

BEARDSLEY PARK

Neighborhood Improvement Plan

AMENDED
DEC 19, 2000

**AN ELEMENT OF THE
NEIGHBORHOOD WELLNESS
ACTION PLAN**

CITY OF CHAMPAIGN PLANNING DEPARTMENT



**AMENDMENT
TO THE
BEARDSLEY PARK
NEIGHBORHOOD
IMPROVEMENT
PLAN,**

DECEMBER 19, 2000



ACKNOWLEDGEMENTS

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INTRODUCTION

This is an amendment to the Beardsley Park Neighborhood Improvement Plan resulting from several changes in the area. The amendment recommends land use changes and strategies to ensure that the goals of the Plan are still accomplished. The Plan was adopted in 1995 by the City Council. The Plan was a result of the partnership between the residents, business owners, and public agencies in the Beardsley Park Neighborhood and the City of Champaign, to plan for the revitalization of the neighborhood. The Scope of the Amendment to the Plan is as follows:

- ☑ Does not change the goals and policies of the Plan
- ☑ States the issues and forces that affect the area and the original Plan
- ☑ States the planning process used to gather information from residents in the area for public input.
- ☑ Changes to the Neighborhood Improvement Strategies
- ☑ Changes to the Future Land Use Map
- ☑ Changes to the Neighborhood Improvement Map

- **The Plan — It is the original Beardsley Park Neighborhood Improvement Plan.**
- **The Amendment — refers to this document.**

ISSUES AND FORCES

There are several issues and forces that affect the Plan. The issues are either current or anticipated future issues that mainly impact Subareas 1 and 2. It's important to identify these issues and recognize that the Plan should evolve as changes take place in this area. The issues and forces that affect the current Plan are listed below as they affect the Subareas designated on page 21 in the Plan.

SUBAREA 1

- **Lower Boneyard Creek Improvement Plan:** This Plan was adopted by the City Council in 1999. It designates the lower portion of Subarea 1 for detention. The detention basin will occupy almost half the lots designated for residential in Subarea 1. The detention, though planned to be constructed in 2017, will have a major impact on the area. It will lead to the closure of Walnut Street and will leave a strip of land approximately 150 feet x 700 feet in size for redevelopment.
- **Public Health and Public Aid Expansion:** Both of these facilities are listed as "Neighborhood Assets" in the Plan. Officials from both facilities would like to expand on-site and remain in the area. Building expansions on both the properties would reduce the amount of on-site parking. Currently, neither facility has enough area on-site to expand their building and meet parking requirements. Since the current zoning, Single Family Residential (SF1), of Subarea 1 does not allow commercial uses to have accessory parking in a residential zone, a rezoning would be required to allow these uses to expand.
- **Request to Rezone lots along Market Street to C1:** Representatives from Petry Kuhne Company, located on Market Street, expressed interest in acquiring the lot south of its existing property for expansion. Petry Kuhne proposes to build a structure that will accommodate outdoor storage of equipment currently located on their existing site.

SUBAREA 2

- **Collegiate Cap and Gown Parking Needs:** Officials from Collegiate Cap and Gown have indicated they are not interested in having parking located north of the building in Subarea 2 as originally proposed in the Plan. Cap and Gown does not want its employees walking across the loading area to get to work. Cap and Gown is interested in expanding its existing parking to the south of its facility where all the entrances are located. Beebe Trucking Company is located south of Collegiate Cap and Gown and would need to relocate to accommodate this proposal.
- **Request for Commercial Rezoning:** Interest has been expressed from a couple of developers in purchasing all of Subarea 2 for commercial development. This issue was raised at a neighborhood meeting and the neighbors indicated they were not opposed to commercial development as long as they could provide input on how the property would be developed.
- **Grade Separation between Bradley Avenue and the Canadian National Railroad:** Funding was included in the most recent update of the CIP to study the feasibility of building a grade separation at the railroad tracks on Bradley Avenue. A total of \$78,000 has been budgeted in the Capital Improvement Plan for the study in Fiscal Year 2001/02. This project could have an impact on the Beardsley Park Plan. If this project were to become a reality, further amendments may be needed to Subarea 2 of the Beardsley Park Plan.

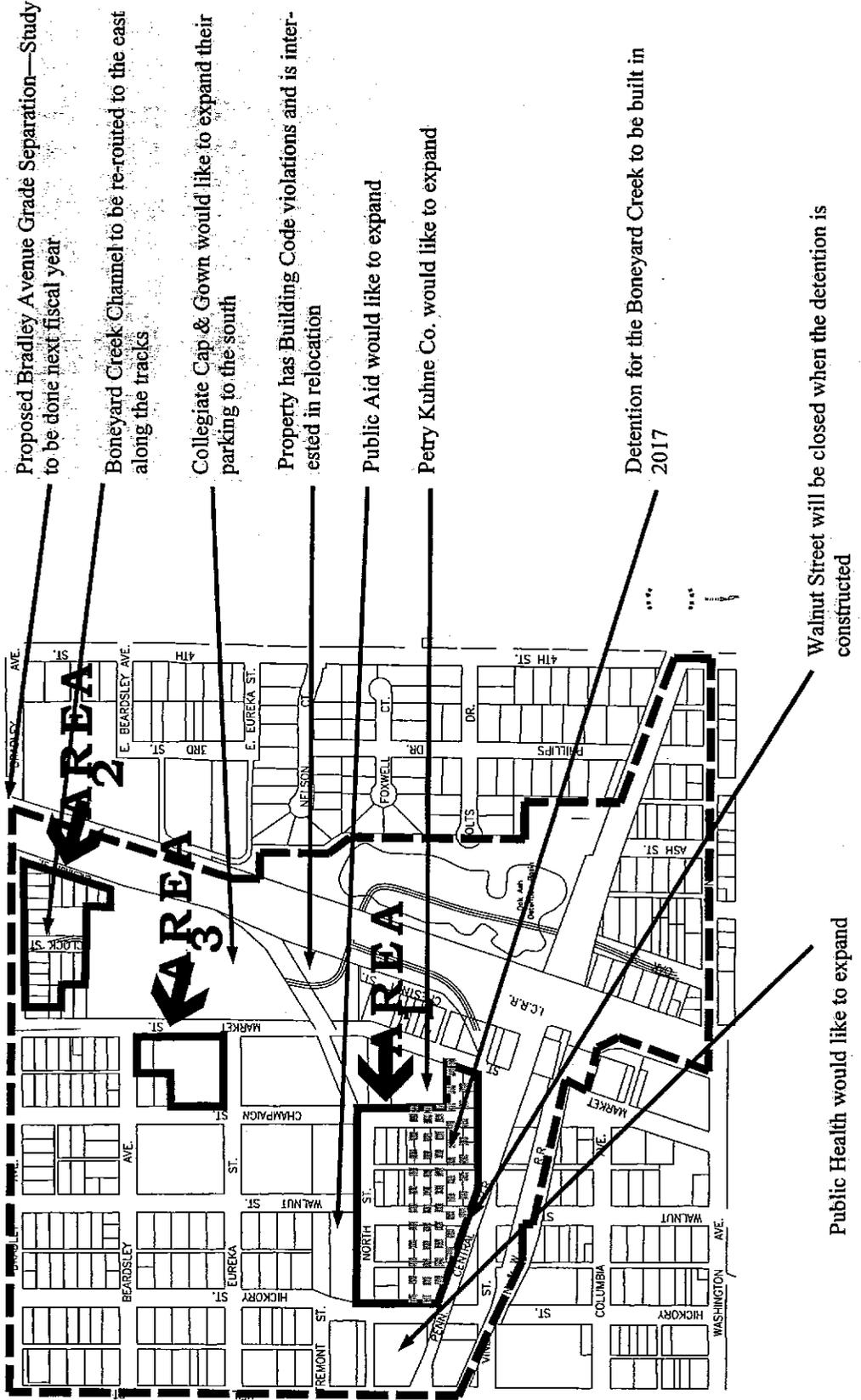
PLANNING PROCESS

Knowing that the issues listed above impact the proposed redevelopment areas in the Plan, the City mailed letters to residents, property owners, business owners, stakeholders such as the Illinois Center for Citizen Involvement and Habitat for Humanity inviting them to a neighborhood meeting held on June 22, 2000. Information was provided on the adoption and implementation of the Beardsley Park Neighborhood Improvement Plan and issues and forces described above and how they impact the Plan. A second meeting was held on August 17, 2000 to evaluate alternative land uses and determine which solutions were most acceptable to the neighborhood and consistent with the goals and objectives of the Plan.

Some of the results of the neighborhood meetings are listed below:

- The attendees were not opposed to Public Health and Public Aid expanding.
- There was a general agreement that residential uses were not appropriate in Subarea 1 due to the small area remaining after the land was designated for detention.
- The attendees were not opposed to Petry Khune Company expanding along Market Street.
- Commercial zoning was deemed acceptable in Subarea 2, as long as there was public input on the type of uses proposed.
- There were no adverse reactions to the Bradley Avenue grade separation project.

ISSUES AND FORCES MAP



AMENDED
NEIGHBORHOOD IMPROVEMENT AND REDEVELOPMENT STRATEGIES
(amendments and additions are indicated in bold italics)

Housing Condition, Ownership, and Affordability

- [A] Assign a Property Maintenance Inspector to the Beardsley Park Area to conduct City-initiated inspections, get to know residents, educate them on City property maintenance standards, and encourage them to notify the Inspector about problem properties in the neighborhood.
- [B] Whenever possible, coordinate systematic inspections with home improvement training workshops, the distribution of the Problem Property Identification Sheet, and neighborhood clean-ups.
- [C] Identify deteriorated structures that are cost-effective to rehabilitate and work with eligible property owners to rehabilitate these structures through City housing assistance programs.
- [D] Identify structures that are not cost-effective to rehabilitate and work with owners to demolish them; seek City acquisition of the property when located within an identified redevelopment area.
- ~~[E] Establish Areas 1, 2, and 3 as Redevelopment Areas. Redevelop Areas 1 and 3 with low-density affordable housing and relocate Collegiate's parking facility to Area 2.~~
- [E] Establish Area 3 as a Residential Redevelopment Area. Work with Beebe Trucking Company to relocate and use site to expand Collegiate's existing parking facility to replace spaces from Area 3. Redevelop Area 3 with low-density affordable housing.*
- [F] Develop a program to provide financial incentives to involve non-profit organizations in housing redevelopment and new construction activity.
- [G] In conjunction with local banks, work with property owners to secure private financing for home improvement when these owners do not qualify for City housing rehabilitation assistance.
- [H] Conduct home maintenance workshops to help residents identify home improvement and maintenance needs and cost effective ways to meet these needs.
- [I] Work with local banks to provide mortgage seminars to educate residents about home ownership opportunities and the mortgage application process.
- [J] Provide financial, technical, and planning assistance to non-profit organizations to facilitate their involvement in housing rehabilitation and new housing construction activity.

Land Use and Zoning Compatibility

- [A] Complete the Landscape and Screening Ordinance and encourage compliance through the use of programs to educate owners on how to comply with these regulations, reward them for compliance, and/or identify technical assistance to help with landscape design and obtaining resources to make the improvements.
- [B] Monitor nonconforming uses and seek early termination when these structures become vacant by encouraging the sale of these structures.

- [C] Conduct routine zoning compliance inspections and cite violators as a way to minimize or eliminate land use conflicts.
- [D] Implement the Future Land Use Plan through zoning amendments to establish districts consistent with land use designations.
- [E] Promote redevelopment of Subarea 1 compatible with the surrounding uses and accommodate expansion needs of existing facilities surrounding this area.*
- [F] Study Subarea 2 and determine the best use for the tract based on the outcome of the feasibility study of a possible grade separation on Bradley Avenue and the railroad track.*

Public Improvements

- [A] Assess infrastructure needs, program major improvement needs within the Capital Improvement Plan, and establish a maintenance and repair program for minor infrastructure needs.
- [B] Coordinate and schedule major improvements to coincide with redevelopment activities.
- [C] Coordinate and schedule maintenance activities to be carried out in a timely manner, including street and sidewalk repair and maintenance, tree trimming, alley maintenance, and storm and sanitary sewer maintenance and repair.
- [D] Construct the Boneyard Detention in Area 1 as recommended in the Lower Boneyard Creek Improvement Plan adopted by the City Council in 1999 and design it to be compatible with the surrounding land uses.*
- [E] Conduct a study to identify ways to prevent local flooding in areas unaffected by problems along the Boneyard Creek.

Property Maintenance

- [A] Use City-initiated inspections and enforcement to discourage unsightly and unsanitary conditions on private and public property.
- [B] Launch a public information campaign to highlight owner responsibility for parkway and alley maintenance, and follow-up with enforcement efforts where warranted.
- [D] Use education and punitive actions (including fines, foreclosures, liens, etc.) to discourage repeat offenses of the City's Nuisance Code.
- [E] Organize residents through a neighborhood organization to assist with problem property identification and carry out self-help activities to eliminate major nuisances.
- [F] Provide technical and financial assistance to the neighborhood organization to encourage beautification activities on private and public property.

Public Safety and Community Policing

- [A] Work with residents to establish Neighborhood Watch Groups and to work within the existing neighborhood association to address public safety and neighborhood disorder issues; and provide crime prevention training to residents through their neighborhood association.

- [B] Conduct crime prevention surveys as requested by residents and business owners to keep the City and area current on priority public safety issues.
- [C] Use a problem solving approach to resolve neighborhood safety problems.
- [D] Coordinate meetings between the Champaign Park District and Neighborhood Association to discuss recreation opportunities in Beardsley Park.
- [E] Meet with employers in the area to encourage day-time use of Beardsley Park by their

FUTURE LAND USE MAP (AMENDED)

As a result of the issues, forces, and changes identified it appears that recommendations of the Beardsley Park Plan should be amended. Most of the changes affect Subareas 1 and 2 and our summarized below:

- The Amended Future Land Use Map for the area shows the current land use pattern with land use changes to Subarea 1.
- Subarea 2 is designated as a study area. This will allow for the Plan to be adjusted based on the outcome of a study to construct a grade separation at the Bradley Avenue Railroad crossing.
- The redevelopment plans and land use designation for Subarea 3 will remain the same as the original Plan.

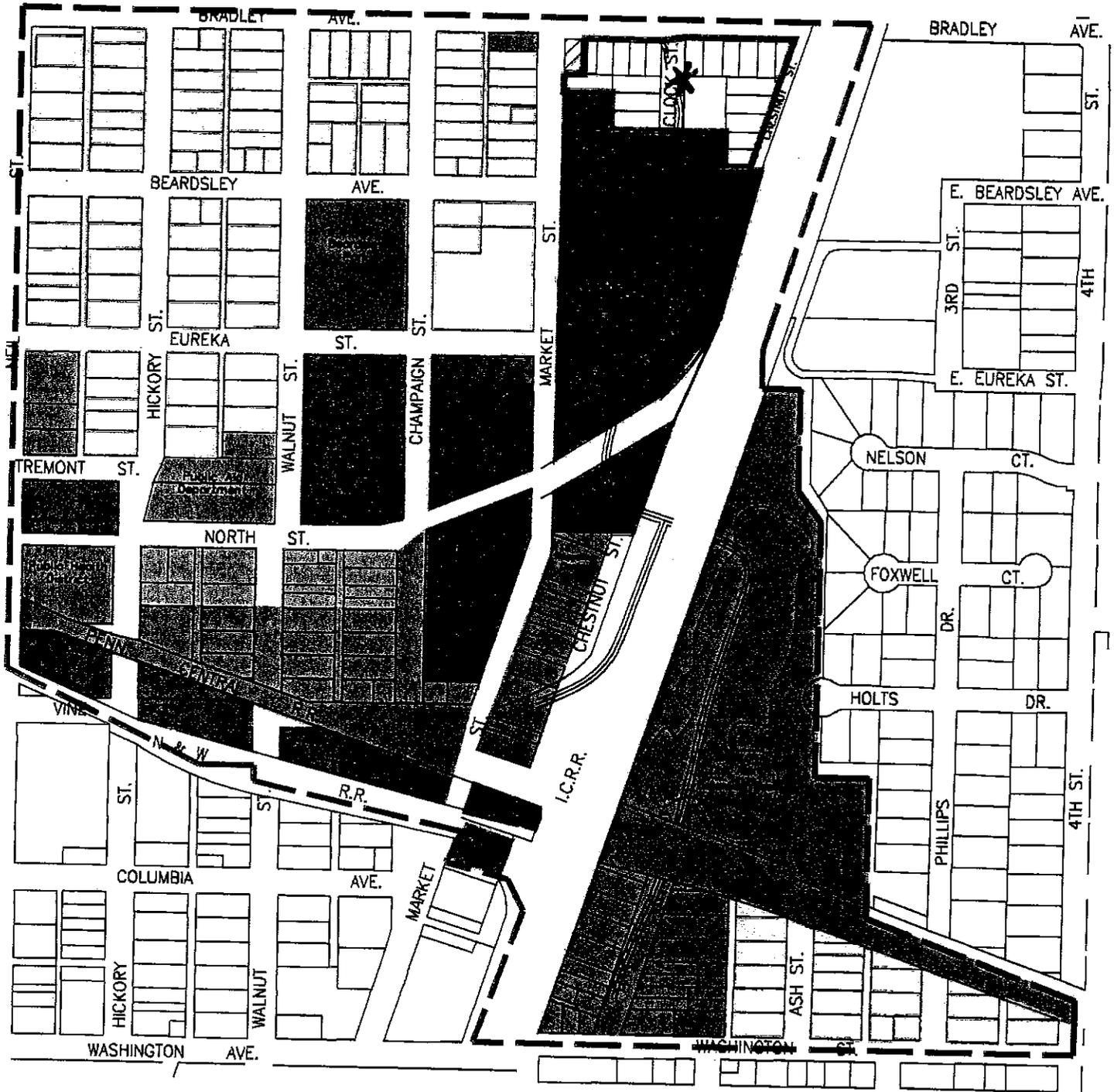
The proposed changes to the Future Land Use Map allows for better transition between land uses, reflects adopted plans and incorporates new land use designations, such as Neighborhood Commercial and Commercial Industrial.

The Future Land Use Map is amended as follows:

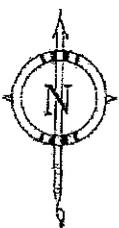
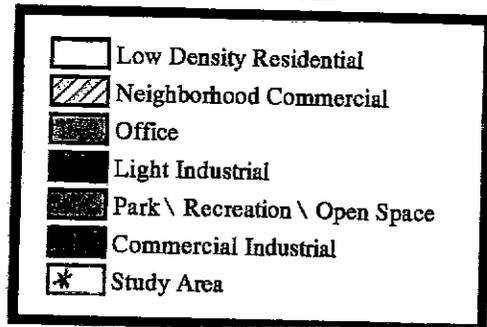
- The property on the southeast corner of Market Street and Bradley Avenue is designated as Neighborhood Commercial.
- The property south of Bradley Avenue and east of Market Street referred to as Subarea 2 has been designated as a Study Area. This area was designated as Industrial in the original Plan and was intended as a parking area for Cap and Gown.
- The lots along Neil Street between Eureka Street and Tremont Street, Public Health and Public Aid are designated as Office. These uses were designated as Intensified Business in the Plan.
- Collegiate Cap and Gown will remain industrial as designated in the original Plan.
- The Illinois Power Utility Station and the properties west of Market Street and south of Eureka Street are designated as Commercial Industrial. These properties were designated as Industrial in the original Plan.
- The lots south of North Street, designated as Low Density Residential in the original Plan have been changed to Office.
- The planned Boneyard Creek Detention west of Market Street and north of the Penn Central Railroad is designated as open space. This area was designated as Low Density Residential in the original Plan.
- The properties between the Penn Central Railroad and N&W Railroad have been designated as Commercial-Industrial. These were designated as Industrial in the original Plan.
- All land use designations east of the ICRR tracks remain the same.

BEARDSLEY PARK

GENERALIZED FUTURE LAND USE MAP (AMENDED)



LEGEND



A description of the Future Land Use Plan classifications is provided below:

Low Density Residential: This classification designates areas with fewer than six dwelling units per acre. This designation in the Beardsley Park neighborhood identifies existing and proposed low density residential uses. Its intended to recognize and protect the existing low density single family character. The parking lot east of Beardsley Park is designated for Low Density Residential. It is intended to promote existing housing character and density around the park.

Neighborhood Commercial: This is a new classification. These uses are generally small concentrations of commercial uses that provide convenience goods and services to nearby residential areas. These uses must be accessible by pedestrian, bicycle, automobile, and transit modes. The classification categorizes neighborhood shopping areas that provide goods and services to residents within a one-mile radius of the shopping center. Within the neighborhood, this classification identifies an existing small neighborhood business on the corner of Market and Bradley.

Office: Office uses generally are a low impact use. Office uses do not produce excessive noise, dust or fumes associated with industrial uses. Office uses do not have wholesale, distribution, printing, or contractors associated with Intensified Business. In this area, office uses can provide a useful transition between commercial-industrial and residential uses. The area south of North Street in Subarea 1 that will not be occupied by detention is designated for Office. The Public Health, Public Aid, and the Teamster Union Hall along Neil Street are also designated as "Office".

Commercial-Industrial: This is a new classification and replaces the Intensified Business Land Use designation in the Comprehensive Plan. It is intended to accommodate those uses which do not meet the intent or characteristics of General Commercial or Light Industrial District. These uses are less intense than an industrial use, but do not have the same visibility and high-traffic needs as commercial uses. Several existing uses are designated as commercial-industrial on the map. They include all the property between the Penn Central and N&W Railroad tracks, Petry Kuhne Company, Silver Machine, Henry's Auto Repair, Illinois Power Utility Station, and Sagamore Publishing.

Light Industrial: This classification categorizes light industrial uses such as wholesale, distribution, research and development, and storage. The area may include some manufacturing plants. Within the neighborhood, Collegiate Cap and Gown and Beebe Trucking have been classified as such on the Land Use Plan.

Park\Recreation\Open Space: This classification designates park, open space, and recreational areas. Within the Future Land Use Plan it also identifies existing and proposed stormwater detention facilities and properties along the Boneyard Creek, which are expected to be acquired for expansion of the creek.

Study Area: Subarea 2 has been designated as a Study Area. The future land use of this area will be determined after a study of a grade separation project of Bradley Avenue and the railroad tracks and its impact on the surrounding adjacent area is completed.

AMENDED NEIGHBORHOOD IMPROVEMENT MAP

The Neighborhood Improvement Map summarizes the major physical improvement strategies recommended for the Beardsley Park Neighborhood. The map highlights areas targeted for preservation and redevelopment, as well as beautification activities. It also identifies the Boneyard Creek improvement areas. They are concentrated along Market Street, the west branch of the Boneyard, and the Oak-Ash Detention Basin. Below is a brief description of each element of the Neighborhood Improvement Map.

Redevelopment Residential: Subarea 3 is designated for residential redevelopment. It is currently used as parking for Collegiate Cap and Gown. This area is recommended for clearance and redevelopment of low density residential uses. The Plan proposes proactive City involvement to acquire properties and prepare the site for redevelopment by not-for-profit organizations.

Redevelopment Industrial: The property south of Collegiate Cap and Gown is designated for Industrial Redevelopment. This area is recommended for clearance and redevelopment for industrial use, specifically for the expansion of Collegiate Cap and Gown's parking lot east of Market Street to accommodate the spaces from the lot west of Market Street. The west parking lot is currently located across from the main facility, in one of the proposed residential redevelopment areas.

Redevelopment Office: The area south of North Street that will not be occupied by the proposed Boneyard Creek Detention has been designated as Redevelopment Office. This area is recommended for clearance and redeveloped with uses that generally have a low impact on adjacent land uses. The uses should not produce noise, dust or fumes. The area should be redeveloped with uses that are stable, low impact, and generate low traffic.

Preserve Neighborhood Character: The Plan proposes a comprehensive set of improvement strategies to protect the existing residential areas within the neighborhood.

Preserve Neighborhood Assets: The Map shows the location of important neighborhood assets that should be preserved. The Plan proposes better maintenance and enhancement of these assets.

Preserve Neighborhood Business: The Plan proposes the preservation of existing neighborhood businesses and areas suitable for the development of neighborhood businesses.

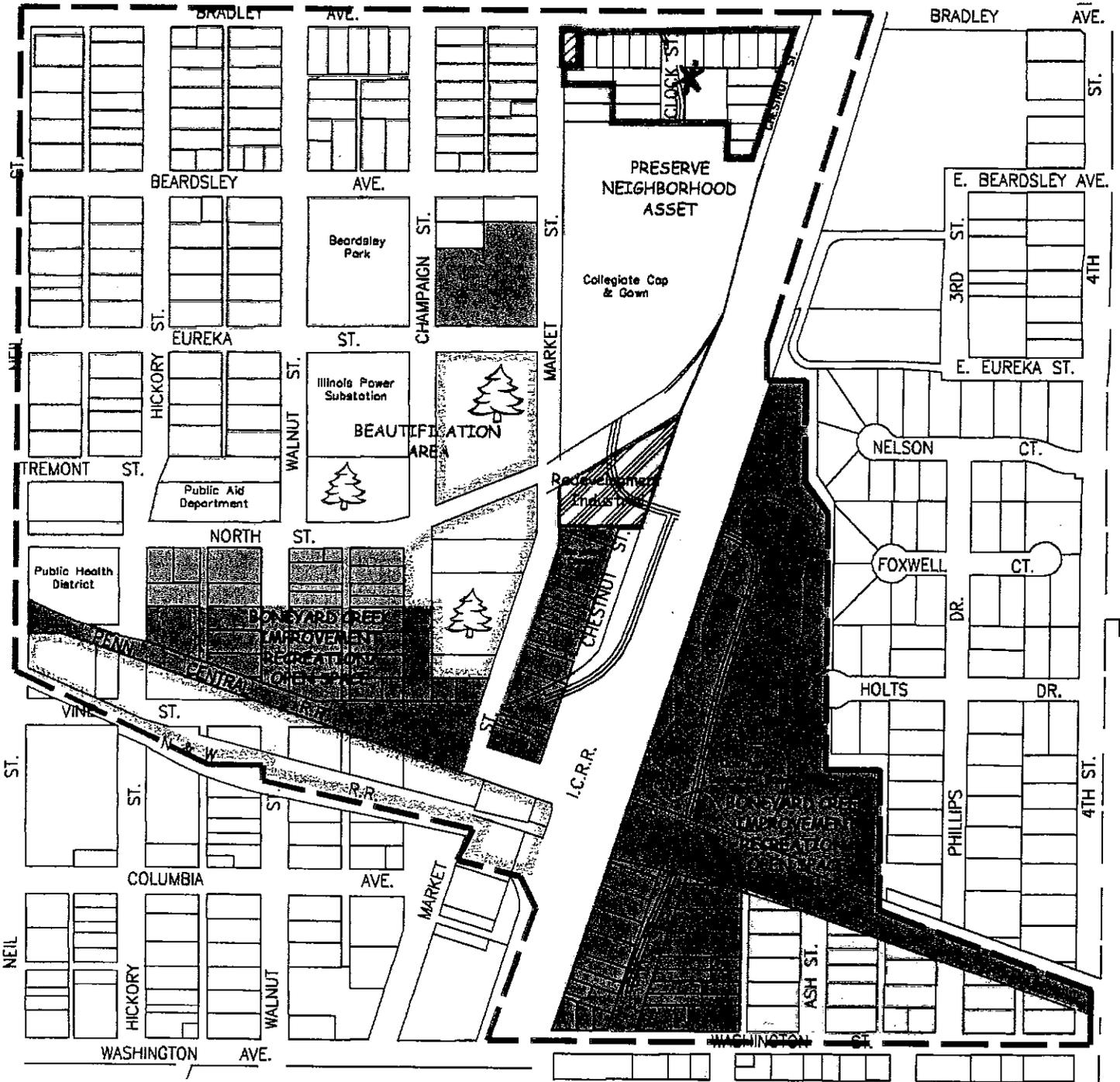
Boneyard Creek Improvement: The Lower Boneyard Improvement Study is currently under development. The Plan proposes support for the goals and objectives of the Boneyard study. It also recommends timely pursuit of improvements that increase recreational opportunities along the Creek or as part of new/existing detention facilities. The Map also shows opportunities to create green trails adjacent to the Creek.

Beautification Areas: These are commercial/industrial properties within the area where a concentrated effort should be made to work with the property owners to improve the appearance of the site through landscaping and other treatments.

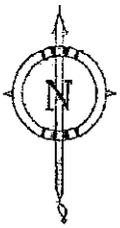
Study Area: Subarea 2 has been designated as a Study Area. The future land use of this area should be determined after a study of a grade separation project of Bradley Avenue and the Railroad tracks and its impact on the surrounding adjacent area has been completed.

BEARDSLEY PARK

Neighborhood Improvement Map (Amended)



LEGEND



	Beautification Area		Preserve Neighborhood Asset
	Redevelopment Residential		Boneyard Creek Improvement/ Recreation Space
	Preserve Neighborhood Character		Redevelopment Office
	Redevelopment Industrial		Preserve Neighborhood Business
	Study Area		