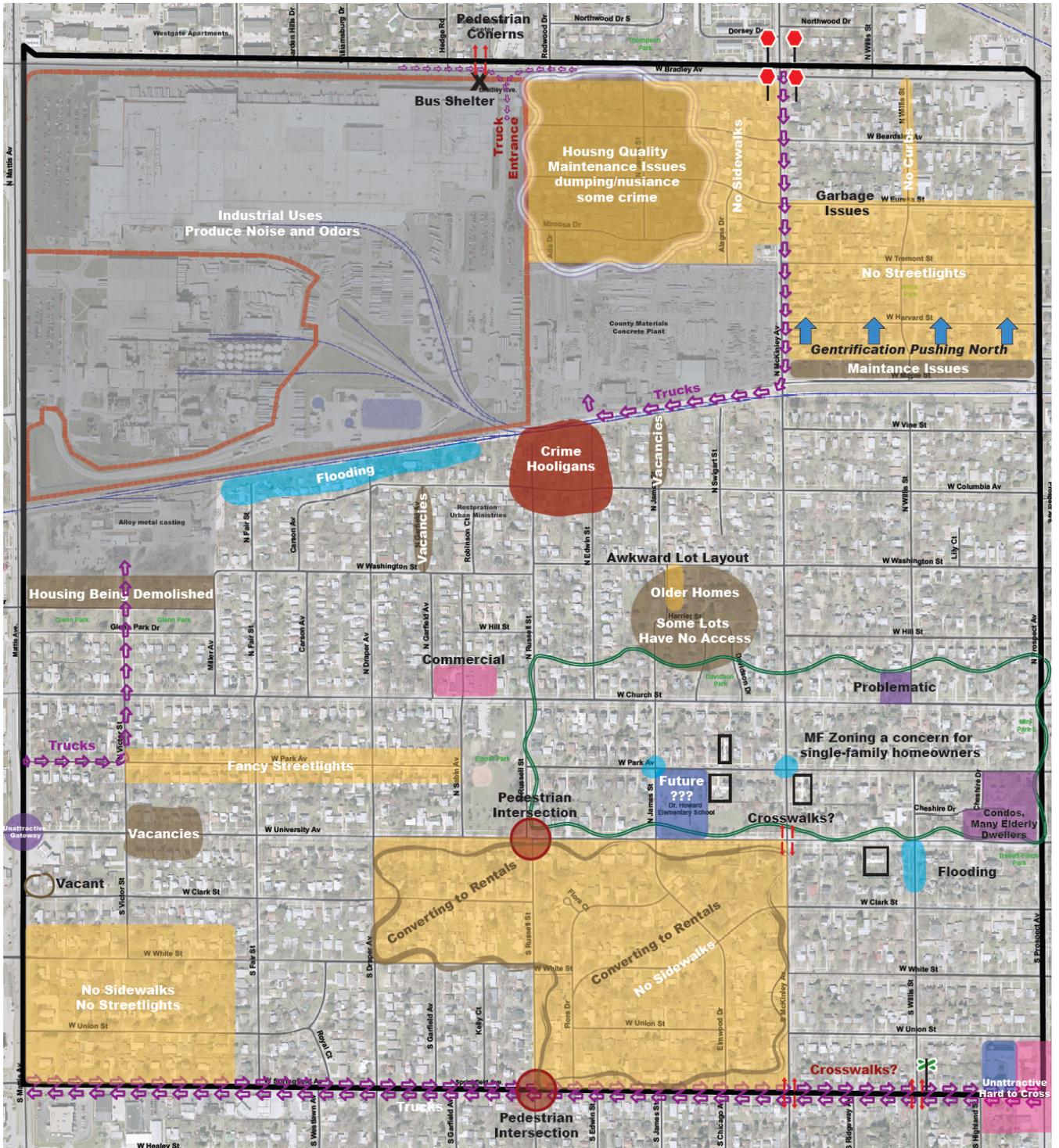
(2) Truck Traffic: Trucks that serve the industrial uses in the northern half of the neighborhood take access off of residential streets, including McKinley, Victor and Edwin Streets.

(3) Properties Converting to Rentals: The area south of University, roughly bounded by Draper and Elmwood Drive, seems to be converting to rentals, possibly leading to decline in the future. This is an area to watch for symptoms of decline to quickly mitigate problems.

(4) Sidewalks and Streetlights: The southern half of the neighborhood has a fairly good sidewalk network and recently had new streetlights installed. The northern half is missing sidewalks in some areas and does not have streetlights. It is very dark with residents reporting that they drive with their bright headlights on at night to be able to see. This area also has a lot of pedestrians and persistent crime issues that may be improved by lighting.

(5) Community Gateways: When visitors exit from I-72/I-57, one of the first things they see is “Discount Gas” at the intersection of University and Mattis. Residents would like to see this intersection improved with landscaping and/or signage that is more attractive and possibly a “welcome” sign. Also, the intersection of Springfield and Prospect is busy and has businesses on all corners. This area could be more attractive.

**** Dr. Howard Elementary School:** Residents are very concerned about the potential for Dr. Howard Elementary School to close. If the school closes, residents would like to see the building reused instead of demolished.





Wellness Prognosis Report

Planning Area 10

Planning Area 10 is given a wellness rating of Conservation. This rating indicates the need for increased City monitoring to maintain a high quality of life in this area's neighborhoods.

Street Pavement

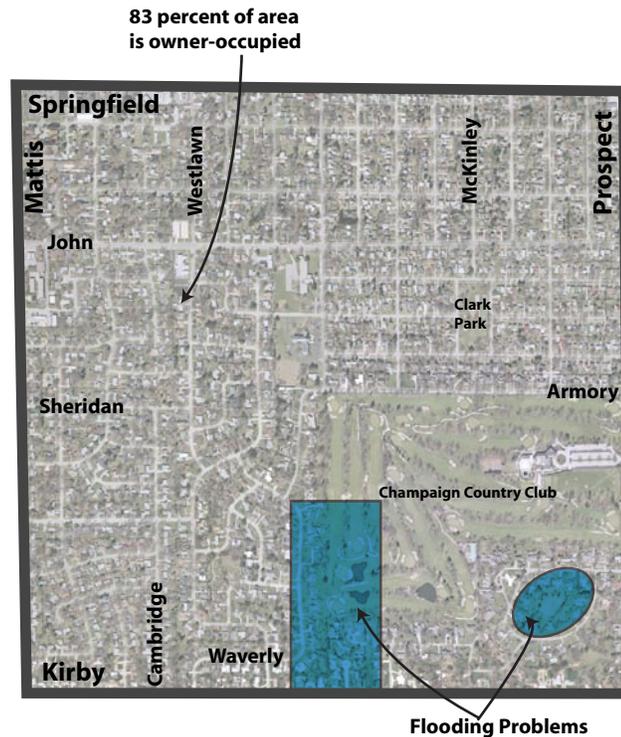
Pavement condition rated 52 on a scale of 100.

Sidewalks

Some of this area lacks sidewalks, and 8,385 feet of sidewalk are in need of repair, and increase from 2,220 feet in 2003.

Streetlights

Streetlights in this area are located in the northeast quadrant. These lights are in good condition.



Sanitary Sewers

Sanitary sewers in this area are aging and will need repairs. A total of 125 structural defects were found in the sewer system.

Alleys

There are 2 alleys in this area, both of which have recently been repaired and are in good condition.

Prognosis Snapshot

Public Safety

At a per 1,000 person level, police services provided to this area are lower than for the entire city. Police calls for service have decreased from 2003 to 2006. There was a lower incidence of fire calls per 1,000 people in this planning area than citywide.

Housing

The percentage of owner-occupied homes in Area 10 is higher than the citywide percentage. The area has older housing stock. Value per square foot is higher than the Citywide average and homes continue to sell more quickly than the Citywide average.

Property Maintenance

92% of the residential structures in Area 10 were found to be in good condition, as compared to 82% citywide. The majority of properties are free of nuisance violations.

Infrastructure

Most streets in the area are in good condition. A majority of the streets lack sidewalks. Feet of sidewalk in need of repair has grown substantially since 2003. A recently completed sewer televising project detected 125 sanitary sewer defects.

Civic Involvement

In 2004, there were four neighborhood organizations in Planning Area 10. The 6 county voter precincts that represent this planning area had a higher voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Conservation
 Housing = Conservation
 Prop. Maint. = Healthy
 Infrastructure = Conservation

Overall Rating =

CONSERVATION

Housing and Property Maintenance

Monitor west side of Area 10 for nuisance activity (trash, debris, tall grass/weeds)	2008
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Public Infrastructure

Asphalt Pavement Repairs - Generally under 100 sq.ft. in size at various locations in planning area	2009
New Storm Sewer Installation: 1100 Mayfair	2008
Install Internally illuminated street name sign at Mattis/John	2010
Traffic Sign Replacement	2009
Paint pavement marking replacement: Mattis - Springfield to Kirby	2008
Install UPS at Prospect/Kirby	2009
Street light relamping -various locations	2009
Sanitary Sewer Lining Project	2009-10
Storm Sewer Cleaning and Televising Project	2008
Storm Sewer Point Repairs	2008
Storm Sewer Rehab	2009
Sanitary Sewer Rehab - manhole on Charles St.	2008
Mill & Overlay Kirby Ave. from Mattis to Dodds	2010
Slurry Seal all oil & Chip streets in south west 1/3 of City	2009
Country Club Alley Improvements	2008-09
Complete Willis Avenue & Daniel Street Drainage Study	2008

Public Safety

Neighborhood Watch	2008-10
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Civic Involvement

Continue to support existing neighborhood organizations	Ongoing
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Description:

Both area 10 and area 11 are in good condition. They are fairly stable areas with established neighborhoods and numerous schools. The area is considered to be very safe and a good place to live.

Overall, there are very few property maintenance violations. Property maintenance staff only travel this area when they receive a complaint. The area bounded by Mattis/Cambridge and Sheridan/Kirby in area 10 seems to be experiencing overall decline. The effects are not drastic but noticeable. Many of the homes in area 11 and on the east side of area 10 were built in the 1950's-60's with a smaller footprint and single car garages.

Wellness Ratings - PA 10
Public Safety = Conservation Housing = Conservation Prop. Maint. = Healthy Infrastructure = Conservation
Overall = CONSERVATION
<i>Data trends: 2003-2006</i> <i>Real Estate = Stable</i> <i>Infrastructure = Stable</i> <i>Public Safety = Stable</i>

Wellness Ratings - PA 10
Public Safety = Healthy Housing = Conservation Prop. Maint. = Healthy Infrastructure = Preservation
Overall = CONSERVATION
<i>Data trends: 2003-2006</i> <i>Real Estate = Stable</i> <i>Infrastructure = Stable</i> <i>Public Safety = Stable</i>

Key Issues:

- (1) Cracksealing and Infrastructure Issues: PA 10** - The area bounded by Russell, Springfield, Prospect and Charles needs cracksealing, but otherwise is in good shape. **PA 11** - The water table is higher in this area, so repairs are needed more frequently. On the east side of the planning area, there are some paving/patching needs. Public Works staff are aware of this and many areas are already in the pipeline to be fixed.
- (2) Property Decline: West Side of PA 10** - This area is transitioning to include more rental housing and seems to be in general decline. The properties are affordable for the planning area, but have smaller square footage, most do not have a basement and may need updating. This is an area to watch for the future.
- (3) Property on Georgetown Drive: PA 11** - A property at 1705 Georgetown is being used as a transitional home for recently released individuals who were convicted of sexually-based offenses as juveniles. This is a cause for concern among the neighborhood and is especially worrisome because two elementary schools and a park are nearby. The police are aware of this and patrol the property regularly, however this does not ease the concern of residents.
- (4) Difficult Street Crossings:** These planning areas are each bounded by arterial streets, resulting in a number of difficult street crossings. Many of the residents are families who walk and bike. **PA 10** - Mattis and Sangamon Ave., Green and Prospect (now improved). **PA 11** - Broadmoor and Prospect and Broadmoor and Mattis. The Simon Trail crossing at Mattis is very difficult for pedestrians and cyclists.
- (5) Traffic/Speeding Concerns: PA 10** - Traffic controls should be investigated at the intersection of Mayfair Rd. and Westlawn Ave. Also, the speedbumps along Waverly Dr. are not working as planned, kids are using them as skateboard ramps. **PA11** - Speeding is a concern along Broadmoor Dr., especially the curve near Galen and Lincoln.

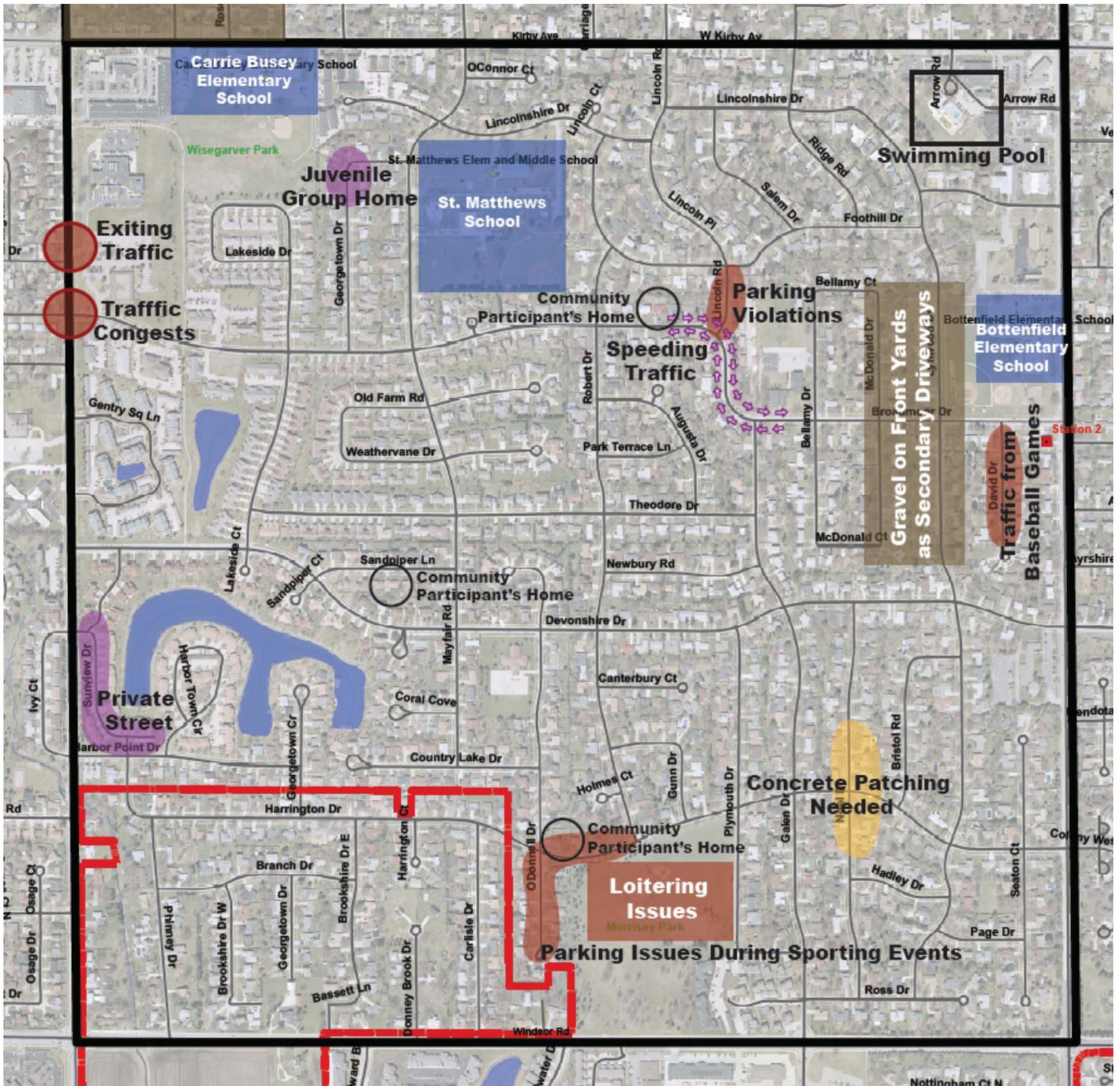
**** On-Street Bike Trail along John Street:** There used to be a striped bike trail along John Street and it was removed a few years ago. Residents liked the trail and would like to see it reinstated. What are the future plans for this?



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|---|---|---|--------------------|
|  | Flooding |  | Planning Area 1 |
|  | Schools and Religious Centers |  | Municipal Boundary |
|  | Commercial Districts |  | Lakes |
|  | Crime/Police Issues |  | Streams |
|  | Infrastructure/Public Works Issues |  | Schools |
|  | Nuisances/Vacancies/ Housing Quality Issues |  | Interstates |
|  | Misc. Neighborhood Concerns |  | Streets |
| | |  | Railroads |



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|---|---|---|--------------------|
|  | Flooding |  | Planning Area 1 |
|  | Schools and Religious Centers |  | Municipal Boundary |
|  | Commercial Districts |  | Lakes |
|  | Crime/Police Issues |  | Streams |
|  | Infrastructure/Public Works Issues |  | Schools |
|  | Nuisances/Vacancies/ Housing Quality Issues |  | Interstates |
|  | Misc. Neighborhood Concerns |  | Streets |
| | |  | Railroads |



Wellness Prognosis Report

Planning Area 11

Planning Area 11 is given a wellness rating of Conservation. This rating indicates the need for increased City monitoring to maintain a high quality of life in this area's neighborhoods.

Street Pavement

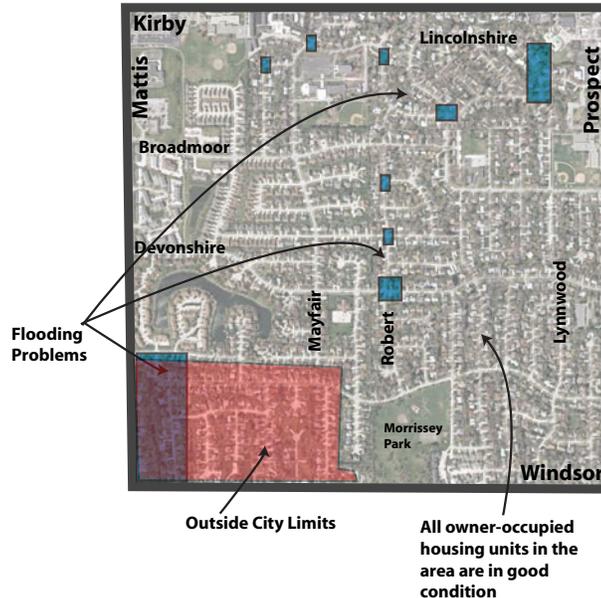
Pavement condition rated 54 on a scale of 100.

Sidewalks

Most streets have sidewalks. Some sidewalk repairs have been completed. There are 15,712 feet of sidewalk are in need of repair.

Streetlights

There are no streetlights in this planning area.



Sanitary Sewers

A total of 38 structural defects were found in the sewer system. There are 39 concrete segments.

Alleys

There are no alleys in this planning area.

Prognosis Snapshot

Public Safety

Police services provided to this area are lower than for the entire city. Total police calls for service in this area increased from 2003 to 2006.

Housing

75% of homes here are owner-occupied. In 2006, value per square foot was slightly lower than Citywide. In 2003, value per sq. ft. was slightly higher than the Citywide. Although value per sq. ft. in Area 11 is growing, growth in the Citywide value is outpacing it.

Property Maintenance

Nearly 100% of the residential structures in Area 11 were found to be in good condition, compared to the citywide average of 82%. There are few nuisance violations.

Infrastructure

The majority of the streets in Area 11 are in good condition. Most streets have sidewalks on one or both sides of the street. The high water table in the southern part of the planning area contributes to drainage problems here when it rains.

Civic Involvement

In 2004, there were four neighborhood organizations in this area. The 5 county voter precincts that represent this planning area had a higher voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Healthy
 Housing = Conservation
 Prop. Maint. = Healthy
 Infrastructure = Preservation

Overall Rating =
CONSERVATION

Housing and Property Maintenance

Baseline services are adequate	2008-10
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Public Infrastructure

Clean and Televiser Sanitary Sewers - Various locations in the planning area	2010
Sanitary Sewer Lining Project	
Storm Sewer Cleaning and Televising Project	
Install Internally illuminated street signs: Prospect/Windsor, Galen/Windsor and Mattis/Windsor	2008
Paint pavement marking replacement Mattis - Springfield to Kirby	2008
Install UPS: Prospect/Kirby	2009
Galen/Windsor and Prospect/Windsor	2010
Street light relamping -various locations	2009
Mill & Overlay - Kirby Ave. from Mattis to Dodds	2010
Slurry Seal all oil & Chip streets in south west 1/3 of City	2009
Finish Sdewalk Tripper Repairs Devonshire Subd Area	2009
Pavement Patching: Broadmoor - Lincoln Pl to Mattis	2008-09
.....Noel Dr - Ross to Devonshire	2008
Pavement Replacement: Robert Dr from Broadmoor to Foothill	2008
.....Newbury	2009

Public Safety

Baseline services are adequate	2008-10
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Civic Involvement

Assist neighbors in organizing to bring attention to the inconsistency in parking available for businesses and private residences and the conflict created with rural delivery of mail by the US post office	2008-09
Continue to support existing neighborhood groups	Ongoing



Wellness Prognosis Report

Planning Area 13 is given a wellness rating of Healthy. This rating indicates that baseline services currently provided are sufficient to maintain the high quality of life in this area's neighborhoods.

Street Pavement

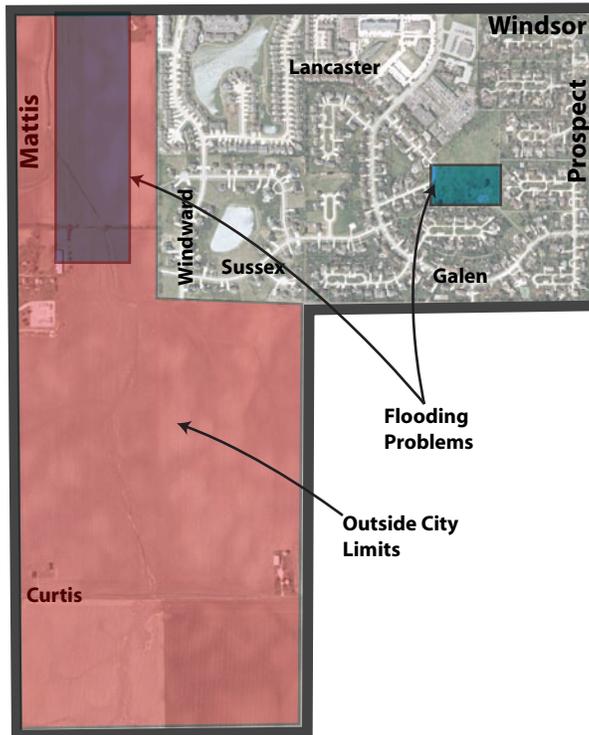
Pavement condition rated 72 on a scale of 100.

Sidewalks

A significant amount of the area lacks sidewalks, and 2,995 feet of sidewalk are in need of repair.

Streetlights

There are no streetlights in this planning area.



Sanitary Sewers

Sanitary sewer conditions in this area are good. There are only 9 known sewer defects in the area.

Alleys

There are no alleys in this planning area.

Prognosis Snapshot

Public Safety

Police services provided to this area are much lower than for the entire city. Total police calls for service have increased slightly since 2003. There is a lower incidence of fire calls per 1,000 people in this planning than citywide.

Housing

73% of homes here are owner occupied. In Area 12, value per square foot is higher than Citywide. Although value per sq. ft. here is growing, the Citywide value is growing at a higher rate. Homes in this area sell more quickly than homes Citywide.

Property Maintenance

100% of the residential structures in Area 12 were found to be in good condition which exceeds the citywide rate of 82%. All properties were free of nuisance violations.

Infrastructure

The majority of streets in this area are in good condition. Many streets in the area do not have sidewalks on one or both sides of the street. Feet of sidewalk in need of repair has increased from 655 feet in 2003 to 2,995 feet in 2006.

Civic Involvement

In 2004, there were four neighborhood organizations in this planning area. The precinct that represents this planning area had a higher voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Healthy
 Housing = Conservation
 Prop. Maint. = Healthy
 Infrastructure = Healthy

Overall Rating =
HEALTHY

Housing and Property Maintenance	
Baseline services are adequate	2008-10

Public Infrastructure	
Curtis Road (Wynstone to Wesley) Roadway Expansion: Utility Relocation work	2008
Construction	2009-10
Install Internally illuminated street signs: Prospect/Windsor, Galen/Windsor and Mattis/Windsor	2008
Install UPS: Galen/Windsor and Prospect/Windsor	2010
Street light relamping: Various locations	2009
Slurry Seal: All oil & Chip streets in south west 1/3 of City	2009

Public Safety	
Baseline services are adequate	2008-10

Civic Involvement	
Provide support in the re-organization of inactive HOA's within this area to create interest in long term maintenance and upkeep of common areas through involvement of the residents	2009-10
Maintain existing HOA's and encourage the creation of Neighborhood Watch Groups in addition to the associations	Ongoing



Wellness Prognosis Report

Planning Area 13

Planning Area 13 is given a wellness rating of Healthy. This rating indicates that baseline services currently provided are sufficient to maintain the high quality of life in this area's neighborhoods.

Street Pavement

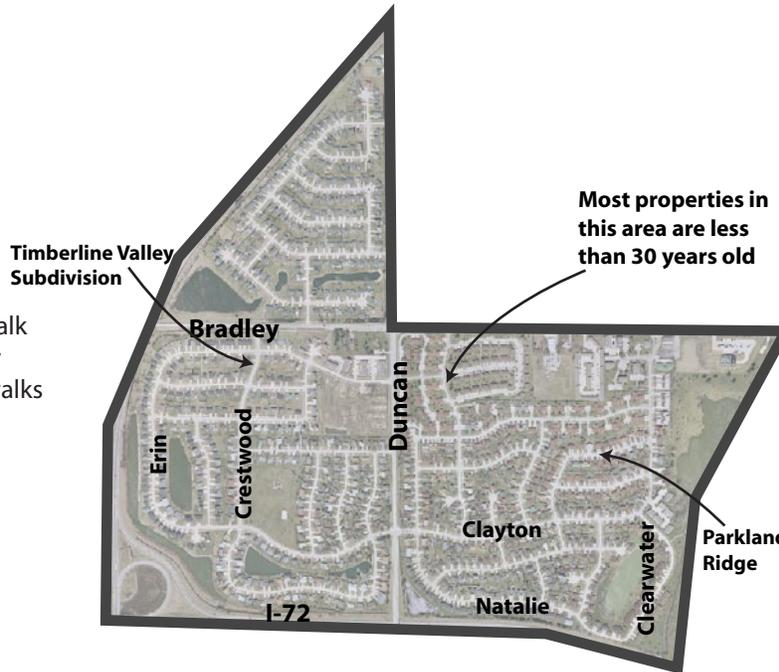
Pavement condition rated 68 on a scale of 100.

Sidewalks

There are 5,135 feet of sidewalk in need of repair here. A few streets in the area lack sidewalks on one or both sides of the street.

Streetlights

There are few streetlights in this area. These lights were installed in 2002 and are in good condition.



Sanitary Sewers

Sanitary sewer conditions in this area are good. There are only 2 known sewer defects in the area.

Alleys

There are no alleys in this planning area.

Prognosis Snapshot

Public Safety

At a per 1,000 person level, police services provided to this area are much lower than for the entire city. Total police calls for service have decreased since 2003. There is a lower incidence of fire calls per 1,000 people in this planning area than citywide.

Housing

In Area 13, 78% of homes in this area are owner-occupied and only 3% are over 30 years in age. In 2003, homes in this area sold faster than the Citywide average. In 2006, homes sold more slowly than the Citywide average.

Property Maintenance

100% of the residential structures in Area 13 were found to be in good condition as compared to the citywide percentage of 82%. Nearly all properties are free of nuisance violations.

Infrastructure

The majority of streets in Area 13 are in good condition. Only a few streets do not have sidewalks on one or both sides of the street, although feet of sidewalk in need of repair has grown substantially since 2003. Sanitary sewers are in good condition.

Civic Involvement

In 2004, there were three neighborhood organizations in this planning area. The 2 county voter precincts that represent this planning area had a lower voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Healthy
 Housing = Healthy
 Prop. Maint. = Healthy
 Infrastructure = Healthy

Overall Rating =
HEALTHY

Housing and Property Maintenance

Baseline services are adequate	2008-10
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Public Infrastructure

Cleaning and Sealing Joints and Cracks - Residential concrete streets at various locations in the planning area	2008-09
Bradley Avenue Construction (Mattis to Duncan) to be completed	2008
Paint pavement marking replacement Duncan - Springfield to Bradley	2008
Install UPS at Bradley/Clayton	2009
Street light relamping -various locations	2009
Storm Sewer Rehab - Bradley Ave ditch	2008

Public Safety

Baseline services are adequate	2008-10
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Civic Involvement

Continue to work with Timberline south in the creation of a homeowner/lakeowner association	2008-10
Initiate efforts to develop Neighborhood Watch groups within the Timberline South area to encourage civic involvement	2009-10
Work with WestLake HOA to improve community involvement for safety and home up-keep and maintenance	2008-10



Wellness Prognosis Report

Planning Area 14

Planning Area 14 is given a wellness rating of Conservation. This rating indicates the need for increased City monitoring to maintain a high quality of life in this area's neighborhoods.

Street Pavement

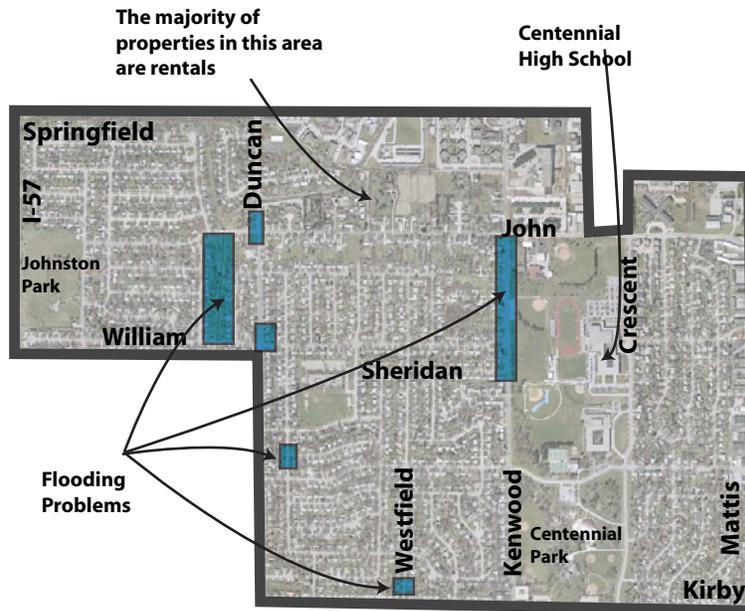
Pavement condition rated 54 on a scale of 100.

Sidewalks

Much of the area lacks sidewalks on one or both sides of the street. 20,555 feet of sidewalk is in need of repair.

Streetlights

There are few streetlights in the area. None of them is rated in good condition.



Sanitary Sewers

Sanitary sewers in this area are in need of significant City services. A total of 193 structural defects were found in the sewer system. There are also some areas that are unsewered and use septic systems.

Alleys

There are no alleys in this planning area

Prognosis Snapshot

Public Safety

At a per 1,000 person level, police services provided to this area are lower than for the entire city. Total police calls for service have increased since 2003. There is a lower incidence of fire calls per 1,000 people in this planning area than citywide.

Housing

In 2000, 55% of the homes in Area 14 were owner-occupied. Value per square foot for this area is lower than the Citywide value. The average home in this area sells more quickly than the Citywide average.

Property Maintenance

Over 75% of the residential structures were found to be in good condition compared to the citywide percentage of 82%. A majority of properties are free of nuisance violations. Violations cited include unlicensed or inoperable cars and cars parked in yards.

Infrastructure

A large portion of the area does not have sidewalks. Of the sidewalks that do exist, 20,555 feet of sidewalk is in need of repair. There are a number of sanitary sewer defects, though repairs have been made.

Civic Involvement

In 2004, there were three Neighborhood Watch groups in this planning area. The 3 county voter precincts that represent this area had a lower voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Conservation
 Housing = Conservation
 Prop. Maint. = Healthy
 Infrastructure = Preservation

Overall Rating =
CONSERVATION

Housing and Property Maintenance	
Systematic inspection for trash and inoperable vehicles	2008-10
Consider targeted home maintenance education and/or efforts for this aging housing stock	2008-10

Public Infrastructure	
Asphalt Pavement Repairs - Generally under 100 sq.ft. in size at various locations in planning area	2008
Install Internally Illuminated Street Name Signs: Country Fair/Springfield, Kenwood/Springfield & Mattis/John	2010
Traffic Sign Replacement	2010
Paint pavement marking replacement Mattis - Springfield to Kirby	2008
Street light relamping -various locations	2009
Sanitary Sewer Lining Project	2008-10
Slurry Seal all oil & Chip streets in south west 1/3 of City	2009

Public Safety	
Conduct Selected Traffic Enforcement Patrol (STEP)	Ongoing
Neighborhood Watch	Ongoing
Community Oriented Policing	Ongoing
Community Outreach	Ongoing
Citizen's Police Academy	Ongoing
Attend Neighborhood Meetings	Ongoing

Civic Involvement	
Work with Park District to improve park conditions at Johnston Park , including seating areas for parents w/children and planned events to increase positive usage of the park	2008-10
Continue to do outreach to create new registered neighborhood groups	Ongoing



Description:

This area is suffering from the affects of aging, post-war housing that does not have features today's buyer is looking for. Housing style is similar throughout the area, with most homes having a slab foundation, single-car garage and one bathroom. Homes are priced to be affordable to the first-time home buyer, but this is also attracting buyers of potential rental property. Residents of the area have excellent access to recreation opportunities in Centennial Park and the green spaces surrounding Centennial High School and Jefferson Middle School.

The area north of John Street from Kenwood to Duncan has a rural atmosphere. This area was originally developed in the County and later annexed into the City. There is a persistent dumping problem along the unused railroad that originally served the C.S. Johnson property. The C.S. Johnson property is also vacant and is an eyesore. The area west of Centennial Park has properties with persistent property maintenance/nuisance problems. Property Maintenance staff are aware of this and patrol the area regularly.

Wellness Ratings
Public Safety = Conservation Housing = Conservation Prop. Maint. = Healthy Infrastructure = Preservation
Overall = CONSERVATION
<i>Data trends: 2003-2006</i> <i>Real Estate = Stable</i> <i>Infrastructure = Stable</i> <i>Public Safety = Decline</i>

Key Issues:

(1) Property Maintenance Issues, especially west of Centennial Park: The area west Centennial has properties with persistent property maintenance problems. Additionally, many residents have converted their one-car garages into living space and now struggle with outdoor storage needs.

(2) Conversion to Rentals: There seem to be a number of properties in the neighborhood that have converted to rentals. Residents stress that this is a concern because it could further destabilize the neighborhood.

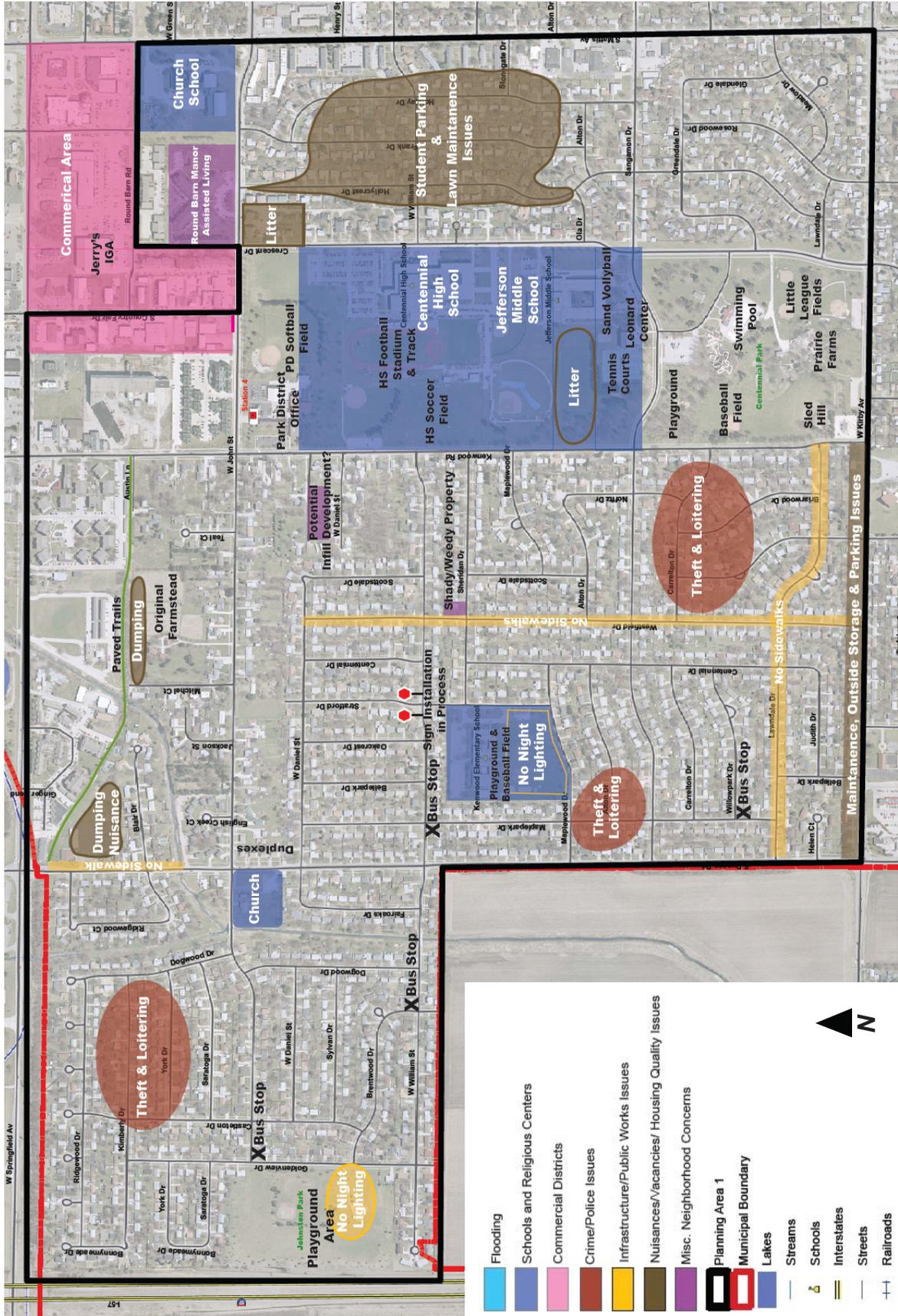
(3) Sanitary Sewer Infrastructure: At the time that this neighborhood was built, it was common to build sewer pipes out of a tar-covered cardboard material called Orangeburg. This material is reaching the end of its useful life and is starting to fail. Many of the

homes have slab foundations and residents with limited income which compounds the problem when the private portion of the sewers also fail.

(4) Dumping\Litter Near Abandoned Railroad Spur: North of John St. between Duncan and Kenwood Rd. This area is hidden by trees and underbrush and is located behind dead-end streets so it is easy to get away with dumping here.

(5) Students from Centennial High School and Jefferson Middle School Hanging Out: During the lunch hour, students from the nearby schools hangout in the residential neighborhood to the east of the school property. Although they are generally in the right of way, which is public, it is bothersome to residents.

**** Real Estate Resale Issues:** Residents note that during the recent real estate 'bubble,' many people may have been so eager to own a home that they overpaid for housing here. Homes may need expensive improvements that the new buyer did not expect and/or may not be able to afford. As prices decline, buyers may not be able to sell their properties easily or may be in over their heads financially. This is an area to watch for future foreclosures and deferred property maintenance.





Wellness Prognosis Report

Planning Area 15

Planning Area 15 is given a wellness rating of Healthy. This rating indicates that baseline services currently provided are sufficient to maintain the high quality of life in this area's neighborhoods.

Street Pavement

Pavement condition rated 61 on a scale of 100.

Sidewalks

22,375 feet of sidewalk are in need of repair, and a large part of the area north of the Phinney Branch lacks sidewalks.

Streetlights

There are very few streetlights in this area. None of these lights are in good condition.

Kirby Avenue has the highest number of houses in need of minor renovation in this area



Sanitary Sewers

Sanitary sewer conditions in this area indicate the need for improvements. A total of 172 sanitary sewer defects have been noted in this area.

Flooding problems along the Phinney Branch

Alleys

There are no alleys in this planning area.

Prognosis Snapshot

Public Safety

Police services provided to this area are lower than Citywide. Total police calls for service increased slightly since 2003. There is a lower incidence of fire calls per 1,000 people than citywide.

Housing

Although value per sq. ft. here is growing, the Citywide value is growing at a higher rate. In 2003, value was higher than Citywide, but in 2006 value per square foot is lower than Citywide. Homes in this area continue to sell much more quickly than homes Citywide.

Property Maintenance

98% of the residential structures in Area 15 were found to be in good condition compared to the citywide average of 82%. A majority of properties are free of nuisance violations. Violations include unlicensed or inoperable cars and cars parked in yards.

Infrastructure

Most streets in Area 15 are in good condition. Most streets in have sidewalks, but 22,375 feet of sidewalk are in need of repair, an increase from 2003. A recent sewer televising project detected 172 sewer defects, indicating the need for repairs.

Civic Involvement

In 2004, there were six neighborhood organizations in this planning area. The 5 county voter precincts that represent this planning area had higher voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Healthy
 Housing = Conservation
 Prop. Maint. = Healthy
 Infrastructure = Preservation

Overall Rating =
HEALTHY

Housing and Property Maintenance	
Target regular property maintenance enforcement for housing and nuisances along Kirby Avenue corridor	2008-10

Public Infrastructure	
Asphalt Pavement Repairs - Generally under 100 sq.ft. in size at various locations in planning area	2008
Scottsdale Drive & Phinney Branch Bridge Repair	2008
Install Internally Illuminated Street Name Sign - Mattis/Windsor	2008
Thermoplastic pavement marking replacement Duncan Rd - Windsor to Kirby	2008
Paint pavement marking replacement Mattis - Springfield to Kirby	2008
Street light relamping -various locations	2009
Sanitary Sewer Lining Project:	2008-10
Sanitary Sewer Lining - Ridgeland Drive	2008
Mill & Overlay Broadmoor Dr.	2009

Public Safety	
Conduct Selected Traffic Enforcement Patrol (STEP)	Ongoing
Neighborhood Watch	Ongoing
Community Oriented Policing (See Attended Neighborhood Meetings)	Ongoing
Community Outreach (See Attended Neighborhood Meetings)	Ongoing
Citizen's Police Academy	Ongoing
Attend Neighborhood Meetings	Ongoing

Civic Involvement	
Continue outreach efforts and activities to assist in registereing neighborhood groups	2008-10



Wellness Prognosis Report

Planning Area 16

Planning Area 16 is given a wellness rating of Healthy. This rating indicates that baseline services currently provided are sufficient and should continue to maintain the high quality of life in this area's neighborhoods.

Street Pavement

Pavement condition rated 71 on a scale of 100.

Sidewalks

There are sidewalks along all of the streets in this area. There are 2,105 feet of sidewalk in need of repair.

Streetlights

There are no city owned streetlights in the area.



Sanitary Sewers

Sanitary sewer conditions in this area are good. There are no known sewer defects in the area.

Alleys

There are no alleys in this planning area.

Prognosis Snapshot

Public Safety

Police services provided to this area are lower than for the entire city. Total police calls for service decreased slightly since 2003. In 2003, there was a lower incidence of fire calls per 1,000 people in this planning area than citywide.

Housing

Planning Area 16 has a higher percentage of owner-occupied homes than the citywide average. The area has a new housing stock with 5% of the housing units 30 years or older. The average home here takes longer to sell than the Citywide average.

Property Maintenance

100% of the residential structures in Area 16 were found to be in good condition. This is higher than the citywide average of 82%. All properties are free of nuisance violations.

Infrastructure

The majority of the streets in Area 16 are in good condition. All streets in the area have sidewalks on both sides of the street and are generally in good condition. There are no significant sanitary sewer or storm drainage problems in the area.

Civic Involvement

In 2004, there were two neighborhood organizations in this planning area. The 2 county voter precincts that represent this planning area had a higher voter turnout rate than the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Healthy
 Housing = Healthy
 Prop. Maint. = Healthy
 Infrastructure = Healthy

Overall Rating =
HEALTHY

Housing and Property Maintenance

Investigation of programs and/or incentives for affordable housing opportunities	2008-10
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Public Infrastructure

Cleaning and Sealing Joints and Cracks - Residential concrete streets at various locations in the planning area	2009-10
Install Internally Illuminated Street Name Sign - Mattis/Windsor	2008
Street light relamping -various locations	2009
Slurry Seal all oil & Chip streets in south west 1/3 of City	2009

Public Safety

Baseline services are adequate 2008-2010	2008-10
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Civic Involvement

Provide support to the homeowner associations in the area and promote the Neighborhood Small Grant	2008-10
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Wellness Prognosis Report

Planning Area 17

Planning Area 17 is given a wellness rating of Healthy. This rating indicates that baseline services currently provided are sufficient to maintain the high quality of life in this area's neighborhoods.

Street Pavement

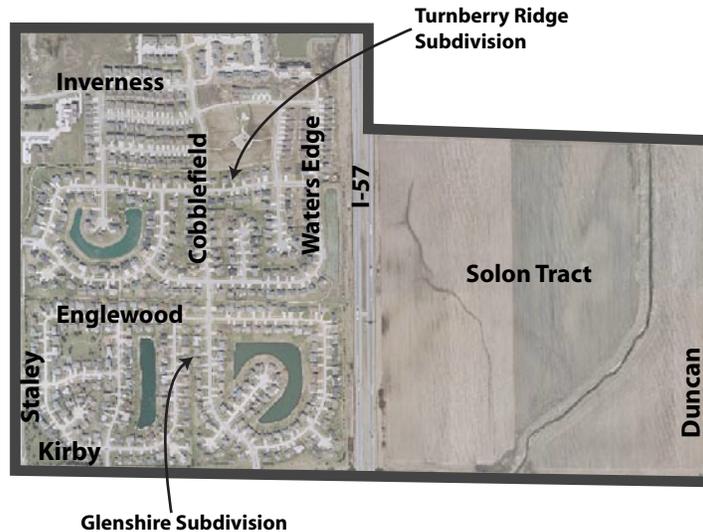
Pavement condition rated 75 on a scale of 100.

Sidewalks

None of the streets in the area lack sidewalks. A total of 945 feet of sidewalk are in need of repair.

Streetlights

There are no city owned street lights in the planning area.



Sanitary Sewers

Sanitary sewer conditions in this area are good. There are only 8 known sewer defects in the area.

Alleys

There are no alleys within the planning area.

Prognosis Snapshot

Public Safety

Police services provided to this area are less than for the entire city. Total police calls for service declined from 2003 to 2006. In 2003, there was a lower incidence of fire calls per 1,000 people in this planning area than citywide.

Housing

Area 17 has a higher percentage of owner-occupied homes than citywide. The area has a newer housing stock as it was undeveloped in 1990. In 2006, homes here took much longer to sell than the City average. This could be due to new construction in the area.

Property Maintenance

100% of the residential structures in Area 17 were found to be in good condition. This is higher than the citywide average of 82%. All properties are free of nuisance violations.

Infrastructure

The majority of the streets in Area 17 are in very good condition. All streets have sidewalks on both sides of the street. There are no significant sanitary sewer or storm drainage problems in the area.

Civic Involvement

In 2004, there were two neighborhood organizations in this planning area. The county voter precinct that represents this planning area had similar voter turnout rate to the City's rate in the April 2003 local election.

Wellness Ratings

Public Safety = Conservation
 Housing = Healthy
 Prop. Maint. = Healthy
 Infrastructure = Healthy

Overall Rating = **HEALTHY**

Housing and Property Maintenance	
Investigation of programs and/or incentives for affordable housing opportunities	2008-10

Public Infrastructure	
Cleaning and Sealing Joints and Cracks - Residential concrete streets at various locations in the planning area	2008
Street light relamping -various locations	2009
Slurry Seal all oil & Chip streets in south west 1/3 of City	2009
Kirby Ave - Pavement Repairs - West of I-57 bridge	2008

Public Safety	
Use direct/deterrent patrols in the planning area	Ongoing
Neighborhood Watch	Ongoing
Community Oriented Policing (See Attended Neighborhood Meetings)	Ongoing
Community Outreach (See Attended Neighborhood Meetings)	Ongoing
Citizen's Police Academy	Ongoing
Attend Neighborhood Meetings	Ongoing

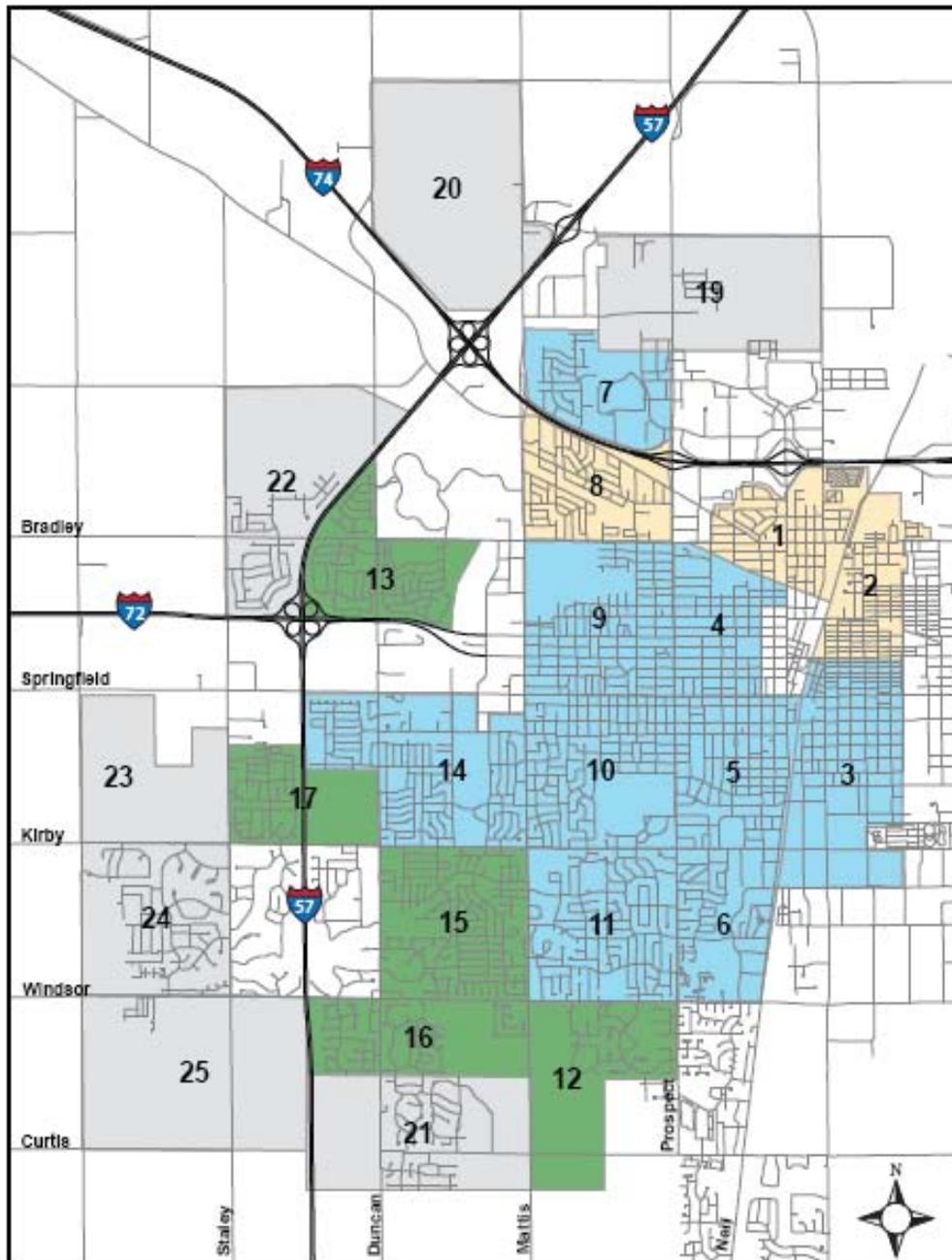
Civic Involvement	
Provide support to the homeowner associations in the area and promote the Neighborhood Small Grant	2008-10



New Growth Area Reports

New Planning Areas

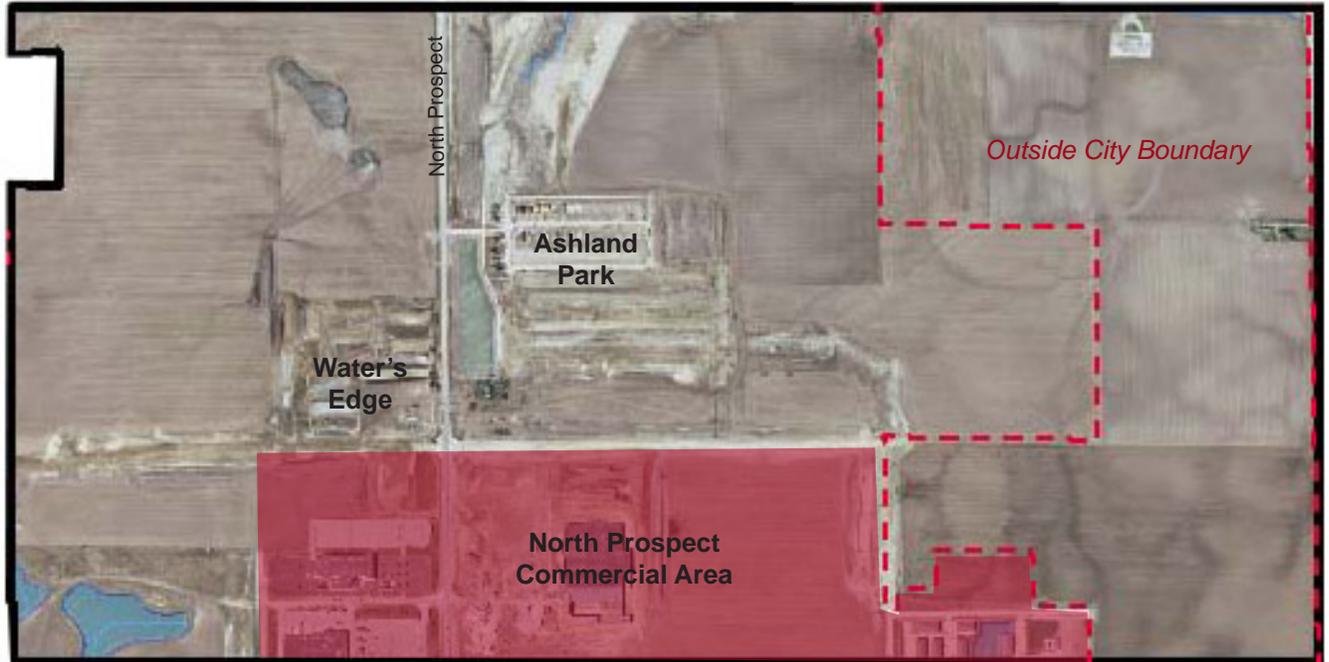
New planning areas have been designated for new neighborhoods developing beyond the 1992 City boundary. As these areas mature, data will be available to create a rating for each new planning area. They are assumed to be healthy at this time, as most infrastructure and housing stock is newly constructed. New planning areas are shown in gray on the map. There is no planning area 18.





Description:

Planning Area 19 is comprised of the residential developments north of the Market Place Mall and North Prospect commercial area. These developments include apartments, condominiums and more compact single family homes. Residents have access to nearby commercial uses, including restaurants and grocery, but walkability between the residential and commercial areas is limited.



Prescription Report

Housing and Property Maintenance	
Baseline services are adequate	2008-10

Public Infrastructure	
Street Light Relamping -various locations	2009
Complete Update of Beaver Lake Drainage Master Plan	2008
Complete Neil Street Extension	2010

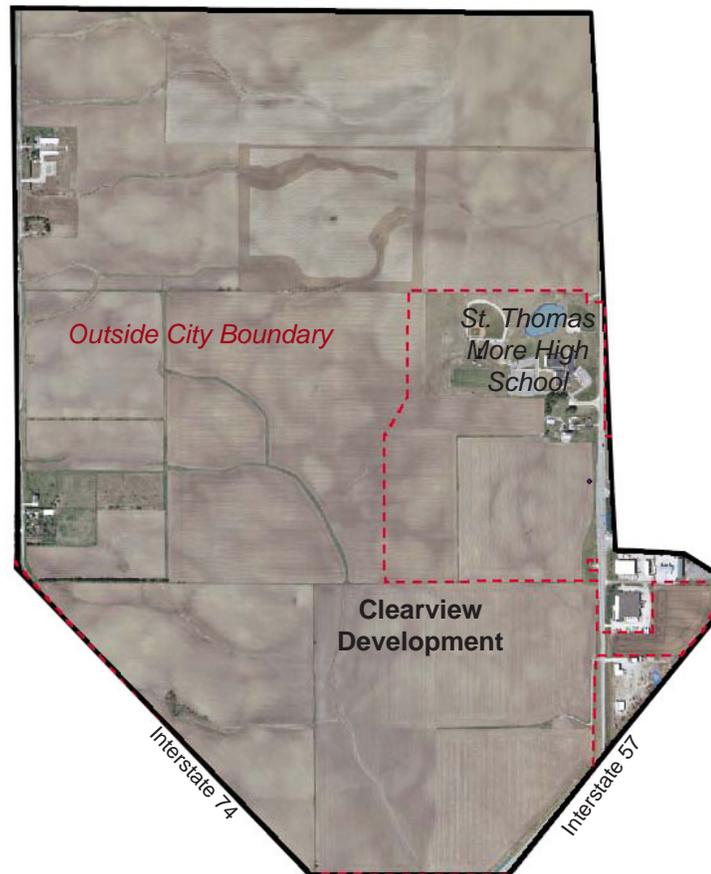
Public Safety	
Respond to citizen concerns as traffic pattern is altered by completion of street network	2008-10

Civic Involvement	
Baseline services are adequate	2008-10



Description:

Planning Area 20 is located between Interstate 57 and Interstate 74. The majority of the area is still undeveloped. St. Thomas More, a private Catholic High School is located here and the Clearview development has recently been platted. The Clearview development will include medical offices to the south and residential development to the north of Olympian Drive. Olympian Drive is currently being extended to serve the development.



Prescription Report

Housing and Property Maintenance

Baseline services are adequate	2008-10
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Public Infrastructure

Olympian Drive West - Phase 2 extension	2008
North Mattis Interconnect	2008-09

Public Safety

Respond to citizen concerns as traffic pattern is altered by completion of street network	2008-10
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Civic Involvement

Baseline services are adequate	2008-10
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Description:

Planning area 21 is a large planning area. The Cherry Hills subdivision is split between planning areas 21 and 16. Residents have access to Village at the Crossing in planning area 16, a neighborhood commercial development with a hardware store, Walgreen’s, restaurants and other services.

A large portion of the area remains farm land. A new interchange was recently completed at Curtis Road and Interstate 57. A master plan for the area surrounding the interchange calls for a combination of mixed-use commercial, employment and residential uses, featuring walkability, connected open spaces and plazas and integration with the surrounding neighborhoods.



Prescription Report

Housing and Property Maintenance

Baseline services are adequate	2008-10
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Public Infrastructure

Street Light Relamping -various locations	2009
Cleaning and Sealing Joints and Cracks - Residential concrete streets at various locations in the planning area	2010
Curtis Road Interchange Enhancement Project	2009
Curtis Road (Wynstone to Wesley) Roadway Expansion - Utility Relocation work	2008
Curtis Road (Wynstone to Wesley) Roadway Expansion - Construction	2009-10
Slurry Seal all oil & Chip streets in south west 1/3 of City	2009
Complete Design, Construction Plans and Specification: Duncan Rd. between Curtis and Windsor Rds.	2010

Public Safety

Respond to citizen concerns as traffic pattern is altered by completion of street network	2008-10
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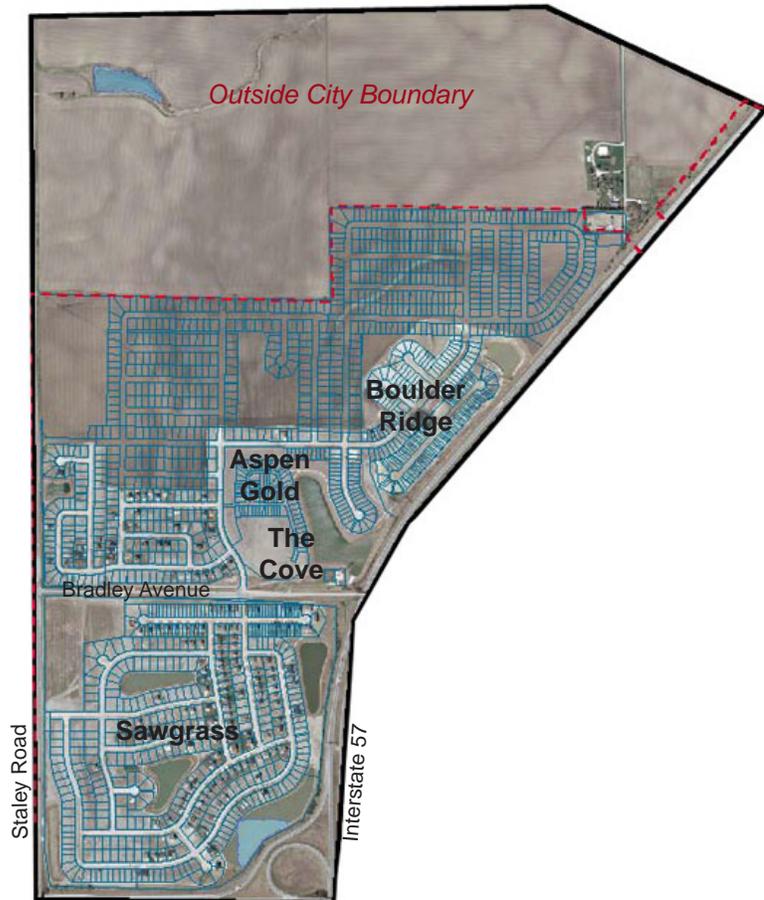
Civic Involvement

Baseline services are adequate	2008-10
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Description:

This planning area is bounded by Interstate 72 and Interstate 57 to the south and east, limiting access to the core area of Champaign. The Sawgrass subdivision is located south of Bradley, while the Boulder Ridge, Aspen Gold, and The Cove are located north of Bradley Avenue. These subdivisions offer a mix of condominiums and traditional detached family homes.



Prescription Report

Housing and Property Maintenance

Baseline services are adequate	2008-10
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Public Infrastructure

Street Light Relamping -various locations	2009
Complete Construction Plans and Specifications for Staley Road Improvements	2009
Complete Staley Road Improvements	2010

Public Safety

Respond to citizen concerns as traffic pattern is altered by completion of street network	2008-10
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Civic Involvement

Baseline services are adequate	2008-10
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Description:

Planning Area 23 is primarily undeveloped at this time. New subdivisions, Trails at Abbey Fields and Jacob's Landing have been platted recently and are now under construction. These subdivisions offer large lots with very large homes. Homes in Jacob's Landing are within the Mahomet school district boundary rather than Champaign Unit 4.



Prescription Report

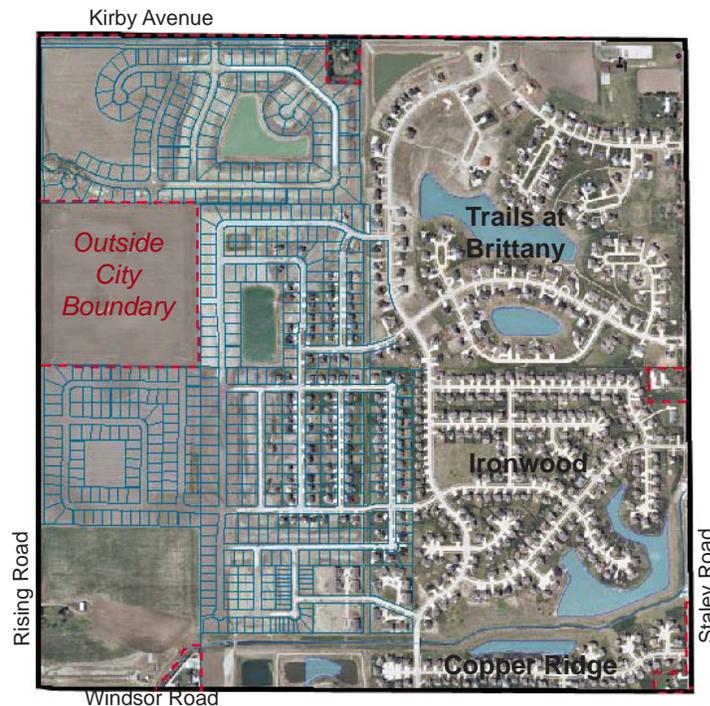
Housing and Property Maintenance	
Baseline services are adequate	2008-10
Public Infrastructure	
Baseline services are adequate	2008-10
Public Safety	
Respond to citizen concerns as traffic pattern is altered by completion of street network	2008-10
Civic Involvement	
Baseline services are adequate	2008-10



Description:

This planning area has developed over the last several years as low and medium density residential development pushes into farmland, especially in southwestern Champaign. The area is comprised of subdivisions including Copper Ridge, Ironwood, Ironwood West, Trails at Brittany and Trails at Chestnut Grove. The western half of the planning area continues to develop, although construction has slowed recently.

This area also has a small private school, Countryside School at the southwest corner of Kirby and Staley and has access to the County Market shopping plaza on the southeast corner of the intersection. As these subdivisions mature, aging detention basin infrastructure should be monitored to prevent problems.



Prescription Report

Housing and Property Maintenance	
Baseline services are adequate	2008-10
Public Infrastructure	
Street Light Relamping -various locations	2009
Clean and Televiser Sanitary Sewers - Various locations in the planning area	2009
Storm Sewer Rehab - Staley Rd ditch	2008
Slurry Seal all oil & Chip streets in south west 1/3 of City	2009
Public Safety	
Respond to citizen concerns as traffic pattern is altered by completion of street network	2008-10
Civic Involvement	
Baseline services are adequate	2008-10

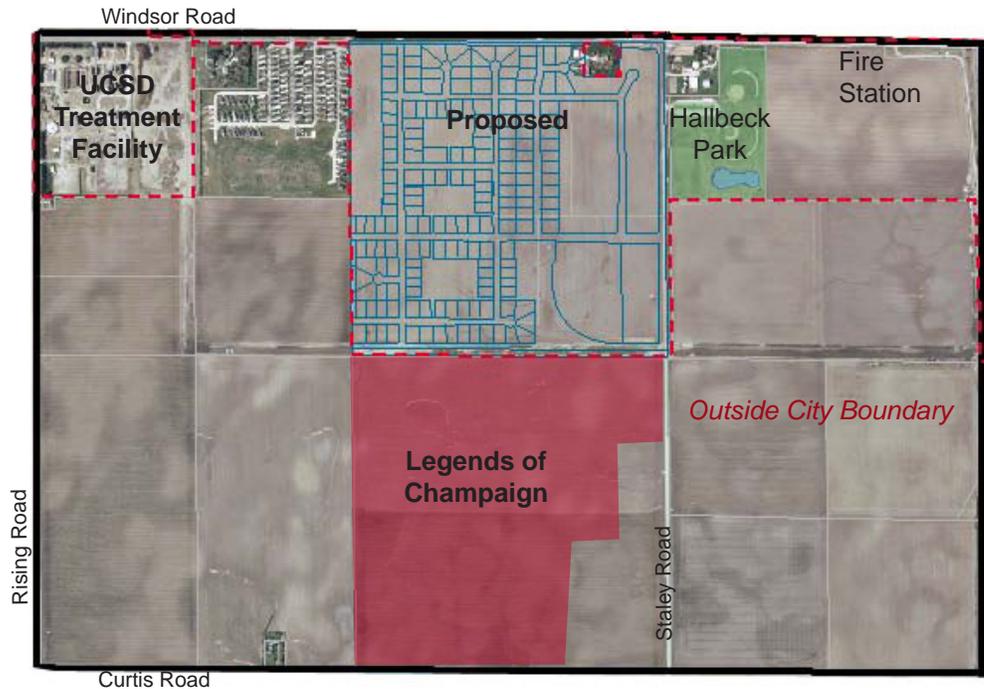


Description:

This planning area is currently under development. The First Christian Church at the southwest corner of Curtis and Staley Roads is the major landmark of the planning area at this time. New subdivisions have been platted, including Legends at Champaign, which will feature townhomes and apartments surrounding a par-three golf course.

The Illinois Department of Transportation recently completed a new interchange at Curtis Road and Interstate 57. The area surrounding the Curtis Road/I-57 interchange was recently master planned in preparation

for development of the area to include mixed-use commercial, employment and residential uses. The plan places an emphasis on high-quality, well-designed development featuring walkability, connected open spaces and plazas and integration with the surrounding neighborhoods.



Prescription Report

Housing and Property Maintenance	
Baseline services are adequate	2008-10
Public Infrastructure	
Street Light Relamping -various locations	2009
Storm Sewer Rehab - Windsor Rd ditch near Fire Sta. #6	2008
Slurry Seal all oil & Chip streets in south west 1/3 of City	2009
Public Safety	
Respond to citizen concerns as traffic pattern is altered by completion of street network	2008-10
Civic Involvement	
Baseline services are adequate	2008-10

