

BEARDSLEY PARK

Neighborhood Improvement Plan



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

CITY OF CHAMPAIGN PLANNING DEPARTMENT



***Beardsley Park
Neighborhood Improvement Plan***

**An Element of the
Neighborhood Wellness Action Plan**



**City of Champaign
Planning Department**

**Adopted by the Champaign City Council
on March 21, 1995**

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Executive Summary

The Beardsley Park Neighborhood is a mixed-use neighborhood located north of Downtown Champaign. It is categorized as a Restoration Neighborhood in the Neighborhood Wellness Action Plan because it has reached such a level of physical deterioration that major reinvestment in housing and infrastructure is needed to prevent further decline. The Beardsley Park Study Area planning process was designed to assess these conditions and organize City and neighborhood resources to make improvements to turn the neighborhood around.

Residents, business owners, and public agencies working together identified five priority neighborhood issues (Chapter 2). They are 1) housing conditions, home ownership, and housing affordability; 2) land use and zoning compatibility; 3) condition of public improvements; 4) property maintenance; and 5) public safety. These priority issues created the foundation on which neighborhood improvement goals, objectives, and program strategies were established (Chapter 3). The principles of the Neighborhood Wellness Program also guided this effort by providing the framework for approaches to citizen participation and resident self-help activities, and, City problem solving and service delivery.

The Plan recommends the following activities to address priority neighborhood issues:

- Code Compliance** - City-initiated nuisance, building, and zoning code inspections, and resident involvement in problem property identification.
 - In-fill Housing Development** - Housing in-fill through the relocation of structures acquired along the Boneyard Creek or at other locations, and new construction, with the involvement of non-profit and for-profit organizations when these resources are available and affordable housing objectives can be met.
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- ☑ **Infrastructure (Capital) Improvements** - More timely maintenance of the public infrastructure (street, sidewalks, curbs and gutters, streetlights, and storm sewers), along with capital improvement programming for major capital needs.
- ☑ **Subarea Redevelopment** - Clearance and redevelopment of two subareas for residential development, and one for industrial development (specifically the development of a parking facility for Collegiate Cap & Gown).

The Beardsley Park Neighborhood Improvement Program (Chapter 4) is the action plan for revitalizing the neighborhood. It provides a description of each action step by neighborhood priority, and identifies who has primary and secondary responsibility for the activity. Generally, responsibilities are divided among area residents, businesses, public agencies, and the City of Champaign and the Champaign Park District. The Implementation Program also establishes a program schedule, identifies potential funding sources for each activity, and notes any potential limitations to achieving program objectives.

The Beardsley Park Neighborhood Improvement Plan was established through a partnership between the City of Champaign and residents and business owners in the neighborhood. Its success is contingent upon the continuation of this partnership and the pursuit of individual responsibilities as recommended in the Plan. The Beardsley Park Neighborhood Association grew out of this planning process and has already shown the kind of involvement and leadership envisioned by the City and residents on the Planning Committee. Its continued support by the City and residents in the neighborhood will ensure its effectiveness in carrying out self-help activities and success in achieving the vision for the neighborhood.

CHAPTER 1

Introduction

The Beardsley Park Neighborhood Improvement Plan is the result of a partnership between residents, business owners, and public agencies in the Beardsley Park neighborhood, and the City of Champaign, to plan for the revitalization of this neighborhood. The purpose of the Plan is to guide the decisions and chart the strategy of all who have an interest in the vitality and restoration of the Beardsley Park Neighborhood. The Plan was developed in conformance with the Neighborhood Wellness philosophy and strategies. The City Council adopted the Wellness Plan in 1992 to create stable and desirable neighborhoods throughout the City. The Neighborhood Wellness philosophy emphasizes the following:

- Citizen Involvement in Neighborhood Affairs.
- Early Detection & Elimination of Conditions which Cause Neighborhood Deterioration and Resident Dissatisfaction.
- Neighborhood-Oriented Service Delivery based on Neighborhood Needs and Priorities.
- Services Targeted to Small Geographic Areas for the Greatest Impact.

The Neighborhood Wellness Strategies are:

- Flexible and creative solutions to unique neighborhood issues.
- Regular monitoring of neighborhood conditions and communication with residents to identify neighborhood needs and priorities.
- Better cooperation and scheduling of neighborhood services among City departments.
- Services designed to meet the needs of individual neighborhoods.

The Neighborhood Wellness philosophy and objectives are reflected throughout the Beardsley Park Neighborhood Improvement Plan: goals, objectives, and neighborhood improvement strategies are tailored to the needs of the area, reinforce priorities that are important to this area of the City, and facilitate citizen participation and self-help objectives.

Planning Process

The planning process established to prepare this document contained five major steps.

Step One: the creation of the Beardsley Park Neighborhood Planning Committee by the City Council to provide input on neighborhood needs and priorities and help formulate goals and improvement strategies.

Step Two: the assessment of conditions and needs in the Beardsley Park Neighborhood, and the preparation of an Existing Conditions Report. This assessment examined physical and socio-economic conditions and identified priority neighborhood issues.

Step Three: the formation of goals and objectives which reflect these priorities and the foundation on which a comprehensive set of neighborhood improvement strategies was built.

Step Four: the design of neighborhood improvement strategies, the development and evaluation of alternative redevelopment strategies for three neighborhood subareas, and the selection of a preferred approach for each area.

Step Five: the development of an implementation program that describes major program initiatives; identifies who has primary and secondary responsibility for each initiative; provides a schedule for each activity; identifies potential funding sources; and includes a summary of the status of the initiative and any major constraints to its achievement.

Citizen Involvement

Citizen involvement was a major component of the planning process. The City Council established the Beardsley Park Neighborhood Planning Committee to provide ongoing input on all elements of the planning process and document. The Committee was comprised of residents, property owners, and community representatives from the area. Resident participation also occurred at neighborhood meetings during each step of the process. Residents were also kept informed about major progress on the preparation of the Plan document and neighborhood issues through a quarterly newsletter, and were invited throughout the process to contact Committee and Staff to ask questions, share concerns, and present ideas.

The Planning Staff interviewed 21 business owners and public agency representatives to document the history and scope of the operation and assess concerns, priorities, and future needs. Follow-up meetings were also held as needed to present proposals to agencies and businesses impacted by redevelopment or neighborhood improvement recommendations.



Interim Program Activities

The City added an important objective to the Beardsley

Park Neighborhood planning process. It was to identify short-term neighborhood needs and organize City Staff and financial resources to meet those needs, while the Plan document was being developed. The Beardsley Park Existing Conditions Report identified short- and long-term neighborhood needs. The list of short-term needs became an interim work program for City Staff in Planning, Neighborhood Services, Public Works, Police, and Legal, during the summer of 1994. These activities were carried out by the Beardsley Park Neighborhood SWAT (Strategic Wellness Action Technical) Team which had a representative from each of these departments.



This approach helped to accomplish the following:

- achieve tangible improvements in the neighborhood in order to address immediate concerns;
- establish the City's commitment to neighborhood wellness;
- build trust and cooperation between the City and residents;
- and

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- ☑ lay the foundation for the success of long-term neighborhood improvement strategies.

Interim activities included neighborhood organizing which led to the creation of the Beardsley Park Neighborhood Association, a sidewalk improvement program, street pavement repair, neighborhood beautification (tree planting and neighborhood clean up), housing rehabilitation, and code inspection and enforcement.

The Champaign Park District also contributed to this effort. The District helped residents plan and carry out a “Fun Day” in Beardsley Park in order to demonstrate the benefits of participating in the Park District’s Adopt-A-Park Program. City and Park District Staff also worked together to design improvements to Beardsley Park to control nearby parking and discourage illegal activities.



Report Organization

The Plan is organized into four Chapters and an Appendix.

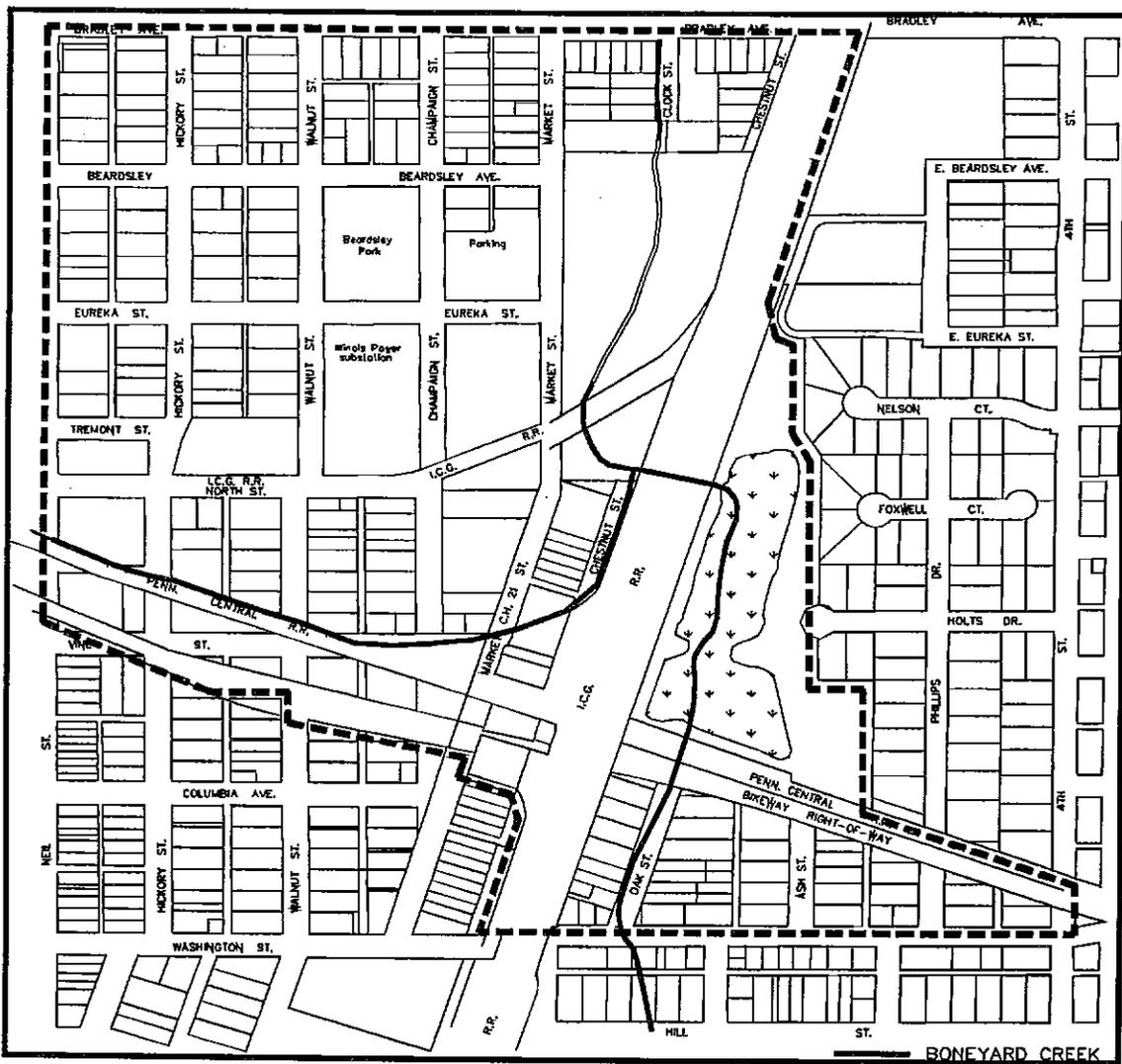
- ☑ **Chapter 1** includes the introduction and description of the planning process.
- ☑ **Chapter 2** provides a description of the neighborhood and includes a summary of priority neighborhood issues.
- ☑ **Chapter 3** presents Neighborhood Improvement Goals, Objectives, and Program Strategies.
- ☑ **Chapter 4** organizes program recommendations into an Implementation Program, or work program for the City, residents and business owners, and other public agencies with an interest in the area.
- ☑ **Appendix** includes a Neighborhood Wellness Classification Map, the complete Beardsley Park Existing Conditions Report and the Report on Alternative Redevelopment Strategies for Subareas 1, 2, and 3.



CHAPTER 2:

Neighborhood Description

For the purpose of this Plan, the Beardsley Park Neighborhood includes the area bounded by Bradley Avenue on the north, Neil Street on the west, Norfolk Southern Railroad and Washington Street on the south, and the Illinois Central Gulf Railroad and west line of the Dr. King Subdivision to Fourth Street on the east. The location of the Boneyard Creek and the chronic neighborhood problems existing within this general area helped to define the boundary for the study.



The Beardsley Park neighborhood is located in the northeast quadrant of the City. It is less than one mile south of the regional Market Place Mall and Interstate 74, and immediately north of Downtown Champaign. Neil and Bradley are major arterial streets that border the neighborhood; Market, also an arterial street, runs along the eastern edge of the residential section.

The reader should note that the Beardsley Park Neighborhood Study Area boundary includes sections of two Neighborhood Wellness Planning Areas: Planning Areas 1 and 2. (See Appendix A for Neighborhood Classification Map.) Fifteen planning areas were established as part of the Neighborhood Wellness Planning Program. These planning areas delineate neighborhoods with similar physical and social characteristics. To the extent possible, the City tries to avoid combining sections of different planning areas within a specific study area boundary. However, in this case the study area boundary was drawn to include a major section of the Boneyard Creek which transverses Planning Areas 1 and 2 and contributes to the flooding problems experienced in this section of the City.

Background

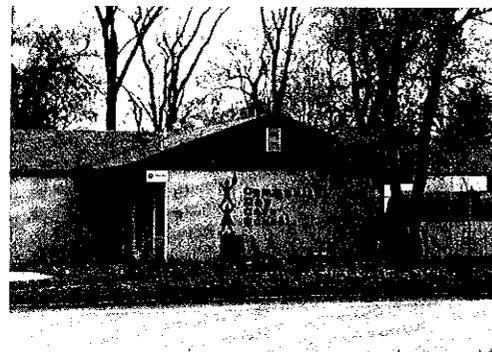
The Beardsley Park Neighborhood was classified as a Restoration Area within the Neighborhood Wellness Action Plan adopted in 1992. This classification defines areas with the following characteristics: a deteriorating and shrinking housing stock, poor infrastructure conditions, poor property maintenance, little or no private investment in the preservation of structures, and land use conflicts which contribute to neighborhood decline.

Even before its classification as a Restoration Area, the Beardsley Park neighborhood was designated a Community Development Target Area (since 1974) because of poor physical conditions and low socio-economic indicators (low income and high poverty level, high unemployment, and low housing values). As a target neighborhood, it became eligible for assistance through the City's Community Development Block Grant Program. Significant funds

from this program were expended in the area for infrastructure improvements including paved streets, sidewalks, streetlights, and housing rehabilitation. In the absence of a coordinated and sustained redevelopment strategy, revitalization did not occur, in fact conditions in some areas of the neighborhood continued to deteriorate over the next 20 years.

Neighborhood Assets

The Beardsley Park Neighborhood hosts a number of facilities that are one-of-a-kind in Champaign and important to the residents of the area. These neighborhood assets can serve as rallying points for neighborhood preservation and restoration activity. One, however, was lost to the community during the planning process. Illinois Central Gulf Railroad's historic switching tower was the target of an arson attack which left the building damaged beyond economic repair. Identifying potential reuses for the facility was an objective at the start of the planning process, however the building was torn down by the railroad.



The neighborhood assets that are worthy of protection because of their contributions to the neighborhood, and Champaign community, include the Champaign-Urbana Public Health District, Department of Public Aid, Community Day Care Center, and Collegiate Cap & Gown. Beardsley Park is a major focal point of resident identification with the neighborhood. Bridgewater Park, at the northwest corner of Bradley Avenue and Market Street, honors one of Champaign's most accomplished community advocates. It is a recent addition to the neighborhood. (A Neighborhood Assets Map is included in the Beardsley Park Area Existing Conditions Report, Page 3, Appendix B)

Priority Neighborhood Issues

Neighborhood priorities address those issues

which residents feel are important to the stability, vitality, and preservation of their neighborhood. In Beardsley Park, residents helped to identify five priority neighborhood issues which form the foundation on which this Plan was established. The Beardsley Park Study Area Existing Conditions Report (Appendix A) provides the background and detail necessary to understand the basis for these priorities.

The priorities of the neighborhood are as follows; a summary of the issues supporting each priority is also provided:

1. Housing Conditions, Ownership, and Affordability

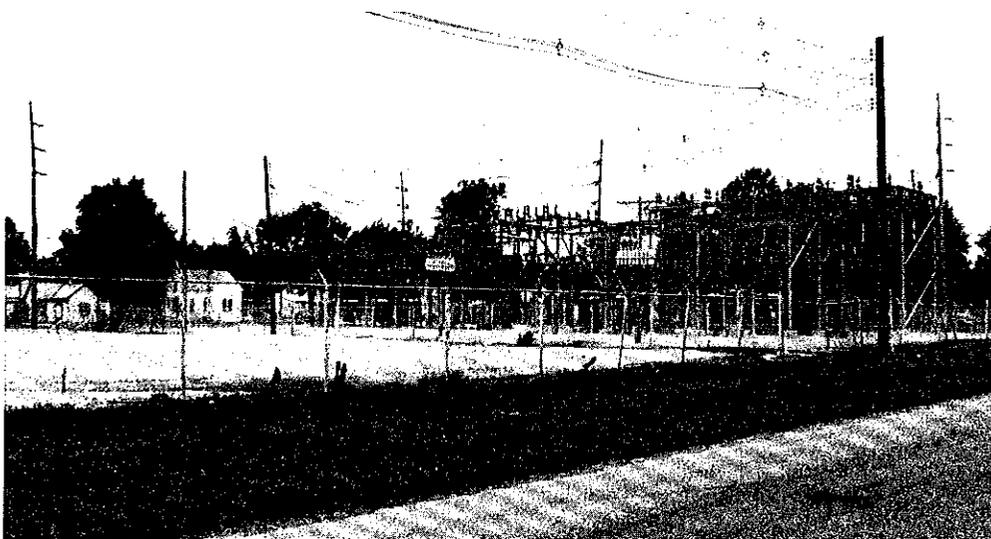


In 20 years the Beardsley Park Neighborhood lost almost 20 percent of its housing stock, or one percent per year, due to neglect and eventually demolition. While a majority of the remaining housing units are either sound, or exhibit only minor faults, many are approaching, or beyond, the half century mark and will require substantial investment to extend their useful life. A total of 41 housing units, or 26 percent of the housing stock, were determined to already have major faults or warrant demolition. **The preservation of the neighborhood's housing stock must be a priority to prevent further losses.**

Home ownership, which is a symbol of neighborhood and household financial stability, has been on the decline for 20 years. Renters now outnumber owners almost three to one. And while renters are long-term tenants in the neighborhood according to census reports, they do not make the kind of long-term investments made by home owners. **Home ownership opportunities need to be created through the provision of new housing and support to families who want to invest in the neighborhood.**

Housing values and rents are affordable to the residents living in the neighborhood. Median household income in 1990 was 80 percent of the City-wide median income. In 1989, one-fourth of all households lived below the poverty line. Median housing value is 44 percent of the City median; contract rents, 77 percent of the City median. **Any effort to provide replacement housing needs to be sensitive to existing household income so that property values and rents remain within the reach of residents in the area.**

2. Land Use and Zoning Compatibility



Properties within the neighborhood were rezoned in 1986 as part of a comprehensive rezoning of Community Development Target Areas. As a result, current zoning is more consistent with how property is being used in the neighborhood. Properties in the north

and west sections of the neighborhood were rezoned to single-family in order to recognize and protect the existing low density residential character. Industrial zoning along the tracts was considered suitable given the character of this property and the need to allow expansion of existing industrial uses as needed. At the same time, there were a number of single-family homes within the industrial district. The expectation that new industrial uses would replace single-family homes in these areas was not realized. Instead, single-family homes continued to deteriorate, some were demolished, and several industrial uses left the area. Both uses are hindered by the presence of the other.



Multi-family zoning was used along Market and Neil Streets to stimulate the redevelopment of deteriorated single-family properties. However, demolition, not redevelopment, has occurred and the remaining uses are all single-family.

Properties in the most southeastern section of the neighborhood, along Washington Street are zoned for the highest density residential development currently allowed in the City, yet all of the residential structures are single-family. This could lead to the intrusion of uses totally out of character with the area, including some non-residential uses which are also permitted in the district.

The proximity of residential and industrial uses is further complicated by the lack of screening or adequate buffering between these uses. At the same time, this proximity in some cases can not be adequately buffered, as in the case of Collegiate Cap & Gown's accessory parking lot across from the plant on Market Street. Given the number of parking spaces in this facility, there could be a total of 230 trips to and from this lot. Motorists use residential and collector streets to leave the area. This volume of traffic is higher than what would be expected in this low density residential area. **Any future land use plan for the area should look to establish the best long-term use and properties should be rezoned to be consistent with land use in order to stabilize property values and protect the low density single-family character of the area. Efforts should be made to reduce intrusions by non-compatible uses.**

3. Public Improvements

Improvement and better maintenance of the Boneyard Creek is the greatest public improvement need in the area, followed by the need to pave streets that are currently oil and chip. On a smaller scale is the need to improve the condition and appearance of alleys that have public benefit, and vacate those that are no longer useful so that they may be turned over to adjacent property owners for their use.



Public landscaping is noticeably lacking in many locations, especially around those that are physical intrusions, such as Illinois Power's substation, and around commercial uses that back against residential areas.

A major sidewalk repair and maintenance effort was completed during the summer. As a result, sidewalks are generally in sound condition. **Major infrastructure improvements should be carried out to correct deficiencies in the neighborhood, and maintenance and repair of minor infrastructure problems should be carried out on a routine basis to avoid major problems and costly improvements in the future. Improving the Boneyard is crucial to eliminate chronic flooding along Market Street, particularly.**



4. Property Maintenance

Property maintenance as termed here relates to both the preservation of neighborhood assets and the elimination of blight and poor property maintenance practices. Neighborhood assets establish neighborhood identity. In order to preserve them they must be well maintained. Beardsley Park is a major neighborhood asset. Residents desire to increase family-oriented activities in the

park, and beautify the park, to encourage its use by more area residents. Several public agencies are outgrowing their current space, for example the Public Health District. Adequate space must be provided to accommodate the expansion needs of these agencies, if they are to remain in the neighborhood. **In order to preserve neighborhood assets, care must be taken to keep them structurally sound and support their growth and expansion.**

Exterior yards and open spaces, both public and private, are not being maintained in accordance with City standards, as reflected in the Nuisance Codes. Nor are many public spaces being maintained by adjacent property owners as required by the Parkway Code. **Residents and property owners must be informed of their responsibility for maintaining public rights-of-way as a first step in seeking their compliance.**



A survey found 41 percent of all properties with one or more nuisance violations. Vacant lots and properties with vacant structures are by their very nature unsightly. They are also a source of routine dumping and persistent neglect. **It is important that residents and property owners take**

responsibility to upgrade the appearance of the neighborhood on the whole by improving the appearance of their own property.

5. Public Safety and Community Policing

Fear of crime whether real or perceived is a serious neighborhood issue. While the fear of crime and neighborhood disorder indexes were relatively low, as determined by a public survey conducted last year, in the neighborhood Police Beat Area they were among the highest of all areas in the City. When residents fear crime and recognize disorder in their neighborhood they are likely to move or dramatically change their behavior to avoid victimization. This can only work to counter any effort to revitalize the neighborhood. **Police and residents need to work together to identify public safety issues and seek to solve them.**



A neighborhood park is intended to be a major attraction and place of enjoyment for nearby residents. It belongs to the neighborhood. However, when crime and disorderly conduct invade such areas, they are avoided by neighborhood residents, which in turn make them more attractive to criminals. Beardsley Park is considered to be a most treasured possession, especially by those who live immediately around it. Yet, these same residents avoid its use because of crime. Residents want to reclaim Beardsley Park and make it attractive to families and

employees in the area. **Physical improvements can be made in and around Beardsley Park to discourage crime and disorderly conduct. These improvements should create defensible spaces. Residents can take the lead in determining what activities will be permitted by designing new park activities.**

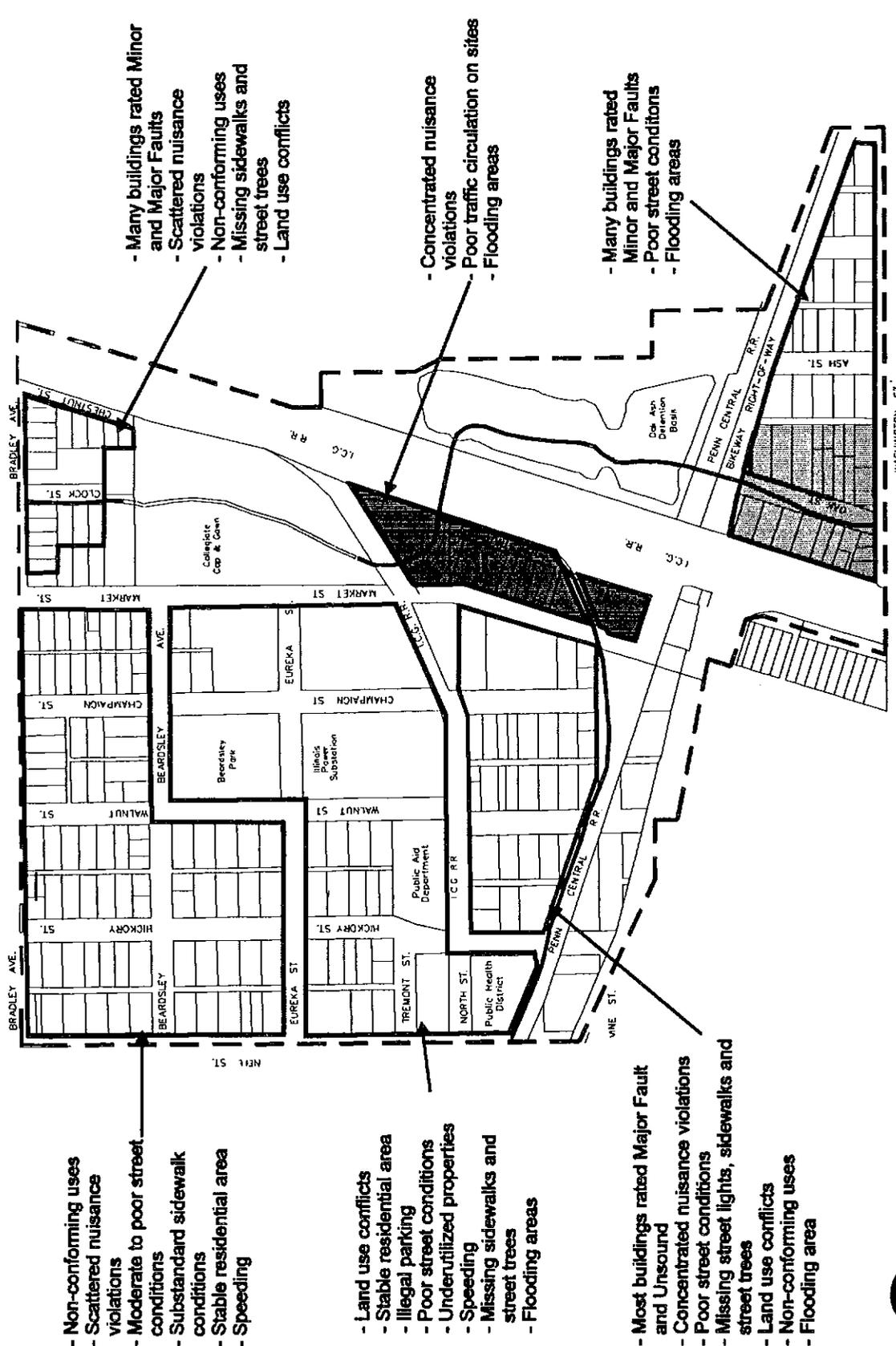


Neighborhood Issues and Forces

The Neighborhood
Issues and Forces
Map on the next

page summarizes issues of major importance in different sections of the neighborhood. The northwest subarea is the most stable in terms of housing conditions, property maintenance, and land use and zoning compatibility. The subarea in the mid-section is also generally stable, except there are some major land use conflicts and a greater need for infrastructure improvements. The subarea along Washington Street has a number of deteriorated properties. However, many of these will be acquired by the City to make channel improvements along the Boneyard Creek.

BEARDSLEY PARK NEIGHBORHOOD ISSUES AND FORCES MAP



- Non-conforming uses
- Scattered nuisance violations
- Moderate to poor street conditions
- Substandard sidewalk conditions
- Stable residential area
- Speeding

- Land use conflicts
- Stable residential area
- Illegal parking
- Poor street conditions
- Underutilized properties
- Speeding
- Missing sidewalks and street trees
- Flooding areas

- Most buildings rated Major Fault and Unsound
- Concentrated nuisance violations
- Poor street conditions
- Missing street lights, sidewalks and street trees
- Land use conflicts
- Non-conforming uses
- Flooding area

- Many buildings rated Minor and Major Faults
- Scattered nuisance violations
- Non-conforming uses
- Missing sidewalks and street trees
- Land use conflicts

- Concentrated nuisance violations
- Poor traffic circulation on sites
- Flooding areas

- Many buildings rated Minor and Major Faults
- Poor street conditions
- Flooding areas


 Property acquisition for Boneyard Creek improvements
 Potential site for Boneyard Creek Detention
 * All alleys are in poor condition

Subarea Issues and Forces

Three subareas in the neighborhood need more significant attention because of the complex set of circumstances they face. A brief description of conditions in these areas is provided below followed by a location map. (See Appendix B for a detailed description of issues.)

Area 1 is located south of North Street between Hickory and Market Streets. The area is zoned for industry, but is all single-family. The zoning prohibits new single-family development and has served as a disincentive to housing rehabilitation. Vacant lots mark where badly deteriorated housing once stood and are themselves poorly maintained. Four units were demolished during this planning process, and more units are badly deteriorated. This area lacks some basic infrastructure improvements including paved streets, sidewalks, and landscaping. Crime and vagrancy are entrenched.



Area 2 is located along Bradley Avenue, between Market and Chestnut Streets. It is also zoned industrial, but residential and industrial uses are more mixed. While housing conditions are not as deteriorated, there is a reluctance to invest in either use because of the land use mix and uncertainty about the future of the area. Nuisance violations are recurring on both residential and commercial/industrial properties. Collegiate Cap & Gown is situated south of this area. It has acquired properties as they

have become available to exercise control over their use and create opportunity for expansion.



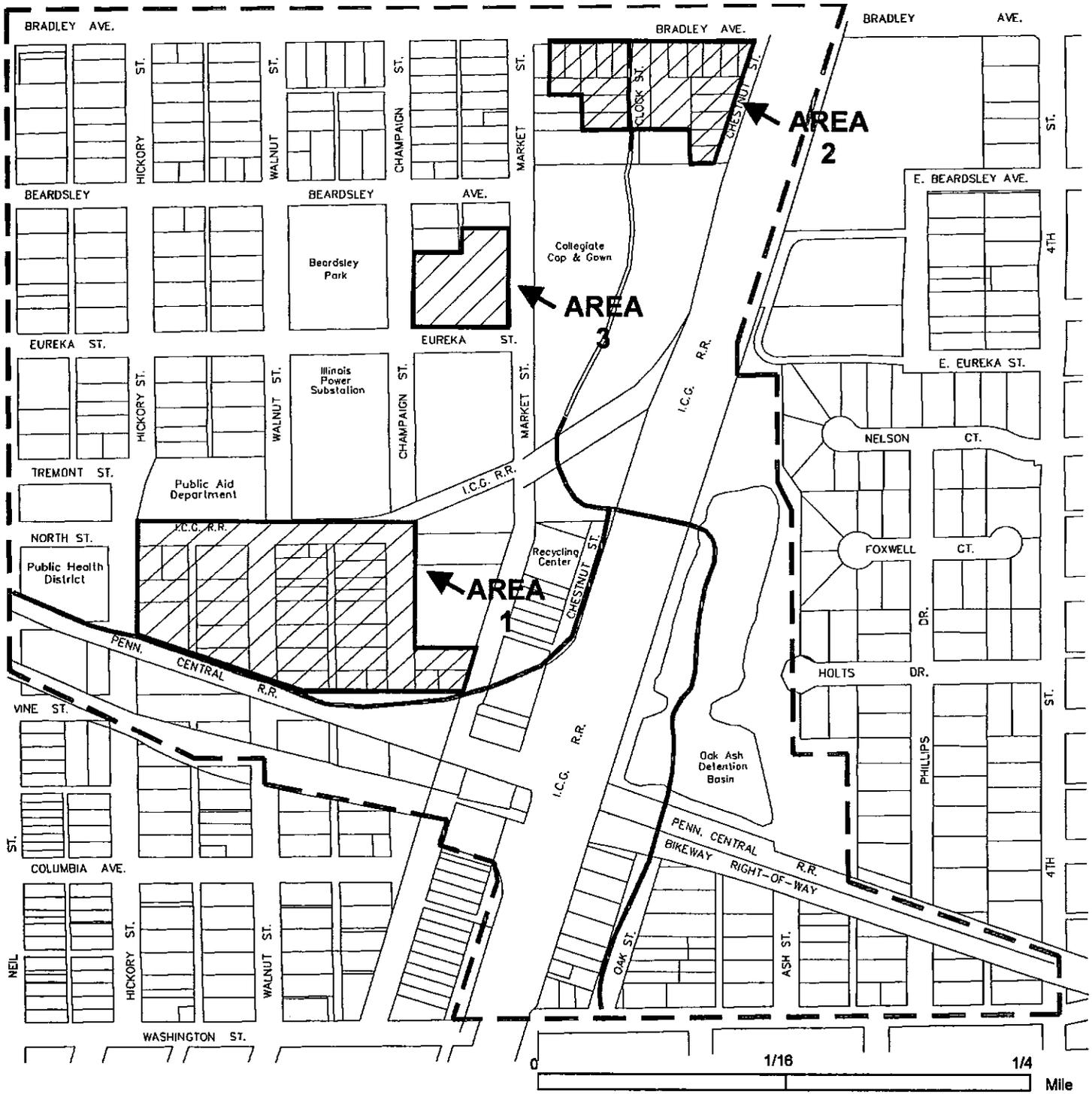
Area 3 is a one-block area. The Collegiate accessory parking facility consumes a majority of this block. The parking lot is a major source of conflict with the surrounding residential area. There is spillover parking and employees leaving the area are accused of speeding and general disregard for the low density residential area and the presence of Beardsley Park where area children play. Employee safety while crossing Market Street is a major concern for the company.



Appendix B contains a more detailed description of issues in these subareas, along with a review of alternative redevelopment strategies and the advantages and disadvantages of each approach.

BEARDSLEY PARK

NEIGHBORHOOD IMPROVEMENT SUBAREA REDEVELOPMENT PROPOSALS MAP



BONEYARD CREEK —
STUDY AREA BOUNDARY - - -



City of Champaign
PLANNING DEPARTMENT 2/85

Chapter 3

Neighborhood Improvement Goals, Objectives, and Strategies Defined

This section
of the Plan
translates
neighborhood

issues and priorities into goals, objectives, and program strategies. Goals and objectives provided the framework for the Plan and guided the process of identifying neighborhood improvement and redevelopment strategies. Goals, objectives, and program strategies serve as building blocks in addressing neighborhood issues and priorities. Each represents a higher level of detail, from broad to specific, which helps to establish the type and direction of neighborhood programs.

GOALS

Statements which provide a broad vision of what is desired: what residents want their neighborhood to become in the future.

OBJECTIVES

Sets of desired results or statements of intent which are necessary to achieve the goals of the neighborhood.

STRATEGIES

Specific courses of action or approaches which detail how objectives, and therefore goals, will be achieved.

Neighborhood Improvement Goals and Objectives

1. HOUSING CONDITION, OWNERSHIP, AND AFFORDABILITY

Goal A: Improve and maintain sound housing conditions.

Objectives:

- (1) Use systematic exterior building inspection and enforcement to identify and eliminate deteriorating properties.
- (2) Eliminate deteriorated structures through rehabilitation or demolition.
- (3) Educate and proactively target property owners for participation in City housing rehabilitation assistance programs.
- (4) Identify ways to provide program assistance to property owners who do not qualify for existing housing rehabilitation program assistance, but whose properties are in need of repair and the owner lacks the resources to make such repairs.
- (5) Identify, solicit, and support the involvement of non-profit organizations in the rehabilitation of existing structures.
- (6) Identify new resources (state, federal, and private) for improving existing housing conditions.
- (7) Encourage and facilitate routine maintenance and repair of residential structures by property owners to extend their useful life.

Goal B: Increase home ownership in order to achieve a healthy balance of owner and renter occupancy.

Objectives:

- (1) Promote home ownership by educating tenants about available home ownership programs.
- (2) Target vacant single-family property for home ownership.
- (3) Promote development of compatible new single-family housing on vacant property.
- (4) Encourage construction of new affordable housing units by non-profit and/or for-profit organizations to increase opportunities for home ownership.
- (5) Identify new resources (state, federal, and private) for the construction of new affordable housing.
- (6) Develop programs to encourage the conversion of problem rental properties to owner occupied housing units.

Goal C: Maintain and increase the supply of affordable housing (similar to the value of existing homes in the neighborhood).

Objectives:

- (1) Investigate ways to minimize rehabilitation and new construction costs (i.e., Enterprise Zone Sales Tax Exemption, building permit fee waivers, etc.)
- (2) Provide rental rehabilitation assistance as a way to maintain and increase the supply of affordable housing.
- (3) Support new construction of affordable housing units that are compatible with existing housing styles.

2. LAND USE AND ZONING COMPATIBILITY

Goal D: Minimize conflicts between residential and commercial uses.

Objectives:

- (1) Encourage adequate screening of industrial and commercial activity from adjacent residential property through the use of education incentives, new regulations, and transition areas between the two land uses.
- (2) Identify and pursue opportunities to eliminate conflicts between industrial, commercial, and residential uses through the relocation of nonconforming uses when possible.
- (3) Enforce existing City Ordinances to minimize and /or eliminate land use conflicts (for example traffic enforcement to discourage employee parking on public rights-of-way in residential areas.)
- (4) Plan for and encourage the early termination and reuse of nonconforming uses.
- (5) Encourage the development of vacant lots with uses compatible with or accessory to adjacent property and the Land Use Plan incorporated within this document.

Goal E: Establish and maintain land use and zoning compatibility.

Objectives:

- (1) Preserve the single-family character of the area in order to maintain healthy residential areas, retain existing families, and attract new families.
- (2) Better delineate residential, commercial, and industrial areas and promote land use compatibility within these areas.
- (3) Establish a Future Land Use Plan that designates uses

according to their compatibility with existing and potential future uses.

- (4) Make zoning designations consistent with the Future Land Use Plan.

3. PUBLIC IMPROVEMENTS

Goal F: Eliminate substandard infrastructure conditions and maintain an adequate maintenance program to prevent deterioration and avoid costly repairs.

Objectives:

- (A) Improve streets and sidewalks to standard condition and maintain them through efficient and timely surveys and repairs, in order to avoid further deterioration and costly outlays.
- (B) Implement Boneyard Creek improvement goals and objectives.
- (C) Determine the reasons for flooding on residential streets and investigate ways to improve drainage.
- (D) Improve the condition of alleys through regular maintenance and upgrade, and vacate and turn over alleys to adjacent property owners when they are no longer useful.
- (E) Provide for the best illumination possible from existing street lights through upgrades and tree trimming.

Goal G: Improve traffic safety.

Objectives:

- (1) Provide a safe and efficient transportation network for pedestrians, bicyclists, and motorists by clearly defining travelways for each, and assigning appropriate on-street traffic regulations.

-
- (2) Use traffic enforcement techniques to discourage speeding, illegal parking, and violation of stop signs.

4. PROPERTY MAINTENANCE

Goal H: Improve property maintenance to enhance the overall appearance and image of the neighborhood.

Objectives:

- (1) Encourage the elimination of unsightly and unsanitary conditions.
- (2) Improve the condition of public parkways and encourage routine maintenance by adjacent property owners as required by City Ordinance.
- (3) Develop vacant lots in order to eliminate them as a receptacle for dumping.
- (4) Reduce the number of repeat offenders of the City Nuisance Codes through education and code enforcement.
- (5) Target and eliminate illegal uses which are a source of blight through routine zoning inspections and enforcement.
- (6) Improve the appearance of property in the neighborhood through beautification activities that involve residents in design and maintenance.
- (7) Solicit resident input and assistance to identify problem properties in the area.
- (8) Carry out street sweeping, tree trimming, and other routine maintenance activity in a timely manner.
- (9) Educate residents, property owners, and public agency representatives about City property maintenance standards.

Goal I: Enhance and preserve important neighborhood assets.

Objectives:

- (1) Continue to work with the Champaign Park District to develop a bike trail along the Martin Luther King Subdivision Bikeway (the recently abandoned Norfolk Southern Railroad right-of-way).
- (2) Develop opportunities identified in the Boneyard Creek Improvement Plan that enhance recreational amenities in the neighborhood.
- (3) Support the retention and expansion of community facilities that meet the needs of residents.
- (4) Encourage residents to play an active role in enhancing activities in Beardsley Park.
- (5) Encourage residents, business owners, and public agency representatives to establish partnerships and promote a sense of neighborhood through joint activities which improve overall neighborhood wellness.

5. PUBLIC SAFETY AND COMMUNITY POLICING

Goal J: Improve public safety in the neighborhood and park through active resident involvement in crime prevention activities.

Objectives:

- (1) Work with residents, business owners, and public agency representatives to identify workable security measures to reduce burglaries and other crimes against property.
- (2) Establish a problem solving approach to address fear of crime and neighborhood disorder issues which were identified by residents in the Fear of Crime and Neighborhood Disorder Survey.

-
- (3) Identify and pursue family-oriented recreational activities that will attract more families to Beardsley Park.
 - (4) Increase the use of Beardsley Park by employees who work in the area as a way to increase activity in the park during the day and help discourage illegal activity and raise the sense of security.
 - (5) Increase Police visibility in the area.
 - (6) Examine on-street parking provisions and traffic volume to determine whether parking restrictions are warranted on some local streets.

Goal K: Create a viable neighborhood organization.

Objectives:

- (1) Encourage residents to form a neighborhood organization to address the needs of the area through self-help activities.
- (2) Establish a partnership between the City and neighborhood organization as a way to share responsibilities for neighborhood improvement activities.
- (3) Look for ways to provide support to the neighborhood organization in ways which will help it meet neighborhood improvement objectives.

Neighborhood Improvement and Redevelopment Strategies

- 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] When 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 2 with low-density affordable housing and relocate Collegiate's parking facility to Area 3.
- [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.

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.

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- [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] Implement the improvement strategies recommended in the Lower Boneyard Improvement Plan.
 - [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 employees as a way to discourage illegal activities and improve the image of the park as a safe place for employees and families.
- [F] Design Beardsley Park as a “Park and Walk” location for Beat Officers.
- [G] Deploy STEP (Strategic Traffic Enforcement Program) to address traffic problems.

Future Land Use Plan

The Future Land Use Plan for the neighborhood is generally consistent with the current land use pattern, except in several locations. The Plan introduces a new land use and future zoning district classification developed in the recently adopted Comprehensive Plan and included in the Zoning Ordinance update currently in progress, respectively. This classification is the Intensified Business District. It categorizes areas with a mix of commercial and light industrial uses generally located in lower cost redevelopment areas surrounding the Downtown and along railroad tracks. Neil Street between Eureka and Tremont, the Public Health District property, and the Department of Public Aid property have been designated as Intensified Business.

All property in single-family use has been designated single-family in the Land Use Plan, including residential property currently classified as multi-family at medium and high densities. This affects the Neil and Market Street corridors that are currently designated medium density multi-family, and the area north of Washington Street which is currently high density multi-family.

A more drastic change is proposed for the industrially zoned area south of North Street between Hickory and Champaign, south to the first set of tracks, and the block bounded by Beardsley, Market, Eureka, and Champaign (the location of Collegiate's parking facility). Both areas are designated single-family on the Future Land Use Plan to reflect the proposal to redevelop them for residential use.

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

Low Density Residential: This classification designates areas with single-family detached housing. Within the Comprehensive Plan, this designation would include multi-family units that are part of a large-scale development project, but where the overall density on the site would be similar to the layout of a subdivision with single-

family detached housing. This designation in the Beardsley Park neighborhood is intended to recognize and protect the existing low density single-family character.

Neighborhood Business: Generally, this 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.

Intensified Business: This is a new classification within the Comprehensive Plan. It is intended to accommodate those uses which do not meet the intent or characteristics of the General Business District or Light Industrial District. Uses most appropriate for this designation basically fall in between these categories, in terms of their overall impact on the neighborhood, or subject area: they are more intense than an office use, but do not have the same visibility and high-traffic needs as retail uses. Several existing uses are designated Intensified Business on the Land Use Plan. They include the Department of Public Aid, Public Health District, and Teamster Union Hall, all along Neil Street. Two vacant lots, also along Neil Street, are included within this category.

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, areas that are currently industrial have been classified as such on the Land Use Plan.

Park\Recreation\Open Space: This classification designates park, open space, and recreational areas. Within this 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.

The Future Land Use Plan on the following page depicts the recommended land use pattern for the Beardsley Park Neighborhood.

BEARDSLEY PARK GENERALIZED FUTURE LAND USE MAP



- LOW DENSITY RESIDENTIAL
- NEIGHBORHOOD BUSINESS
- INTENSIFIED BUSINESS
- LIGHT INDUSTRIAL
- PARK \ RECREATION \ OPEN SPACE

- BONEYARD CREEK
- STUDY AREA BOUNDARY
- ↑

Neighborhood Improvement Map

The Neighborhood Improvement Map on the next page

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: These areas are 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 a non- or for-profit organization.

Redevelopment Industrial: This area is recommended for clearance and redevelopment for industrial use, specifically for the relocation of Collegiate Cap & Gown's parking lot. The parking lot is currently located across from the main facility, in one of the proposed residential redevelopment areas.

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.

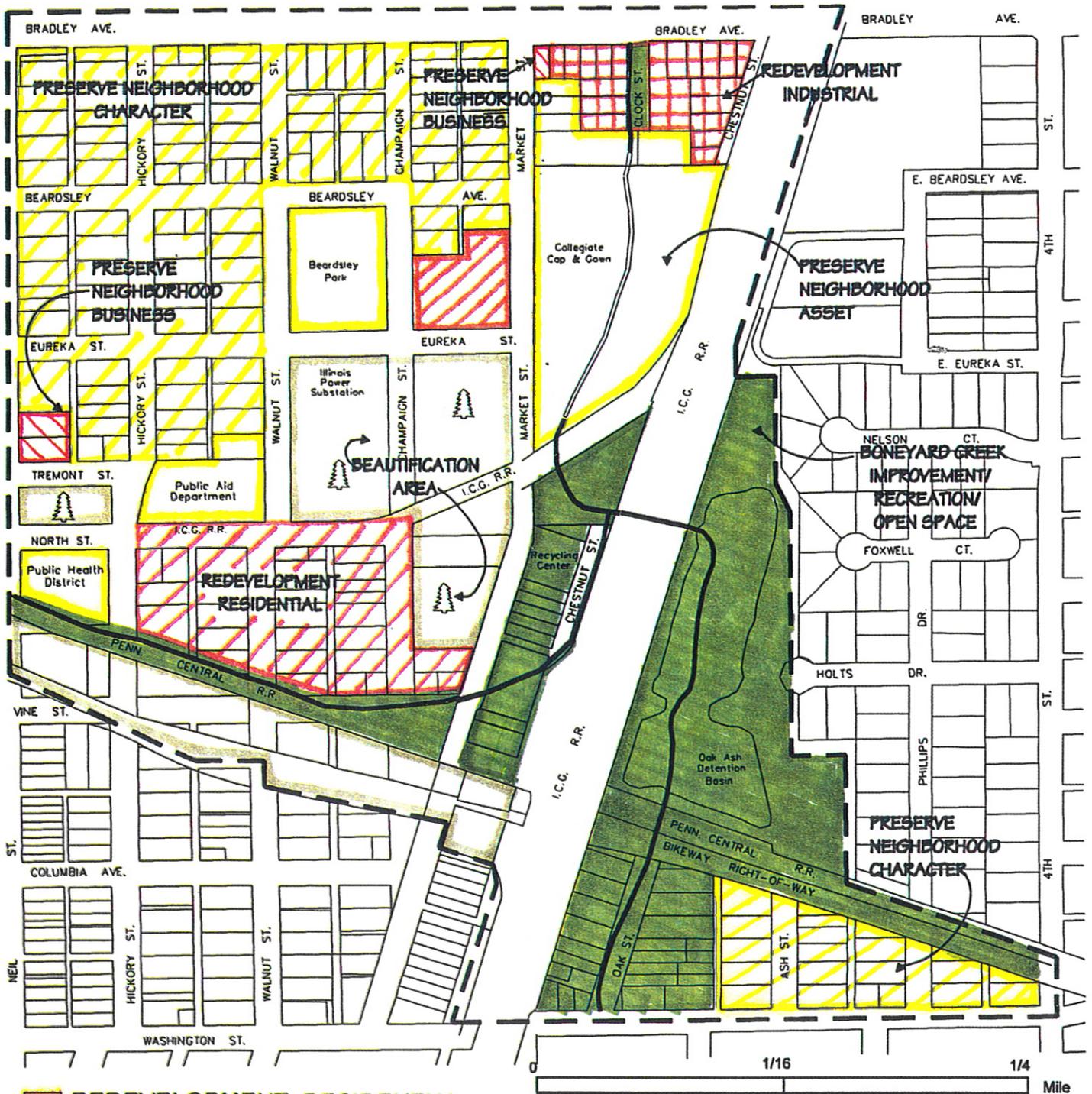
Preserve Neighborhood Business: The Plan proposes the preservation of existing neighborhood businesses and areas suitable for the development of neighborhood businesses.

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 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.



BEARDSLEY PARK NEIGHBORHOOD IMPROVEMENT MAP



- REDEVELOPMENT RESIDENTIAL
- REDEVELOPMENT INDUSTRIAL
- PRESERVE NEIGHBORHOOD CHARACTER
- PRESERVE NEIGHBORHOOD ASSET
- PRESERVE NEIGHBORHOOD BUSINESS
- BONEYARD CREEK IMPROVEMENT/
RECREATION / OPEN SPACE
- BEAUTIFICATION AREA

- BONEYARD CREEK
- STUDY AREA BOUNDARY
-

CHAPTER 4

Implementation Program

This section presents the Beardsley Park Neighborhood Plan Implementation Program.

The Implementation Program summarizes improvement strategies for each neighborhood priority. It includes the following information:

- ▶▶ **ACTION:** a description of program initiatives organized by neighborhood priority.
- ▶▶ **RESPONSIBILITIES:** identifies who has primary and secondary responsibility for initiating the program. For the most part, responsible parties will include a combination of the following: City of Champaign, individual residents, the Beardsley Park Neighborhood Association, and/or other public agencies.
- ▶▶ **SCHEDULE:** recommends a schedule for the program initiatives. Some activities are related or interdependent (requires one activity to be completed before one can begin). These are scheduled accordingly.
- ▶▶ **POTENTIAL FUNDING SOURCE:** identifies potential public and private resources for each program initiative. Whether the potential funding source is existing or proposed is also noted.
- ▶▶ **STATUS/CONSTRAINTS:** identifies whether action has already been taken on a project and the potential limitations to achieving the program objectives. As a result of the activities carried out by the Beardsley Park SWAT Team, some initiatives have already started. This section reports the status of each activity.

Beardsley Park Neighborhood Plan Implementation Program

◆ Housing Condition, Ownership, and Affordability

GOALS: Improve and maintain sound housing conditions; increase home ownership in order to achieve a healthy balance of owner and renter occupancy; and preserve and increase the supply of affordable housing.

ACTION	RESPONSIBILITIES PRIMARY/ SECONDARY	SCHEDULE	POTENTIAL FUNDING SOURCES (NEW OR EXISTING ACTIVITY)	STATUS/ CONSTRAINTS
<p>◆ Assign a Property Maintenance Inspector to the Beardsley Park neighborhood to initiate inspection and enforcement and work with residents to identify and report problem properties.</p>	<ul style="list-style-type: none"> • Neighborhood Services: Property Maintenance Division • Beardsley Park Neighborhood Association • Residents 	<p>January 1994 (Inspector assigned) End: Ongoing</p>	<p>General Operating Fund: Staff Time (Existing City activity established through Code Review Process)</p>	<p>Status: Property Maintenance Inspector assigned in January 1994; inspection and enforcement authorized August 1994; inspections began in October 1994, enforcement has begun on problem properties. Constraints: Activity needs to be coordinated with the distribution of information on City housing rehabilitation assistance for eligible residents that can't afford to make needed repairs; however, there is usually a 6 to 8 month waiting list for housing assistance.</p>
<p>◆ Educate property owners about property maintenance standards through the distribution of the Problem Property Identification Sheet.</p>	<ul style="list-style-type: none"> • Neighborhood Services: Property Maintenance Division • Beardsley Park Neighborhood Association • Residents 	<p>Start: October 1994 End: Ongoing</p>	<p>General Operating Fund: Staff Time (New activity)</p>	<p>Status: The Problem Property Identification Sheet was distributed during the Summer of 1995 along with a letter introducing the Property Maintenance Inspector and encouraging resident involvement in problem property identification. Constraints: Resident cooperation is required. activity should be coordinated with the schedule for conducting home maintenance workshops, it is not always possible to do so.</p>

◆ **Housing Condition, Ownership, and Affordability**

GOALS: Improve and maintain sound housing conditions; increase home ownership in order to achieve a healthy balance of owner and renter occupancy; and preserve and increase the supply of affordable housing.

ACTION	RESPONSIBILITIES PRIMARY/ SECONDARY	SCHEDULE	POTENTIAL FUNDING SOURCE (STATUS)	STATUS/ CONSTRAINTS
◆ Conduct Home Maintenance Workshops to train residents on basic home care, fire safety and security, weatherization, and painting.	<ul style="list-style-type: none"> • Neighborhood Services-Program Services Division, Maintenance Division • Beardsley Park Neighborhood Association • Residents 	<ul style="list-style-type: none"> • Fall/Spring 1995 • Ongoing 	<ul style="list-style-type: none"> • CDBG Funds (Existing Program) • Private Funds 	<p>Status: The City currently sponsors workshops with the assistance of other public agencies.</p>
◆ Identify private resources in the community to provide training to residents on home care to supplement training offered through the City's program.	<ul style="list-style-type: none"> • Beardsley Park Neighborhood Association • Neighborhood Services-Neighborhood Coordination and Program Services 	<ul style="list-style-type: none"> • 1996 	<ul style="list-style-type: none"> • Private • CDBG Funds (New Activity) 	<p>Status: Neighborhood Services currently works with the Small Homes Council on the workshops. The Staff will look for other organizations that can work independently with residents.</p>
◆ Systematically target properties for rehabilitation assistance: Minor and Major Home Maintenance and Rental Rehabilitation program. Use building inspection efforts to identify properties for rehabilitation.	<ul style="list-style-type: none"> • Neighborhood Services-Program Services, Property Maintenance • Residents 	<ul style="list-style-type: none"> • Fall 1994 (Inspections) • Ongoing 	<ul style="list-style-type: none"> • HOME Rental Rehab Funds (Existing Activity:program established late 1993) • CDBG Funds (Existing Activity) 	<p>Status: Property Maintenance has already referred property owners to Program Services. However, the recommendation is to make this process more systematic and promote the program.</p>
◆ Redevelop Area 1 and Area 3 in accordance with Plan recommendations.	<ul style="list-style-type: none"> • Planning Department • Neighborhood Services-Program Services • Neighborhood Association • Non-Profit Organization 	<ul style="list-style-type: none"> • April 1995 (notice to residents) • January-December 1995 (acquisition and clearance) • January 1996 (site preparation and redevelopment) 	<ul style="list-style-type: none"> • CDBG Funds (New and Existing funding source) • Urban Renewal • HOME (Reallocate existing funds, apply for additional funds) 	<p>Status: Several property owners in the Redevelopment Areas have already expressed an interest in selling their property to the City. Constraints: Many of the properties may not have clear title which could affect the schedule proposed for this activity.</p>

◆ **Housing Condition, Ownership, and Affordability**

GOALS: Improve and maintain sound housing conditions; increase home ownership in order to achieve a healthy balance of owner and renter occupancy; and preserve and increase the supply of affordable housing.

ACTION	RESPONSIBILITIES PRIMARY/ SECONDARY	SCHEDULE	RESOURCES (FUNDING SOURCE)	STATUS/ CONSTRAINTS
◆ Support the development of a Neighborhood Housing Services (NHS) to manage housing rehabilitation and new single-family construction projects.	<ul style="list-style-type: none"> • Neighborhood Services-Program Services • Local Banks (funding source) • National Reinvestment Corporation 	<ul style="list-style-type: none"> • 1996 	<ul style="list-style-type: none"> • CDBG Funds (New Activity) • Private (local banks, National Reinvestment Corporation) 	<p>Status: Neighborhood Services has been working with the National Reinvestment Corporation since July to establish a NHS in Champaign. Local banks are also discussing their role in the program. NHS can manage the housing redevelopment (new construction) project in the Redevelopment Areas.</p>
◆ Develop new low density housing in Redevelopment Areas 1 and 3 (Area 3 located between Champaign and Market and Beardsley and Eureka.	<ul style="list-style-type: none"> • Planning Department • Neighborhood Services-Program Services • Neighborhood Housing Service 	<ul style="list-style-type: none"> • 1995-1998 	<ul style="list-style-type: none"> • CDBG • HOME • Private 	<p>Constraints: If the Neighborhood Housing Services is not established, the City will have to identify another developer (profit/non-profit) to develop the project.</p>
◆ Explore opportunities to develop a home ownership program for new single-family housing construction in the Redevelopment Area.	<ul style="list-style-type: none"> • Neighborhood Services-Program Services • Planning Department • Local Banks 	<ul style="list-style-type: none"> • 1996 	<ul style="list-style-type: none"> • HOME • Urban Renewal • Private (local banks) 	<p>Status: The City's existing Single-Family Home Ownership Program supports home ownership of existing housing units (not new construction). The existing program could be amended to help finance single-family construction.</p>
◆ Develop a process for turning problem rental property into owner occupied property. Use Single-Family Home Ownership Program as an incentive to encourage renters to become home owners.	<ul style="list-style-type: none"> • Neighborhood Services-Program Services • Planning Department • Beardsley Park Neighborhood Association. 	<ul style="list-style-type: none"> • 1996 	<ul style="list-style-type: none"> • UDAG 	<p>Status: No action has been taken on this proposed activity.</p>

◆ **Housing Condition, Ownership, and Affordability**

GOALS: Improve and maintain sound housing conditions; increase home ownership in order to achieve a healthy balance of owner and renter occupancy; and preserve and increase the supply of affordable housing.

ACTION	RESPONSIBILITIES PRIMARY/ SECONDARY	SCHEDULE	POTENTIAL FUNDING SOURCE (STATUS)	STATUS/ CONSTRAINTS
<p>◆ Target vacant lots for development and identify non-profit organizations to acquire and develop lots; facilitate the transfer and support in-fill development.</p>	<ul style="list-style-type: none"> • Neighborhood Services-Program Services, Property Maintenance • Planning • Neighborhood Housing Services 	<ul style="list-style-type: none"> • January -June 1995 (identify owners and non-profit organizations) • June 1995-1997 (in-fill) 	<ul style="list-style-type: none"> • CDBG (Existing, but expanded activity) • Private • HOME (New Activity) 	<p>Constraints: Existing vacant lots are privately owned; owner will have to be a willing seller, or the City would have to use eminent domain or foreclose on liens.</p>
<p>◆ Relocate properties acquired through the Real Estate Sales Program and Boneyard Creek acquisitions as appropriate to vacant lots in the area.</p>	<ul style="list-style-type: none"> • Neighborhood Services-Program Services 	<ul style="list-style-type: none"> • (As properties are acquired) 	<ul style="list-style-type: none"> • CDBG: acquisition/relocation (Existing Activity) • UDAG : home ownership assistance (Existing Activity) 	<ul style="list-style-type: none"> • Status: Any salvageable houses in the Redevelopment Areas would be relocated to a vacant lot in the neighborhood.

● **LAND USE AND ZONING COMPATIBILITY**

GOALS: Minimize conflicts between residential and commercial uses and establish and maintain land use and zoning compatibility.

ACTION	RESPONSIBILITIES PRIMARY/ SECONDARY	SCHEDULE	POTENTIAL FUNDING SOURCE (STATUS)	STATUS/ CONSTRAINTS
<p>● Amend the Zoning Map to implement Future Land Use Plan recommendations.</p>	<ul style="list-style-type: none"> • Planning Department 	<ul style="list-style-type: none"> • June 1995 	<ul style="list-style-type: none"> • General Operating Fund: Staff Time 	<p>Constraints: A comprehensive update of Champaign's Zoning Ordinance is currently underway. Adoption of the new Ordinance is not expected until early 1996. A new zoning classification reflected in the Future Land Use Plan will not be adopted until then. Rezoning in the neighborhood will occur as part of the city-wide rezoning process.</p>
<p>● Complete Landscape Ordinance and present for adoption to the Champaign City Council. This Ordinance will require landscaping to buffer new or expanded noncompatible uses.</p>	<ul style="list-style-type: none"> • Planning Department 	<ul style="list-style-type: none"> • May 1996 	<ul style="list-style-type: none"> • General Operating Fund: Staff Time 	<p>Status: As part of the Zoning Ordinance update, the Staff has already identified the elements of the new Landscape Ordinance. The Ordinance will be presented as an interim amendment.</p>
<p>● Inventory legal and illegal nonconforming uses in the neighborhood. Develop a process for targeting illegal nonconforming uses for enforcement and encouraging early termination of legal nonconforming uses where such uses are having an adverse effect on adjacent property.</p>	<ul style="list-style-type: none"> • Planning Department • Neighborhood Services -Property Maintenance 	<ul style="list-style-type: none"> • May 1996 	<ul style="list-style-type: none"> • General Operating Fund: Staff Time 	<p>Constraints: Incentives including land swaps, acquisition, and/or zoning enforcement may be necessary to encourage early termination of nonconforming uses. Funds may have to be allocated for acquisitions when neighborhood benefit warrants such action.</p>

● **LAND USE AND ZONING COMPATIBILITY**

GOALS: Minimize conflicts between residential and commercial uses and establish and maintain land use and zoning compatibility.

ACTION	RESPONSIBILITIES PRIMARY/ SECONDARY	SCHEDULE	POTENTIAL FUNDING SOURCE (STATUS)	STATUS/ CONSTRAINTS
<ul style="list-style-type: none"> ● Conduct zoning compliance inspections. Educate Property Maintenance Inspectors and Patrol Officers to recognize and report zoning violations. 	<ul style="list-style-type: none"> • Planning Department-Zoning Administrator 	<ul style="list-style-type: none"> • Quarterly 	<ul style="list-style-type: none"> • General Operating Fund: Staff Time 	<p>Status: Coordinate this activity with Building Code inspections.</p>
<ul style="list-style-type: none"> ● Develop public information campaign regarding most frequently cited zoning violations 	<ul style="list-style-type: none"> • Planning Department-Zoning Administrator • Beardsley Park Neighborhood Association 	<ul style="list-style-type: none"> • January -March 1996 (develop information campaign) • April 1995 (launch campaign) 	<ul style="list-style-type: none"> • General Operating Fund: Staff Time 	<p>Status: No action has been taken on this proposed activity.</p>
<ul style="list-style-type: none"> ● Relocate Collegiate's Accessory Parking Lot to Area 3. Provide adequate landscaping. 	<ul style="list-style-type: none"> • Planning Department • Neighborhood Services-Program Services • City Manager's Office 	<ul style="list-style-type: none"> • December 1996-1997 	<ul style="list-style-type: none"> • Urban Renewal (New Activity) • CDBG (New Activity) • Private Funds 	<p>Status: The Staff has had discussions with Collegiate Cap & Gown about relocating its accessory parking lot.</p> <p>Constraints: An environmental assessment is needed on industrial sites within the Redevelopment Areas. The results will determine the status of the project, i.e., whether the project is financially feasible.</p>

● **PUBLIC IMPROVEMENTS**

GOALS: *Eliminate substandard infrastructure conditions and maintain as adequate maintenance program to prevent deterioration and avoid costly repairs and improve public safety.*

ACTION	RESPONSIBILITIES PRIMARY/ SECONDARY	SCHEDULE	POTENTIAL FUNDING SOURCE (STATUS)	STATUS/ CONSTRAINTS
<p>● Assess infrastructure needs and identify public infrastructure facilities which require major improvement and those which require routine maintenance and repair.</p>	<ul style="list-style-type: none"> • Planning Department • Public Works-Engineering Division 	<ul style="list-style-type: none"> • Unscheduled at this time 	<ul style="list-style-type: none"> • General Operating Fund (for assessment) • CIP Funds (for major improvements) • Urban Renewal (for small improvements) • Rehabilitation Funds (for routine maintenance and repair) 	<p>Status: Improvements were made to sidewalks in the area (3300 linear feet), access ramps, and pavements between July and September 1994.</p> <p>Constraints: Capital Improvement Projects will need to be scheduled to coincide with major redevelopment activities in the neighborhood.</p>
<p>● Identify Capital Improvement projects to address major infrastructure improvement needs and schedule them within the Capital Improvement Plan.</p>	<ul style="list-style-type: none"> • Planning Department • Public Works Department • Finance Department • Neighborhood Services 	<ul style="list-style-type: none"> • 1996 	<ul style="list-style-type: none"> • CIP Funds • Urban Renewal 	<p>Status: No action has been taken on this proposed activity.</p>
<p>● Complete and implement the Boneyard Creek Improvement Plans.</p>	<ul style="list-style-type: none"> • Public Works-Engineering Division 	<ul style="list-style-type: none"> • Unscheduled 	<ul style="list-style-type: none"> • Boneyard Creek Improvement Fund 	<p>Status: The planning on this project is still in progress.</p>

● PUBLIC IMPROVEMENTS

GOALS: *Eliminate substandard infrastructure conditions and maintain as adequate maintenance program to prevent deterioration and avoid costly repairs and improve public safety.*

ACTION	RESPONSIBILITIES PRIMARY/ SECONDARY	SCHEDULE	POTENTIAL FUNDING SOURCE (STATUS)	STATUS/ CONSTRAINTS
<p>● Study flooding conditions to identify sources and ways to eliminate the problem.</p>	<ul style="list-style-type: none"> • Public Works-Engineering Division 	<ul style="list-style-type: none"> • Unscheduled 	<ul style="list-style-type: none"> • General Operating Fund (for study/report) 	<p>Status: Some flooding can not be attributed to inadequacies related to the Boneyard Creek. The City needs to identify the source(s) of other flooding. (e.g. storm sewers)</p>
<p>● Identify alleys that no longer have a public benefit and turn them over to adjacent property owners. Review Alley Vacation Policy and determine whether waivers from policy requirements, particularly compensation clause, are necessary in order to build in an incentive for adjacent property owners to acquire. Request direction from Council on whether City should grade and seed alleys as an additional incentive.</p>	<ul style="list-style-type: none"> • Planning Department • Public Works-Engineering and Operations Division • Police Department • Fire Department • Affected Residents • City Council 	<ul style="list-style-type: none"> • January -June 1996 	<ul style="list-style-type: none"> • General Operating Fund: Staff Time • Urban Renewal (New Activity permitted under Policy) 	<p>Status: An inventory of alleys was completed about a year ago. No additional action has been taken.</p>
<p>● Enforce City Ordinance regarding property owner responsibility for alley maintenance. Develop public information campaign.</p>	<ul style="list-style-type: none"> • Neighborhood Services -Property Maintenance • Planning 	<ul style="list-style-type: none"> • Bi-annual inspections • April 1996 (public information campaign) 	<ul style="list-style-type: none"> • General Operating Fund: Staff Time 	<p>Status: Property owners were informed about violations of the Parkway Ordinance through nuisance notices. No action has been taken on creating a public information program.</p>
<p>● Examine on-street parking provisions in the neighborhood and determine whether provisions should be changed. Make recommendations for presentation to Council.</p>	<ul style="list-style-type: none"> • Public Works • Beardsley Park Neighborhood Association 	<ul style="list-style-type: none"> • Unscheduled 	<ul style="list-style-type: none"> • General Operating Fund: Staff Time 	<p>Status: No action has been taken on this proposed activity.</p>

■ **PROPERTY MAINTENANCE**

GOALS: Improve property maintenance to enhance the overall appearance and image of the neighborhood and enhance and preserve important neighborhood assets.

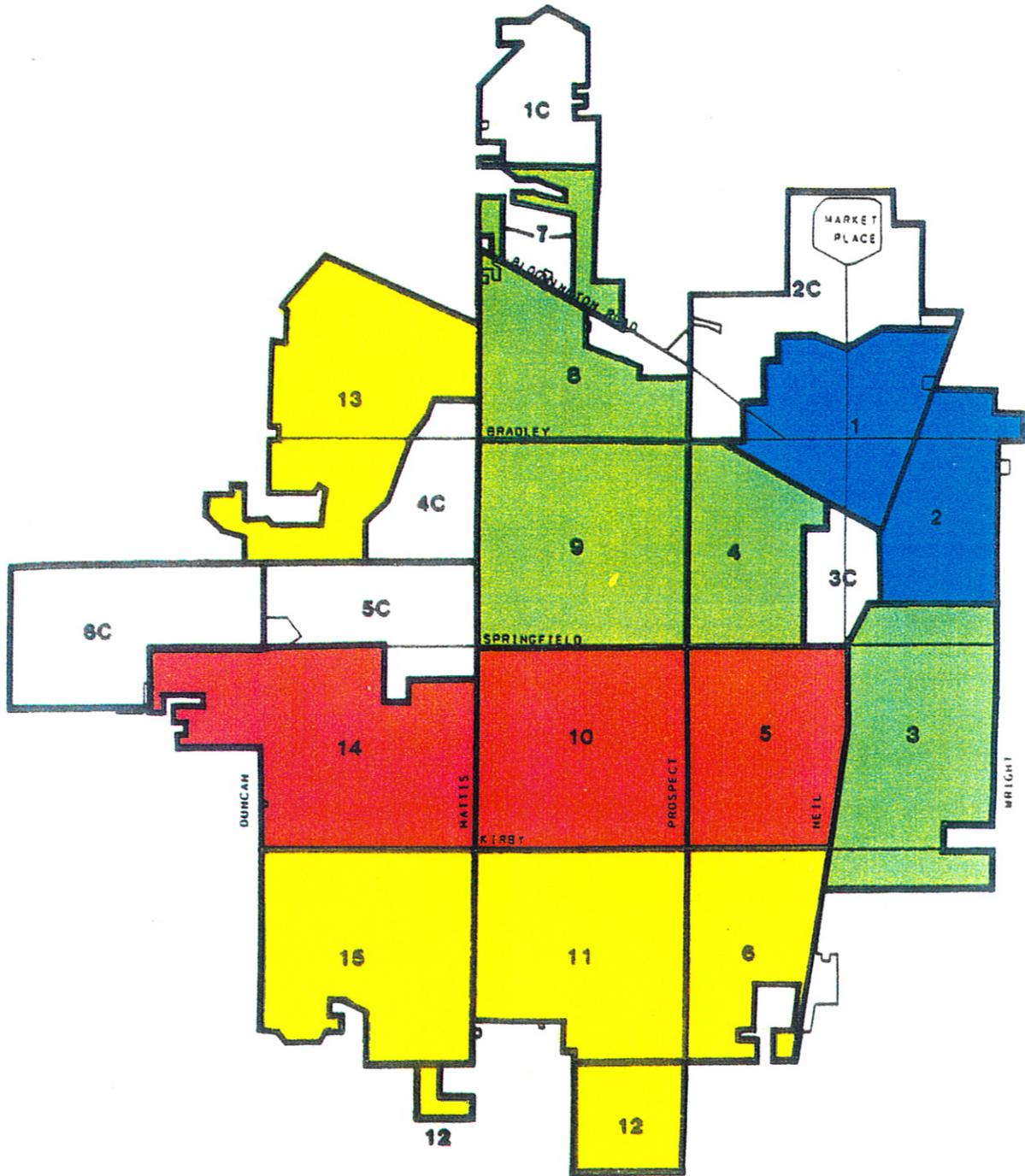
ACTION	RESPONSIBILITIES PRIMARY/ SECONDARY	SCHEDULE	POTENTIAL FUNDING SOURCE	STATUS/ CONSTRAINTS
<p>■ Work with residents to identify beautification activities and provide technical and financial assistance to help develop resident self-help activities.</p>	<ul style="list-style-type: none"> • Neighborhood Services-Neighborhood Coordinator • Planning Department • Beardsley Park Neighborhood Association • Champaign Park District 	<ul style="list-style-type: none"> • January -April 1996 	<ul style="list-style-type: none"> • Urban Renewal (New Activity) 	<p>Status: Tree planting was carried out in the Spring and Fall (1994) and improvements were made in Beardsley Park.</p>
<p>■ Distribute Problem Property Identification Sheet and meet with residents through their neighborhood association on how to use the identification sheet to identify problem properties in the neighborhood.</p>	<ul style="list-style-type: none"> • Neighborhood Services-Property Maintenance, Neighborhood Coordinator 	<ul style="list-style-type: none"> • January -April 1996 	<ul style="list-style-type: none"> • General Operating Fund: Staff Time 	<p>Status: The Problem Property Identification Sheet was completed in August 1995.</p>
<p>■ Use zoning inspections and enforcement as an additional tool to identify and eliminate illegal and unsightly conditions.</p>	<ul style="list-style-type: none"> • Planning Department-Zoning Administrator • Neighborhood Services-Property Maintenance 	<ul style="list-style-type: none"> • Quarterly inspections 	<ul style="list-style-type: none"> • General Operating Fund: Staff Time 	<p>Status: Staff has been responding on a complaint basis only. No systematic approach has yet been taken.</p>
<p>■ Implement improvements around Beardsley Park.</p>	<ul style="list-style-type: none"> • Planning • Public Works • Champaign Park District 	<ul style="list-style-type: none"> • Spring 1995 	<ul style="list-style-type: none"> • Urban Renewal (New Activity eligible under new policy) 	<p>Status: No additional action has been taken on this proposed project since the Plan was completed in September. In light of the recommendation for Area 3, this improvement project may change.</p>

★ **PUBLIC SAFETY**

GOALS: Improve public safety in the neighborhood and park through active resident involvement in crime prevention activities and create a viable neighborhood organization.

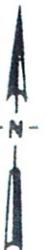
ACTION	RESPONSIBILITIES PRIMARY/ SECONDARY	SCHEDULE	RESOURCES (FUNDING SOURCE)	STATUS/ CONSTRAINTS
★ Work with residents to establish Neighborhood Watch Groups and help strengthen existing Neighborhood Association.	<ul style="list-style-type: none"> • Police Department-Crime Prevention Manager • Neighborhood Services-Neighborhood Coordinator • Neighborhood Association 	<ul style="list-style-type: none"> • Start: August 1994-Ongoing 	<ul style="list-style-type: none"> • General Operating Fund 	<p>Status: Work on this item has already begun. The Neighborhood Services Coordinator continues work with Neighborhood Watch Groups and the Beardsley Park Neighborhood Association which created last summer.</p>
★ Hold meetings between the Beardsley Park Neighborhood Association, Neighborhood Watch Groups, Champaign Park District, and Police Department to identify recreational activities for Beardsley Park.	<ul style="list-style-type: none"> • Police Department-Crime Prevention Manager, Beat Officer • Neighborhood Services-Neighborhood Coordinator • Champaign Park District 	<ul style="list-style-type: none"> • Unscheduled (recommended two times per year) 	<ul style="list-style-type: none"> • General Operating Fund 	<p>Status: These meetings began in October and are ongoing.</p>
★ Designate Beardsley Park as a "Park and Walk" location for Beat Officers.	<ul style="list-style-type: none"> • Police Department-Beat Officers • Champaign Park District 	<ul style="list-style-type: none"> • Unscheduled 	<ul style="list-style-type: none"> • General Operating Fund 	<p>Status: One Beat Officer has already started the "Park and Walk" patrol in Beardsley Park. The two other Beat Officers should implement this type of patrol as needed.</p>

NEIGHBORHOOD CLASSIFICATION 5.1



- HEALTHY
- CONSERVATION
- PRESERVATION
- RESTORATION
- COMMERCIAL AREAS

Source: Neighborhood Analysis Report



APPENDIX B:

**BEARDSLEY PARK AREA EXISTING
CONDITIONS REPORT**



Beardsley Park Study Area EXISTING CONDITIONS REPORT



An Element of the
Neighborhood Wellness Action Plan

City of Champaign Planning Department
(May 1994)

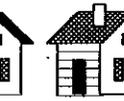


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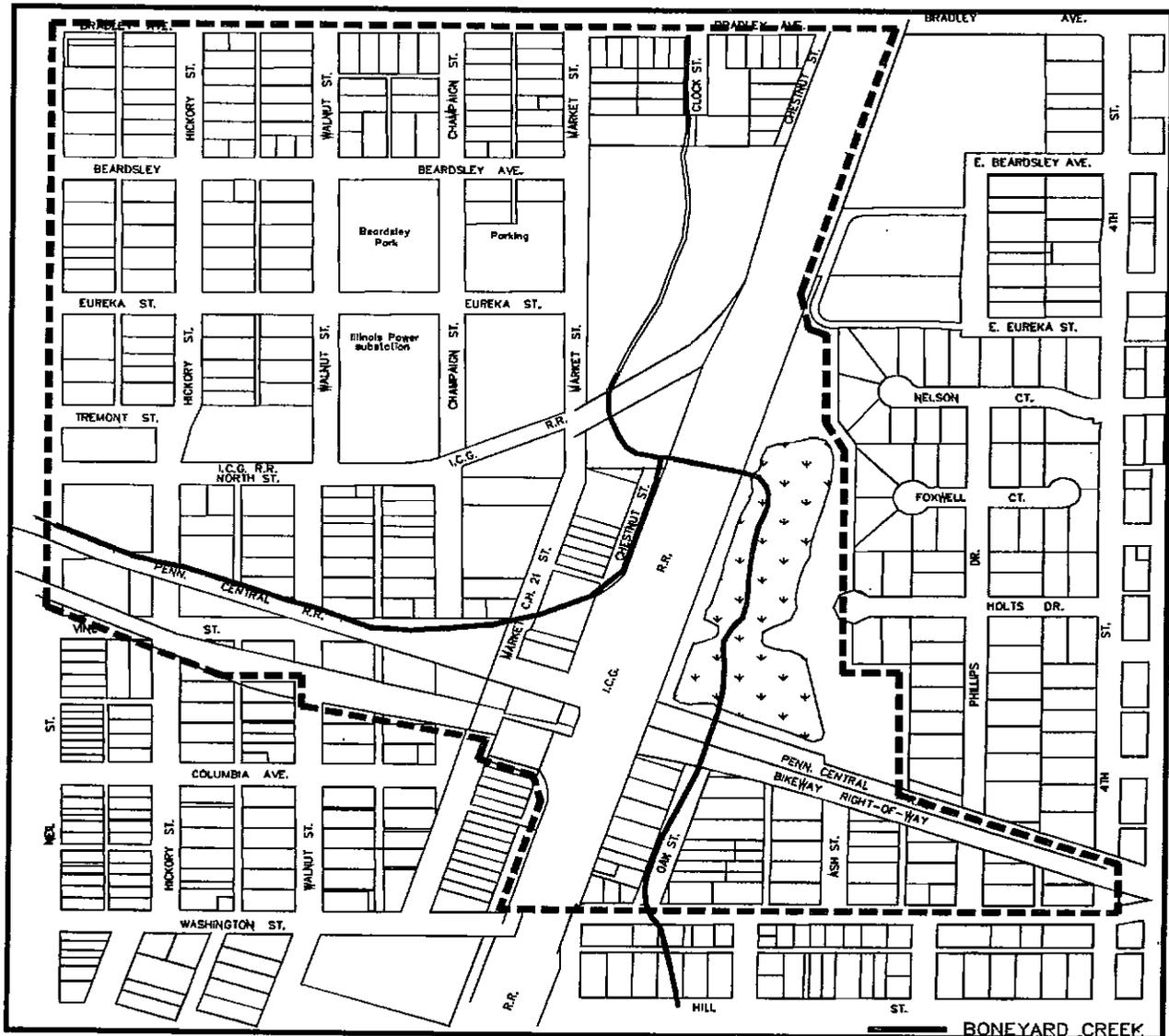
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Beardsley Park Study Area Existing Conditions Report

INTRODUCTION

This is an existing conditions report for the Beardsley Park Study Area. The purpose of the report is to document existing physical and social conditions in order to identify priority needs and establish redevelopment goals for the neighborhood.

The Beardsley Park Study Area is bounded by Bradley Avenue on the north, Neil Street on the west, Norfolk Southern Railroad and Washington Street on the south, and the Illinois Central Gulf Railroad and west line of the Dr. King Subdivision to Fourth Street on the east. The area is situated between Market Place Mall and Downtown Champaign, approximately one-half mile south of Interstate 74.



Physical Features

The study area has several major physical features. The Illinois Central Gulf Railroad (ICG) and Penn Central Railroad (also known as Conrail) crisscross the area on the south and east sides. A third rail line owned by Norfolk Southern Railroad has been abandoned, although the company still owns the property. The Norfolk Southern right-of-way between the ICG and Fifth Street was recently acquired by the City and licensed to the Champaign Park District for recreational development.

The Boneyard Creek, which is a primary drainage collector for northeast Champaign, has two branches within the area. One branch enters at Bradley and Clock and passes under the Collegiate Cap & Gown site; the other, at Neil and Penn Central Railroad. They converge at the ICG, behind the Community Recycling Center. The Boneyard Creek continues east beneath the rail crossing and into a detention basin west of the Dr. King Subdivision.

BACKGROUND

In 1979, the City Council targeted five neighborhoods in northeast Champaign for community development assistance. One target neighborhood and a portion of a second one comprise the Beardsley Park Study Area. The target area classification identified areas with numerous deteriorated and boarded up houses, unpaved streets, missing sidewalks and street lights, and poorly maintained properties. In this study area, there were many land use conflicts: single-family homes next to commercial and industrial properties, and next to railroad tracks without proper buffers to screen them from noise and visually

separate them.

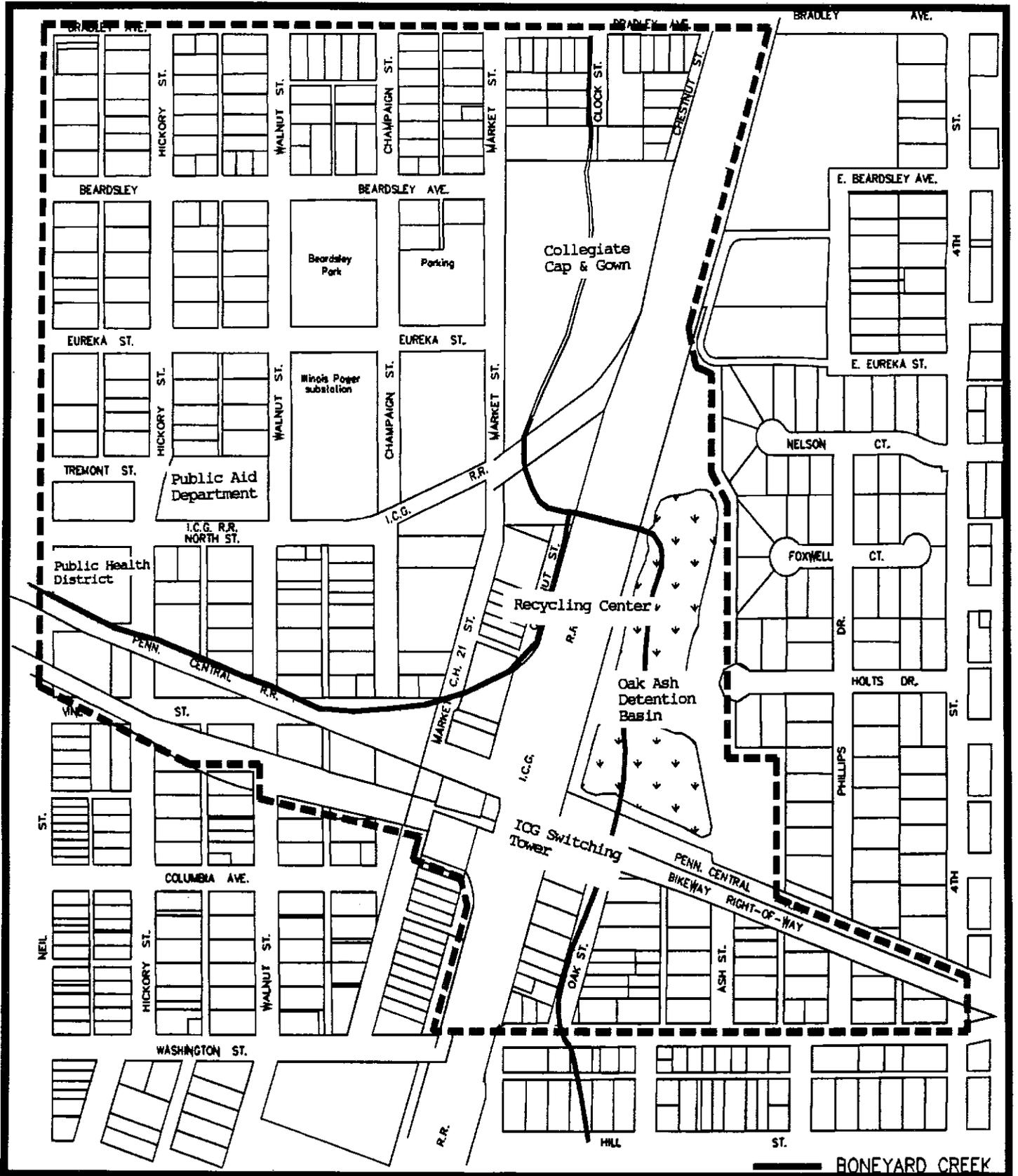
Since 1979, a number of deteriorated houses have been rehabilitated or demolished, and new street lights and sidewalks have been installed along most streets in the area. However, conditions have not improved greatly in some areas. In 1992, the Beardsley Park Area was classified as a Restoration Area within the Neighborhood Wellness Action Plan. This classification describes conditions similar to those found in 1979: population and housing loss, poor housing condition and property maintenance, substandard streets, missing sidewalks, and numerous land use conflicts.

NEIGHBORHOOD ASSETS

The Beardsley Park Area has a number of unique, one-of-a-kind facilities. Collegiate Cap & Gown is located in the northeast section of the neighborhood. It is a major employer in the area and has an international market for most of its products. The Community Recycling Center is located in the former Champaign public works facility, south of Collegiate Cap & Gown. It is a major collection and distribution center for recyclables collected in Champaign County. The ICG Switching Tower is located at the intersection of this line and the Penn Central Railroad. It was recently abandoned and is being considered for public use, as a way to preserve this historic structure.

The area also has several unique community facilities including the Department of Public Aid and Champaign County Public Health District. Each is centrally located to the population it serves. Columbia Elementary School and Hazel Park, while located outside the

Neighborhood Assets Map



study area boundary, are major activity centers in the area . Beardsley Park, located in the center of the study area, is also a major neighborhood asset. The park has basketball and tennis courts, and a playground area.

NEIGHBORHOOD ISSUES

Concerns about conditions in the neighborhood were expressed by residents, business owners, and representatives at neighborhood meetings and interviews between August and November 1993. In addition, in January 1994, the City conducted a survey of resident concerns about crime in the community. The responses were tabulated by police beat area. The Beardsley Park Study Area is located in Police Beat A which encompasses the area northeast of University and Neil. The concerns identified in the survey for Beat A and those expressed at meetings in the area are separately summarized below.

Resident Concerns:

- Beardsley Park should remain at its present location and certain amenities, like better lighting, flower plantings, rest room facilities, and children's recreational programs, should be provided to attract more families and discourage illegal activity.
- Streetlighting is inadequate in some areas; tree trimming would improve illumination.
- Enforcement activities are needed to address speeding, illegal parking, and violations of stop signs. The City may need to add four-way stop signs at Beardsley and Walnut, and Beardsley and Champaign, to control traffic flow, especially around the park.

- Codes should be enforced against abandoned and deteriorated residential properties. Abandoned properties attract the homeless, vandals, and crime.
- Residents need greater access to City housing rehabilitation assistance.
- Some streets have poor drainage; there is ponding at several locations in the neighborhood. The City needs to better maintain the Boneyard Creek to eliminate flooding.
- Housing is affordable and residents appreciate the racial mix of the area and want both preserved. Families relocated for Boneyard Creek improvements should have access to affordable housing within the neighborhood.
- Zoning should be compatible with existing residential uses.
- When residents report suspicious behavior to police, the activity or persons have dispersed by the time the police respond. The area needs additional police patrol.

Business and Agency Concerns:

- The banks of the Boneyard Creek are eroding at several locations and Market Street floods routinely.
- Private measures to improve security are not enough. Additional police resources are needed to discourage break-ins and vandalism.
- The neighborhood is generally perceived as unsafe by employees in the area and consequently, the park is

not used.

- ❑ People use dumpsters on private property and there is constant dumping on vacant lots and building sites. The City cites the owner for clean-up; the cost over time is significant. Littering is also a continuous problem.
- ❑ The appearance and maintenance of many residential and commercial properties are poor.
- ❑ Speeding on Market Street is a continuous problem, especially since the installation of the traffic signal at Bradley and Market.
- ❑ The traffic circulation pattern on the Community Recycling Center site needs to be changed. Cars enter and exit from the same location. The second gate should be reopened to allow a circular flow through the site.
- ❑ There are parking shortages on several commercial and public sites, and there is parking on unapproved surfaces.
- ❑ The alignment of Market in front of the recycling center has caused car accidents.

Fear of Crime & Neighborhood Disorder:

The community survey measured residents' perception of crime and neighborhood disorder (reflected by abandoned and run down buildings, parking and traffic problems, and stray and barking dogs). The survey also asked residents for suggestions on how the City could improve the quality of

service it provides to the community.

The responses are ranked according to the number of times a particular response was given. The responses from residents in Beat A are provided below.

(While Beat A comprises an area much larger than the Beardsley Park Study Area, some of the same concerns were identified by residents at neighborhood meetings. At the same time, any conditions in the surrounding area are likely to impact Beardsley Park residents over time if not addressed.)

Fear of Crime:

- ⓪ Increased crime in the neighborhood.
- ⓪ Limited or changed activities due to crime.
- ⓪ Concerned about home being broken into at night.
- ⓪ Children exposed to drugs during the day.
- ⓪ Concerned about walking in the neighborhood at night.
- ⓪ Children exposed to drugs at night.
- ⓪ Concerned about children being exposed to danger during the day.
- ⓪ Considered moving.
- ⓪ Strangers loitering at night.
- ⓪ Concerned about home being broken into during the day.
- ⓪ Strangers loitering during the day.

- ⓪ Concerned about driving in the neighborhood at night.
- ⓪ Concerned about walking the neighborhood during the day.
- ⓪ Concerned about driving in the neighborhood during the day.

Neighborhood Disorder:

- ⓪ Car horns and loud stereos, speeding cars, and drug dealers operating openly.
- ⓪ Parking and traffic problems.
- ⓪ Loud music from homes.
- ⓪ Strangers trespassing.
- ⓪ Poor street lights, run down buildings, unsupervised children and youths hanging around.
- ⓪ Public drinking.
- ⓪ Dilapidated streets, illegal dumping, unsafe housing, vandalism and graffiti.
- ⓪ Abandoned buildings, prostitutes and customers.
- ⓪ Stray and barking animals.
- ⓪ Fighting neighbors.
- ⓪ Stripped and abandoned cars.

Suggestions for Improving Services:

- ⓪ More patrol and visibility.
- ⓪ More drug enforcement.

- ⓪ More speed enforcement, street lighting, foot patrol.
- ⓪ Correct destruction of parking signs.
- ⓪ Need to clean up neighborhood.

Population and Housing Characteristics

This section describes population and housing characteristics in the study area. Population characteristics include total population, race and age composition, and income. Housing characteristics include total number of housing units, age of housing, ownership pattern, and housing value and rents.

Population

According to the census, there were a total of 409 people in the area in 1990. In 1970, the area had a population of 637 persons. Over 20 years, a total of 228 people left the area. A total of 147 people left between 1970 and 1980. Fewer people (81 persons) left between 1980 and 1990 suggesting that the decrease in total population is slowing down. Declining household size may explain some of the decrease. Chart 1 shows the change in population over the last three census periods.

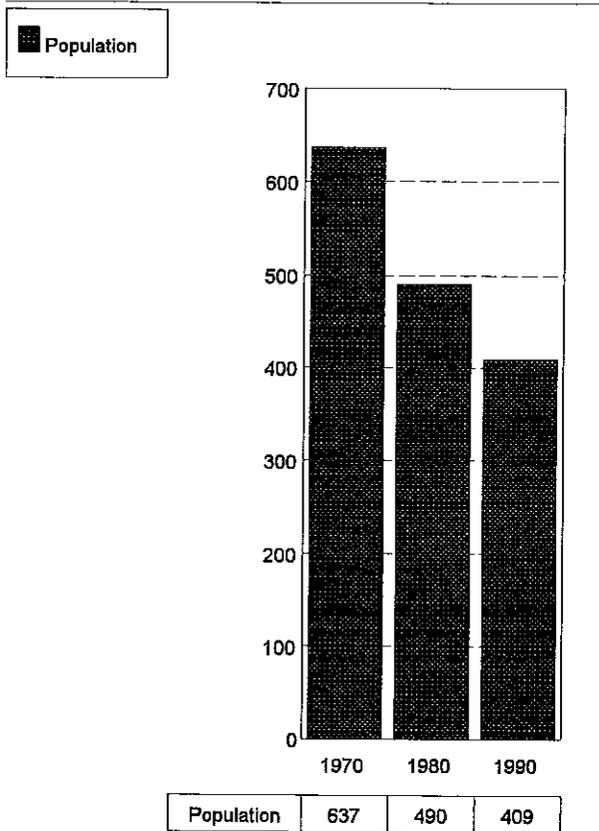
Racial Composition

The majority of residents in the area are African-Americans. In 1990, African-American made up 76 percent of the total population; Whites, 22 percent; and other ethnic groups, 2 percent. In 1970, African-Americans made up only 55

percent of the total. Only 35 of the total 228 people who left the area between 1970 and 1990, were African-Americans.

Chart 1

Population (1970, 1980, 1990)



Source: Census of Population (STF 1)

Age Composition

Census data on age composition is only available for the section of the study area located west of the ICG and north of Penn Central railroad. In 1990, 35 percent (or 130 persons) of the total

population of 372 in this subarea was under 18. City-wide this proportion was 18 percent in 1990. Persons 65 and older comprise only 8 percent (or 30 persons) of the total subarea in 1990. This proportion was 13 percent City-wide in 1990. In 1980, these proportions were 24 percent and 17 percent respectively for Beardsley Park subarea. These numbers show that the youth population in the area is growing, while the elderly population is decreasing.

Income

Median household income in 1990 was \$18,850. This means that one-half of all households had incomes below this number; one-half, higher. Median household income City-wide was \$22,976 in 1990. The median household income increased by \$10,500 between 1980 and 1980 in the study area (it was \$8,264 in 1980).

About one-fourth of the population in the study area lived below the poverty level (\$12,674 for a family of four) in 1989.

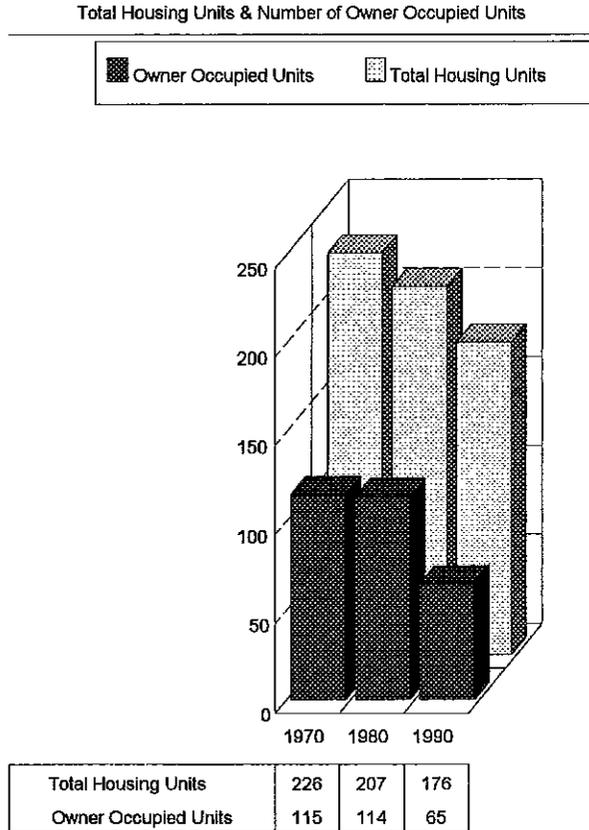
Housing Units & Ownership Pattern

The area has 176 housing units. In 1970, there were 226. Over 20 years, the area lost a total of 50 units. Some of the loss may be attributable to the demolition of deteriorated and boarded up housing units under the City's Community Development Block Grant Program. The loss indicates that the units demolished were not replaced.

Home ownership in the area has decreased since 1980 when 55 percent (or 207) of all housing units were owner occupied. By 1990, the percentage of

owner occupied units had decreased to 37 percent (65 units). Chart 2 shows total housing units and ownership patterns.

Chart 2



Source: Census of Population & Housing (1970, 1980, and 1990)

Age of Housing, Value & Rents

This information is only available at this time for the area northwest of the ICG and Penn Central railroads. The data is likely to be indicative of the entire study area. Table 1 shows that a total of 123 residential structures, out of a total of 130, are older than 30 years.

According to the 1990 Census, the median home value in the area was \$29,200 and the median contract rent was \$266.00. City-wide, these numbers were \$66,500 and \$345, respectively.

Table 1.

Year Structure Built	Total Structures
1960-1969	7
1950-1959	26
1940-1949	60
1939/earlier	37
Total	130

Land Use & Zoning Patterns

Land use refers to how property is used. Land uses include residential buildings, businesses and offices, industry, parking, or public uses such as open space, parks, schools, and utilities.

Zoning regulates how property may be used. Zoning districts identify the types of uses permitted in a given area. The intent of zoning is to group compatible uses like single-family homes and to separate incompatible land uses such as residential and industrial, either by distance or buffering, by the use of open (green) space, or landscaping, including fencing. The creation of a transition zone, for example a multi-family district between single-family and commercial districts, is another way of buffering uses.

Land Use Pattern

The Beardsley Park Study Area has a mix of land uses. Chart 3 illustrates this mix. Although single-family homes occupy the majority of individual lots, a lot of land is devoted to other types of uses. (See Land Use Map.) There are a number of vacant lots scattered throughout the area. Most of these are in single-family areas; it is likely that they once contained single-family houses.

Industrial and commercial uses occupy property adjacent to Market Street and rail lines, and along Neil Street which is an arterial street designed to carry large volumes of traffic. Public uses are also generally located along the edge of the neighborhood.

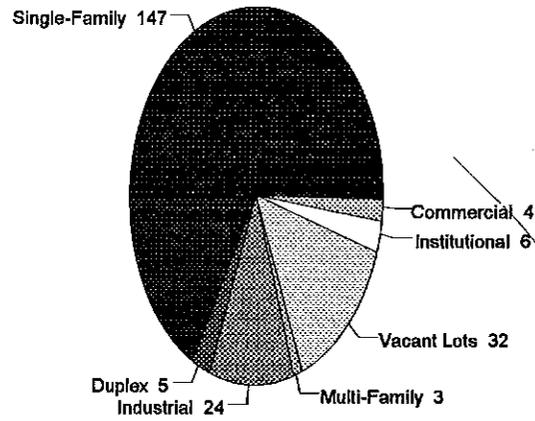
Residential uses are located throughout the neighborhood, even along active rail lines, and adjacent to business and industrial uses. These land use conflicts have existed for some time.

Commercial, Industrial, and Public Uses

The tables on the next several pages list all commercial, industrial, and public uses in the neighborhood. The tables describe the type of activity, adjacent land uses, whether screening is provided, and issues of concern to the business owners or agency representative.

Chart 3

Land Use Composition (1993)



Source: Land Use & Building Condition Survey (1993)

way. The area around the power substation is one of them. There are no trees on this site. The absence of trees make this site look barren and makes the substation more imposing on the neighborhood.

9. There are three intersections in the area that lack traffic controls. Two are three-way intersections; the third, is four-way.

Property Maintenance

1. A total of 77 properties, among all land use types, had a property maintenance violation at the time of the survey.

2. Vacant lots are a source for dumping in the neighborhood. Several property owners have complained about the cost of clearing the lots.

3. There is illegal use of dumpsters on private property.

Public Safety and Community Policing

1. Beardsley Park is perceived as unsafe. According to residents, many families do not use the park as a result.

2. Speeding, illegal parking, and violation of stop signs are identified by residents as routine problems in the area.

3. Businesses have been burglarized. Businesses want more effective security.

4. Many residents are concerned about

safety at night, drug dealing, and residential burglary. Some of them have considered moving, or have changed their behavior to avoid being victimized.

5. There may be a relationship between types of crime and the condition of public improvements and private properties.

6. The area does not have a neighborhood organization to represent its interest within City Hall and carry out activities on behalf of the neighborhood. An organization can also address public safety issues in the area.

Appendix

APPENDIX A

Definition of Land Use Classifications and Building Condition Rating System

* Land Use:

- Single-Family** - a one family detached dwelling.
- Duplex** - a single structure with 2 residential units.
- Mutli-Family** - a single structure with 3 or more residential units. A single family structure converted for 3 or more residential units is classified as multi-family.
- Commercial** - includes all types of business, manufacturing, and nonmanufacturing uses: retail, construction, warehousing, storage and distribution, roofing, printing, plumbing, etc.

* Building Condition:

- Sound** - buildings that are in good condition, no minor or major rehabilitation needed; may include buildings that need painting or new gutters.
- Minor Faults** - buildings that contain a few minor faults such as missing siding, fallen gutters, deteriorated roof with no other problems, such as sagging porch, missing windows, etc.
- Major Faults** - buildings that contain minor and major faults; major faults might include a badly cracked foundation, sagging roof, badly deteriorated siding, crumbling chimney, etc.
- Unsound** - buildings that contain a number of major faults which together have rendered the building unusable or extremely costly to repair. Most of these structures are abandoned.

* Nuisance Violations - Properties which contain one of the following conditions:

- o overgrown weeds on public/private property
- o inoperable/abandoned vehical
- o vehicle parked on unapproved surface
- o garbage and debris

APPENDIX C:

**REPORT ON ALTERNATIVE
IMPROVEMENT STRATEGIES FOR
SUBAREAS 1, 2, AND 3**

ATTACHMENT C

BEARDSLEY PARK AREA STUDY

**Issues and Alternative Improvement
Strategies for Subareas**

City of Champaign Planning Department
(Revised January 1995)

Beardsley Park Study Area

Summary of Issues in Proposed Improvement Area 1

Area 1 Issues (South of North Street, Between Hickory and Champaign Streets)

1. Many residential buildings are in a state of major decline and may be uneconomical to rehabilitate.
2. There is a concentration of nuisance violations, some are severe and a recurring problem.
3. There are numerous vacant lots which are a source of regular dumping.
4. All residential uses are nonconforming within the Light Industrial (I-1) zoning district. If a residential building is damaged beyond 50% of its value it can not be rebuilt. New residential buildings can not be constructed within the district.
5. There is inadequate or no screening between residential and industrial uses in the area.
6. Residents are predominately low income and most are renters.
7. The railroad tracks and other non-residential uses isolate this residential area from the rest of the Beardsley Park neighborhood.
8. The existing infrastructure is substandard:
 - the streets in the area are primarily oil & chip. They are below City standards in general and expensive to maintain because they require resurfacing every three years;
 - there is poor drainage due to inadequate storm sewers;
 - there are no sidewalks, street lights, or trees within the public right-of-way;
 - alleys are in poor condition; and
 - the appearance, maintenance, and function of the Boneyard Creek are poor.

Conclusion: There are two main approaches to improve conditions in Area 1. They are to make incremental improvements where possible or acquire properties, clear the area, and redevelop it for residential use. Following is a statement of the main objective, proposed activities, and advantages and disadvantages of each approach.

AREA 1: Incremental Approach

Objective: Make improvements where possible and maintain existing residential area.

Proposed Activity:

- The City would enforce building and nuisance codes through City-initiated exterior inspections and inspections following complaints about nuisance and building code violations. The City would require property owners to either repair code deficiencies or demolish their structures.
- The City would encourage property owners to monitor the condition of their property on a routine basis through the distribution of the Problem Property Identification Sheet and other activities that involve residents directly.
- The City would make repairs and carry out routine maintenance on the existing infrastructure.
- The City would work with property owners to assess their interest in participating in the City's infrastructure improvement cost sharing program for street lights and sidewalks. If there is support, the City would schedule the improvements.
- The City would improve the appearance, maintenance, and function of the Boneyard Creek in accordance with the recommendations of the Lower Boneyard Improvement Plan.
- The City would rezone the area to permit new residential construction.
- The City would pursue infill development through the relocation of residential structures to vacant sites in the area as houses become available through other City programs (e.g., housing acquisitions for Boneyard Creek Improvements).
- The City would plant trees within the public right-of-way where appropriate.
- The City would adopt new landscape and buffering provisions to require adequate screening between commercial and industrial uses adjacent to the residential district when these facilities are expanded or newly constructed.
- The City would work with residents to establish a Neighborhood Watch Association within the area to carry out crime prevention activities and protect the area from those problems which contribute to fear of crime and neighborhood disorder.

AREA 1

Advantages and Disadvantages of the Incremental Approach

Advantages

- Better property maintenance will be encouraged through code enforcement; property owners will be required to repair or demolish deteriorating buildings.
- Residents would not have to be displaced, except where demolition is warranted.
- Some aesthetic improvements would be achieved through tree planting and routine maintenance of City infrastructure.
- Rezoning would permit new residential development on existing vacant property; it may also help to initiate rehabilitation of existing buildings.
- Any expansion of an existing commercial or industrial facility would require adequate screening when adjacent to the new residential district.

Disadvantages

- Some buildings may be beyond economic repair. City rehabilitation assistance would not be available if the cost of repair is greater than the value of the property.
- Additional buildings may be demolished because of their condition and the cost of repair. This would increase the number of vacant lots which are a source of dumping, contribute to a sense of neighborhood disorder, and would further lower property values.
- This approach will not result in the level of improvement needed to create a more favorable investment environment. New housing construction would be discouraged by the low value of existing properties.
- The area will remain physically isolated from the larger residential area and continue to be a haven for dumping and other illegal activities.
- Property owners may not be financially capable of sharing the cost of sidewalks and street lights which are needed to create a more attractive environment and one which can attract new investments. The cost of these improvements if desired would cause rents to increase beyond the means of existing tenants.

AREA 1: Redevelopment Approach

Objective: Clear and redevelop the area with affordable housing for low- and moderate-income families.

Proposed Activity:

- The City would acquire all properties between Hickory and Champaign Streets, south of North Street. (This would include 29 properties: 17 residential structures, 1 commercial structure, and 11 vacant lots. The City's storage facility is located in this area.)
- The City would relocate existing residents in accordance with the uniform relocation policy.
- The City would demolish or relocate existing structures as appropriate. Salvageable buildings would be relocated to vacant lots within other sections of the Beardsley Park neighborhood. (Only 5 of the residential structures had only minor faults and may be considered salvageable as determined by a survey; 12 were rated major fault or unsound.)
- The City would rezone the area to residential from Light-Industrial.
- The City would seek to establish a partnership with a non-profit organization to develop the property:
 - to design and manage the develop and the sale of new residential units;
 - provide home ownership assistance to low and moderated income families to help finance the home; and
 - train residents on home ownership and long term maintenance responsibilities.
- The City would design and construct infrastructure to support the new residential development, including streets, curbs and gutters, sidewalks, street lights, storm and sanitary sewers, and related utilities.
- The City would improve the appearance, maintenance, and function of the Boneyard Creek in accordance with the Lower Boneyard Improvement Plan.
- The City would adopt new landscape and buffering provisions to require adequate screening between commercial and industrial uses adjacent to the residential district when these facilities are expanded or newly constructed.
- The City would work with residents to establish a Neighborhood Watch Association within the area to carry out crime prevention activities and protect the area from those problems which contribute to fear of crime and neighborhood disorder. A Home Owner's Association could be established as part of subdivision development.

AREA 1

Advantages and Disadvantages of the Redevelopment Approach

Advantages

- Replaces existing deteriorating housing with new affordable housing.
- Provides an opportunity to create an attractive and viable residential area.
- Provides an opportunity to better connect this area to the larger residential area through design.
- Meets affordable housing and home ownership objectives of the proposed plan for the Beardsley Park neighborhood.
- Increases property values and overall neighborhood stability.
- Provides an opportunity for existing residents to become homeowners.
- Creates an opportunity to work with new residents on home ownership and long-term maintenance.
- Creates an opportunity to minimize the impact of adjacent industrial uses, through design and buffering.
- Creates a new construction program that can be supported by the City's existing home ownership program.

Disadvantages

- Displaces existing residents for the short term, and long term for those who lack the means to become homeowners.
- Requires heavy public investment to attract private investment in the area. (See attached Summary of Estimated Cost.)
- There is no existing nonprofit organization with experience to carry out a project of this scale.
- Existing City resources, in consideration of other neighborhood needs, may be insufficient to support a project of this size within a reasonable time frame.

Summary of Issues in Proposed Improvement Area 2

Area 2 Issues (Bradley Avenue, between Market Street and ICG Railroad)

1. Many residential buildings are in a state of decline and some may be uneconomical to repair.
2. There are scattered nuisance violations, which is a recurring problem in the area.
3. All residential uses are nonconforming within the Light Industrial (I-1) zoning district. Those that exist within the district are permitted to remain, but if a residential building is damaged beyond 50% of its value it can not be rebuilt. New residential buildings can not be constructed within the district.
4. Commercial and industrial uses are the primary uses in the area in terms of the number of individual buildings and the area they occupy. These uses are adjacent to some residential uses without property screening and buffering.
5. The infrastructure is substandard:
 - oil & chip streets are substandard;
 - there are few street trees within the public right-of-way;
 - and the appearance, maintenance, and function of the Boneyard Creek are poor.
6. The City is recommending that Collegiate Cap & Gown relocate its accessory parking lot from its current location east of Beardsley Park to the area north of its facility. This recommendation seeks to reduce through traffic through the neighborhood, provide developable land for new affordable housing, and increase security on the east side of Beardsley Park through the addition of more “eyes and ears” (families living on this side of the park).
7. Residents are predominately low income and many are renters.

Conclusions: There are also two major approaches to improving conditions in Area 2. They are to retain the existing mix of uses and make incremental improvements where possible, or acquire and clear all residential properties and support the expansion or construction of new commercial and industrial uses. Following is a statement of the primary objective, proposed activities, and advantages and disadvantages of each approach.

AREA 2: Incremental Approach

Objective: Maintain the existing mix of residential, commercial and industrial uses, and improve the appearance and maintenance of properties in the area.

Proposed Activity:

- The City would enforce building and nuisance codes through City-initiated exterior inspections and inspections following complaints about nuisance and building code violations. The City would require property owners to either repair code deficiencies or demolish their structures.
- The City would make repairs and carry out routine maintenance on the existing infrastructure.
- The City would improve the appearance, maintenance, and function of the Boneyard Creek in accordance with the recommendations of the Lower Boneyard Improvement Plan.
- The City would work with property owners and renters to identify opportunities for renters to become homeowners through the City's Single-Family Home Ownership Program.
- The City would provide rehabilitation assistance where appropriate to improve the condition of owner occupied and rental properties.
- The City would encourage property owners to monitor the condition of their property on a routine basis.

AREA 2

Advantages and Disadvantages of the Incremental Approach

Advantages

- Better property maintenance will be encouraged through City-initiated code enforcement: all property owners (of commercial, industrial, and residential properties) will be required to maintain their properties in accordance with City nuisance, building, and zoning codes.
- The displacement of residents will be minimized.
- Improvements to the Boneyard Creek will enhance its appearance and function.
- There will be an opportunity for tenants to become homeowners if they are income eligible and if the property they occupy meets the minimum code requirements.
- City assistance with rehabilitation would be available for tenant and owner occupied housing, provided rehabilitation of the structure is economical.

Disadvantages

- Some buildings may be beyond economic repair. City assistance would not be available in such cases, and the owner will be required to either make necessary code-related repairs or demolish the structure.
- Rezoning to residential is not a realistic option because of the number of commercial and industrial properties. New landscape and buffering requirements would not apply because the area is zoned industrial.
- The area would not be available for the relocation of Collegiate's parking lot, which would benefit a larger area in terms of traffic safety, the provisions of affordable housing, and crime prevention within of Beardsley Park.
- This approach will not result in the level of improvement needed to create a more favorable investment environment.
- New housing can not be constructed within the existing I-1 zoning district; only new or expanded commercial or industrial uses are allowed. Vacant lots are likely to remain vacant because they are not large enough to meet the lot size requirements of new non-residential uses.

AREA 2: Redevelopment Approach

Objective: Clear the area of residential properties and support the expansion of existing commercial and industrial uses.

Proposed Activity:

- The City would acquire and clear all existing residential properties in the area. This would include the acquisition of 20 properties: 12 residential properties, 2 commercial properties, and six vacant lots.
- The City would relocate existing, salvageable housing to existing vacant lots within the Beardsley Park neighborhood. (Six of the residential properties were rated minor fault; the balance, major fault or unsound.)
- The City would work with Collegiate Cap & Gown to relocate its parking lot to this area.
- The City would work with Collegiate to construct a parking lot with adequate screening and landscaping to make it an attractive addition to the area.
- The City would make improvements to the Boneyard Creek in accordance with the improvement plan.
- The City would enforce City nuisance, building, and zoning codes to improve the condition, maintenance, and appearance of the remaining structures in the area.

AREA 2

Advantages and Disadvantages of the Redevelopment Approach

Advantages

- The conflict between residential uses and commercial and industrial uses would be eliminated through the relocation of residential structures. When possible, structures will be relocated to stable residential areas within the neighborhood.
- A major source of traffic through the larger neighborhood would be eliminated through the relocation of Collegiate's parking lot.
- New affordable housing units can be built where the parking lot is currently located.
- New housing in this location will increase the sense of security in Beardsley Park, and hopefully discourage illegal activity because of presence of additional 'eyes and ears'.
- The condition and appearance of the area would improve through better property maintenance, and the addition of a well landscaped and screened parking lot.

Disadvantages

- This alternative is costly; heavy public investment would be needed.
- Some families would be displaced.
- Several existing businesses would be lost to the area because of the amount of land needed for the parking lot.
- The parking lot would increase traffic onto Bradley Avenue from the new parking lot, which could potentially create a hazardous situation for pedestrians and motorists.

Summary of Issues in Proposed Improvement Area 3

Area 3 Issues (bounded by Champaign, Beardsley, Market and Eureka)

1. All but three lots on this block comprise Collegiate Cap & Gowns' accessory parking lot. Single-family houses occupy the remaining three lots. Two of them face Champaign Street; the third, Beardsley Street.
2. There is spillover parking along Eureka Street, between Market and Champaign Streets, and, occasionally, Champaign Street, between Eureka and North. The latter is illegal parking in the public right-of-way. Parking is currently permitted within the public right-of-way along Eureka because the area is paved with gravel, otherwise parking would be illegal in this location as well.
3. There are approximately 115 parking spaces in this lot. If used to capacity, twice that number of cars make daily trips to and from this parking facility. According to residents, many of these cars use interior collector and residential streets to come in and out of the neighborhood.
4. Employees using this parking lot must cross Market Street to get to Cap & Gown. There is no traffic control on Market at Eureka, nor is one warranted. Employee safety is a concern for the company.
5. The parking lot creates a blind spot on the east side of Beardsley Park. Illinois Power's Substation creates one on the south. Illegal activity is noticeably concentrated in this corner of the park.
6. Champaign Street between Beardsley and North is substandard. The street is oil and chip and doesn't allow for proper drainage. Water ponds in several locations along this street, especially near the park.
7. New affordable housing is needed in the area to off-set the loss of housing units over last 10 years and to replace those loss through clearance in Area 2. New opportunities for the development of affordable housing should be pursued.

AREA 3: Incremental Approach

Objective: Make improvements where possible and retain the existing land use pattern.

Proposed Activity:

- The City and Champaign Park District would implement the Beardsley Park Improvement Plan which will eliminate parking on Champaign Street, between Beardsley and Eureka, create a grassy parkway between the sidewalk and street on the east side of the park, and provide curbing along the parkway (using of barrier blocks).
- The Police Department would enforce the no-parking provisions around the parking lot.
- The Police Department would assign a STEP vehicle as warranted to enforce speed limits and discourage violation of traffic controls.
- The Police Department would establish a park-and-walk patrol around Beardsley Park to provide regular police presence in the park to discourage illegal activity.
- The City and Park District would encourage residents to participate in the Champaign Park District Adopt-A-Park Program in order to provide facilities and activities to attract families and employees in the area to the park.
- The City would resurface Champaign and Eureka Streets as necessary.

Advantages

- The improvements around Beardsley Park should help to discourage illegal activity by eliminating parking and giving Police an additional enforcement mechanism (through no-parking provisions).
- Resident involvement in the Adopt-A-Park Program would give them more ownership over the park, and allow for creative brainstorming on how to bring families back to the park.
- Enforcing parking restrictions on Eureka will improve the appearance of this area and remove a potential hazard from the neighborhood.

Disadvantages

- None of these activities provide long term solutions. Police patrol is influenced by demand. If crime decreases in the park, police resources are reassigned. Criminals know the pattern and tend to out-wait police; they return as soon as patrol is decreased.
- The conflict created by the parking lot in the neighborhood is not addressed. This use generates a lot of traffic in the neighborhood, even if all parking is confined to the parking lot.
- Oil and chip streets require repaving every three years, with the heavy traffic generated by the parking lot, more frequent resurfacing may be required. This is an expensive activity that doesn't yield long term results.
- There is still a blind spot on two sides of the park. This will continue to be a safe haven for illegal activity.

Area 3: Redevelopment Approach

Objective: Clear and redevelop the area with affordable housing for low- and moderate-income families.

Proposed Activity:

- The City would relocate Collegiate’s parking lot to Area 2 in exchange for title to the vacated property.
- The City would clear the area and prepare it for redevelopment of low-density housing.
- The City would rezone the area from I-1, Light Industrial, to a low-density residential zoning classification.
- The City would design and construct infrastructure improvements on Champaign Street between Beardsley and Eureka, and Eureka between Market and Walnut to support the redevelopment project.
- The City would seek to establish a partnership with a non-profit organization to develop the property:
 - to design and manage the develop and the sale of new residential units;
 - provide home ownership assistance to buyers; and
 - train residents on home ownership and long term maintenance responsibilities.
- The City would encourage residents living around the park to participate in the Park District Adopt-A-Park Program in order to provide facilities and activities to attract families and employees in the area to the park.
- The City would work with residents around the park to establish Neighborhood Watch in order to carry out crime prevention activities.

Advantages

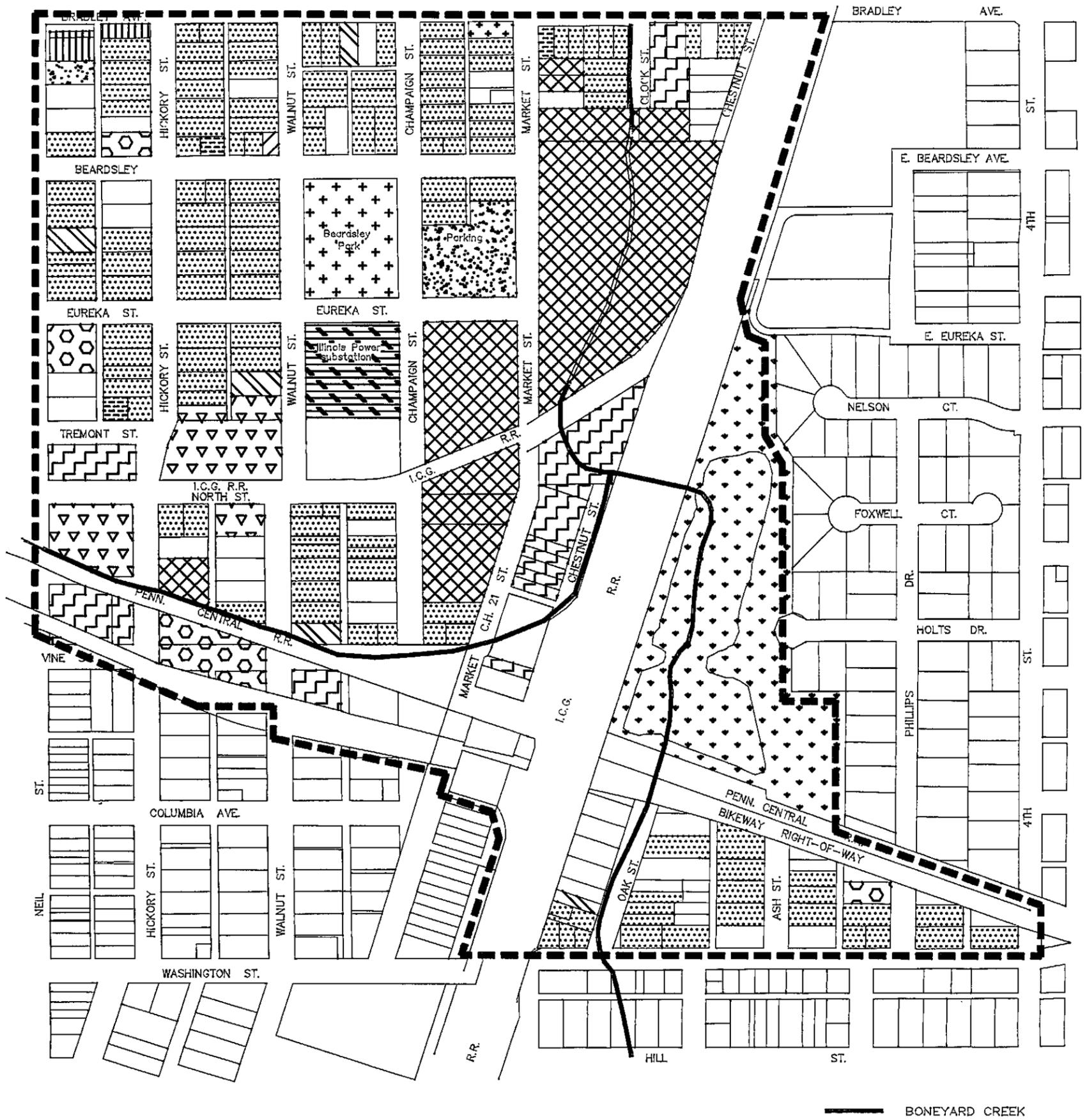
- The above activities would establish long term physical improvements in the area.
- Property values would increase.
- Additional affordable housing would be made available in the neighborhood
- The blind spot on the east side would be filled by residents who live in the new housing. Depending on the design of the housing development, visibility to the south of the park could be achieved.
- The land use conflict represented by the parking lot would be eliminated.
- This approach would encourage resident involvement in park activities to increase the number of families and employees who use the park on a regular basis.

Disadvantages

- This approach requires heavy public subsidy if redevelopment is to take place; this includes the cost of relocating Collegiate’s parking lot to make the space available for redevelopment.

BEARDSLEY PARK

Study Area



CURRENT LAND USE

4/94

	SINGLE FAMILY		PUBLIC		COMMERCIAL
	DUPLEX		PARK		SERVICES
	MULTI-FAMILY		OPEN SPACE		UTILITIES/COMMUNICATIONS
	NON-MANUFACTURING		PARKING LOT		VACANT
	MANUFACTURING				
	QUASI-PUBLIC				

	Business	Type of Business	Zoning	No. of Employees	No. of Customers	Operating Hours	No. of Parking Spaces	On-site Screening	Adjacent Land Uses	Issues
1	Seaboat	Proposed carryout restaurant (Not open for business as of February 1994)	I-1	NA	NA	M-F, 10am - Midnight	2 to 3	None	N-Sf S-Industrial E-Sf W-Sf	-Limited on -site parking; -Access drive is located on Market Street near Market and Bradley Intersection; -Overflow traffic may park on Market St.
2	University Sportsware	Manufacturing and limited retail	I-1	50-65 (seasonal)	NA	M-S, 8am - 6pm;	4	None	N-Vacant S-Public E-Pubic W-Commercial	-Limited on-site parking, overflow on adjacent vacant lot without owner consent; -truck traffic 3-4 times per day-loading zone in back of building; -Has out grown leased space, will relocate w/i 3 years.
3	Safeway Printing	Print shop	I-1	2.5	NA	M-F 8am - 5pm	NA	None	N-Public S-Public E-Commercial W-Public	-Limited on-site parking, spillover uses adjacent private parking lot; -Customers leave via Hickory to Washington to avoid Neil traffic; -May relocate by '96 to larger, more visible site.
4	H & K Enterprises	Farm chemical distribution	I-1	2 (family owned & operated)	NA	NA	Adequate (parking lot is unstriped)	Chain-link fence	N-Parking S-Commercial E-Industrial W-Sf	-Daily truck traffic (10 semis and 1 UPS); -Portion of property is currently unused, open to sell for parking.
5	Bash-Pepper Roofing	Roofing business	I-1	27 (seasonal)	10/month	6:30am-dusk	None	Chain-link fence	N-vacant S-Public E-Vacant W-Public	-Owns 2 vacant lots on Hickory; -Rents warehouse behind C-U Poster, wants to build warehouse on vacant lots; -Fence encloses portion of city alley, no record of vacation. -Outside storage.

	Business	Type of Business	Zoning	No. of Employees	No. of Customers	Operating Hours	No. of Parking Spaces	On-site Screening	Adjacent Land Uses	Issues
6	Silver Machine Shop	Welding and machine shop	I-1	7	NA	M-F, 8am - 5pm	Adequate (parking lot is unstriped)	Back side of lot fronting Champaign Street is fenced.	N-Industrial S-Industrial E-Industrial W-Sf	-Business comprises 2 lots plus abandoned railroad right-of-way; -Business has frontage on Market and Champaign Streets; -Owns vacant lot at 711 N. Champaign; -Business recently expanded and built new office building.
7	Beebe Trucking	Trucking company	I-1	15-18 drivers	NA	24 hours, 7 days/week (based on dispatching)	6	None	N-Industrial S-Industrial E-RR W-Commercial/ Industrial	-Some trucks stored south of Recycling Center (CRC); -Site comprises several buildings, including a vacant building near creek; -One building rented to CRC; -plans improvement to office building.
8	Petry-Kuhne	Warehouse and storage of construction equipment	I-1	NA	NA	M-F, 7am - 5pm	Adequate (parking lot is unstriped)	Chain -link fence	N-Commercial S-Sf E-Industrial W-Sf	-Chain link fence does not adequately screen business from adjacent residential; -Plans to clean-up site; -Business has frontage on Market and Champaign Streets;
9	Illinois Power	Power substation	I-1	N/A	N/A	N/A	N/A	Chain link fence	N-Park S-Vacant E-Industrial W-SF	-Chain link fence does not provide adequately screen; -no landscaping on site, site has a lot of unused land surrounding substation, in addition to vacant track to south; -Illegal dumping and vandalism on this site.

	Business	Type of Business	Zoning	No. of Employees	No. of Customer	Operating Hours	No. of Parking Spaces	On-site Screening	Adjacent Land Uses	Issues
10	C-U Poster	Sign fabrication shop	I-1	10	5/day	M-F, 8am - 5pm	6	Some landscaping	N-Industrial S-Commercial E-Sf/ Commercial W-Commercial	-Spillover cars park on Vine Street; -Additional storage space facility outside project area; -Security is a problem at this location.
11	Collegiate Cap & Gown	Manufacturing and distribution facility	I-1	425-500 (seasonal)	NA	M-F, 7am - 4:30pm	2 employee parking lots	Chain link fence around facility and off-site parking lot	N-Commercial S-Industrial E-RR W-Parking & Sf	-Spillover cars park on city right-of-way on Eureka Street, -Parking lot abuts single-family home; -Screening is inadequate to buffer residential uses. -Speeding on Market endangers employees crossing the street to parking lot.
12	Unnamed office (Beardsley between Neil and Hickory)	Office use	S-F	NA	NA	NA	NA	none	N-Sf S-Sf E-Sf W-Sf	-Office use is nonconforming; -Owner wants to convert use back to single-family; -Some problem with sewer line-several properties on one line.
13	Advance Sheet Metal	Storage	I-1	1 regularly on site; crew members visit the site weekly.	None	NA	NA	none	N-SF S-SF E-SF W-SF	-The vacant lot with frontage on Chestnut Street has several abandoned vehicles cover with debris, the balance of the lot is also filled with debris.

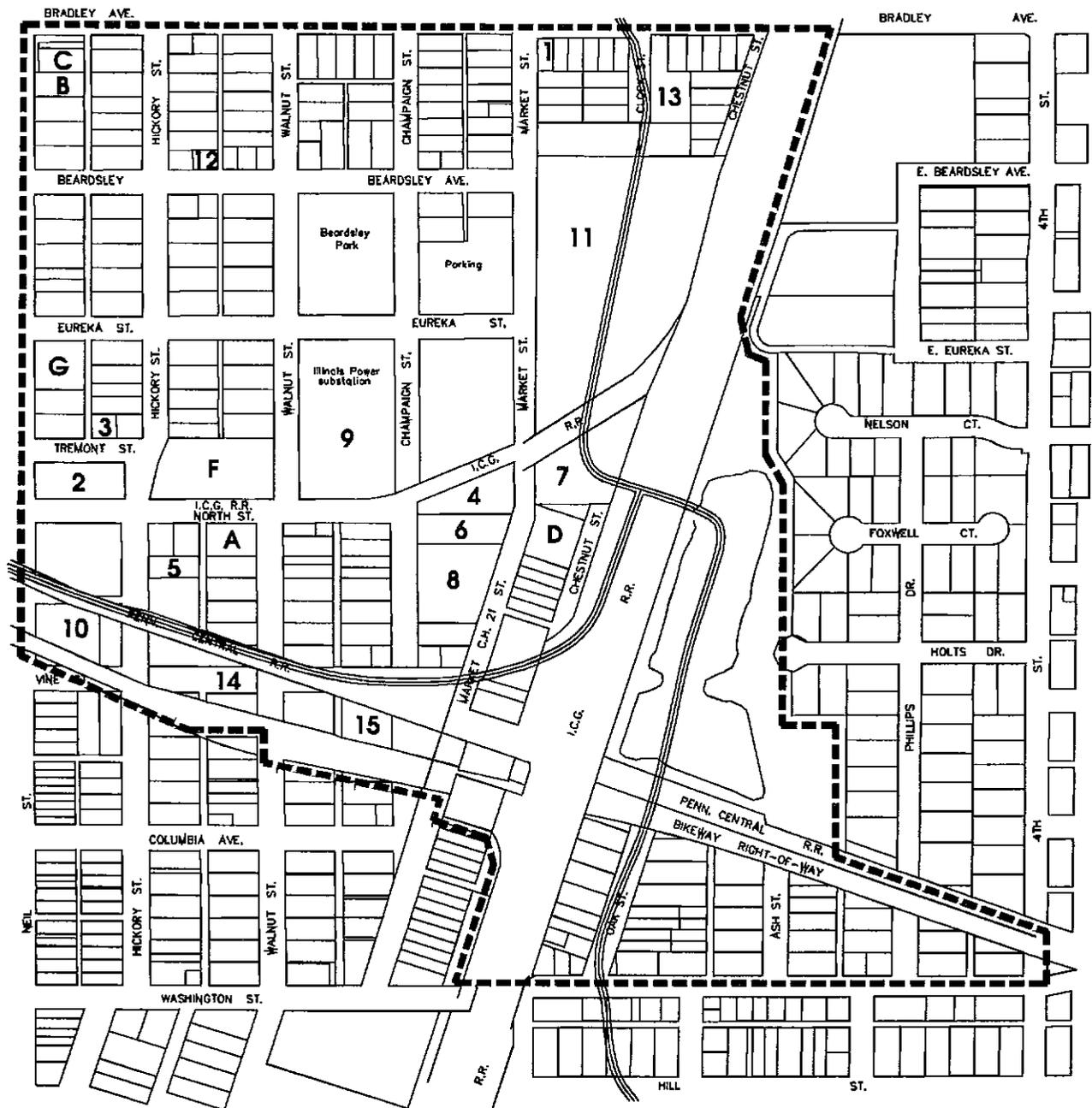
	Business	Type of Business	Zoning	No. of Employees	No. of Customer	Operating Hours	No. of Parking Spaces	On-site Screening	Adjacent Land Uses	Issues
14	American Legion	Private Club/Tavern	I-1	2 to 3	up to 50/day	11a.m. - 5:00 p.m.	adequate (stripped parking lot)	Chain linked fence	N-RR S-RR E-Commercial W-Industrial	-The club is open during the day to members for leisure activities (card games, etc.); -There is littering on the site, but the staff is instructed to remove it immediately.
15	Durbin Storage Facility	Storage	I-1	NA	NA	NA	NA	None	N-RR S-RR E-Industrial W-Industrial	-Very little activity on this site on a daily basis.

	Agency	Type of Use	Zoning	No. of Employees	No. of Clients	Operating Hours	No. of Parking Spaces	On-site Screening	Adjacent Land Uses	Issues
A	City of Champaign	Material Storage Building	I-1	N/A	N/A	N/A	None	None	N-Public S-Vacant E-Sf W-Sf	-City facility used to store traffic signal parts; -Facility has a wall around it with no roof or enclosed entrance-way, entrance-way is fenced. -Graffiti on building.
B	Columbia Elementary School	Off-Site Parking Lot	R-4	N/A	N/A	N/A	Not adequate (Parking lot is not striped)	None	N-Public S-Vacant E-Sf W-Public	-Columbia School is outside the study area, at Neil and Bradley intersection; -One vacant is lot leased for parking (unstriped), spillover cars park on adjacent vacant lot; school maintains the leased lot. -The lot is located at a high traffic intersection.
C	Community Day Care	Day care center	R-4		40	M-F, 8am - 5pm	NA	Chain-link fence	N-SF S-Parking E-SF W-Public	-Center owns two lots, both have Bradley Ave. frontage, -Neil/Bradley improvement project might impact site, -Wants to improve facility and adjacent play ground.
D	Community Recycling Center	Recycle collection and distribution site	I-1	25	NA	Office: 8am - 4:30pm; 24 hour drop-off	NA	Yes: privacy fence	N-Industrial S-Industrial E-RR W-Commercial/ industrial	-Facility is unsightly, materials stored on site in view from street; -Area is paved with gravel, on site flooding requires regular resurfacing; -Use has outgrown this facility and will relocate once lease expires 12/95; -Drop-off site is well lighted, recently installed for security. -Need to dispose of unusable material.

	Agency	Type of Use	Zoning	No. of Employees	No. of Clients	Operating Hours	No. of Parking Spaces	On-site Screening	Adjacent Land Uses	Issues
E	Public Health District	Public health facility	R-6	48 full-time 3 Part-time	NA	MTHF, 8am - 4pm; TW, 8am - 6pm	Adequate	None	N-Sf S-Vacant E-Sf W-Sf	-Parking is usually adequate for employees and customers, for special events spillover parking uses Public Aid's site, has concern about others parking in their lot; -Will need to expand facility w/i 5-10 years, would like to stay in the area, build annex on site nearby.
F	Department of Public Aid	State public aid facility	I-1	55	260	8:30am -5pm	Adequate	Privacy fence on north side near single-family homes	N-Sf S-Sf/Public E-Vacant W-Industrial	-Employees park on city parkway for convenience, adequate spaces exist on site; -Safety is a concern; -Dumpsters on site are used by outsiders, there is a problem with litter.
G	Teamster Union	Office	R-6	NA	NA	NA	Adequate	None	N-SF S-Vacant E-SF W-SF	-The office and parking are situation on two standard size lots; -The site is well maintained.

BEARDSLEY PARK STUDY AREA

BUSINESS AND PUBLIC AGENCY INVENTORY MAP



— BONEYARD CREEK

Zoning Pattern

The area has four distinct zoning district classifications. They are single-family, multi-family, commercial, and industrial. (See Zoning Map.) There are two types each of the multi-family, commercial, and industrial districts. The second of each type allows more intensive land uses. The B-1, Neighborhood Business District, allows businesses which serve the neighborhood primarily. These include grocery stores, laundries, and personal service shops (barber shops, beauty parlors, dry cleaners, etc.). The B-3, General Business District, allows businesses that cater to a larger market and which generate a higher level of traffic. These include banks, gas stations, taverns, theaters, etc.

Areas in the neighborhood that are predominately residential are zoned single-family and multi-family. Multi-family zoning is limited to Neil Street and Market Street, and the area east of the ICG and south of Penn Central. Areas adjacent to railroad tracks are zoned industrial. Only three lots are zoned commercial. Two are vacant lots on Neil Street; the third, is located at the southwest corner of Market and Beardsley.

Land Use & Zoning Conflicts

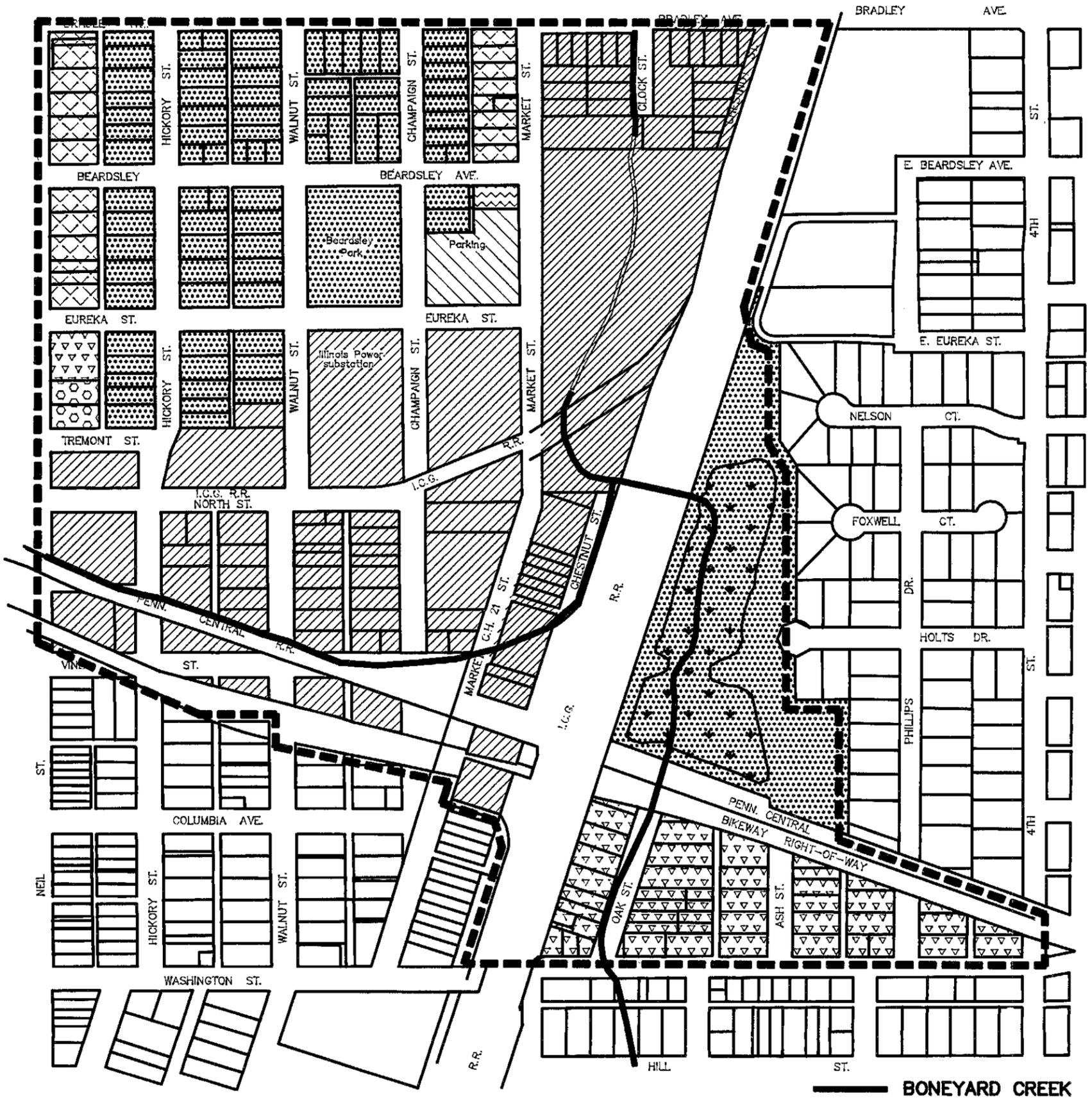
Zoning north of North Street is generally compatible with how property is being used in that area. A rezoning of properties in the neighborhood in 1986 helped to achieved this compatibility. In the southern part of the neighborhood, zoning and land use are not compatible.

There are at least 22 single-family homes in the industrial district along the tracks. Single-family uses are not permitted uses within industrial districts. When this occurs the single-family uses are classified as nonconforming. If a lot becomes vacant another single-family home can not be built in its place. The zoning classification would have to change to make the single-family homes conforming.

Only single-family homes are located in the multi-family district east of the ICG and south of Penn Central. This area was not rezoned in 1986. The zoning permits uses which are not compatible with these single-family homes.

BEARDSLEY PARK

Study Area



ZONING CLASSIFICATIONS

3/7/94

- | | | | |
|--|--|--|--|
| | R-2 Single Family Medium Density | | I-1 Light Industrial District |
| | R-6 Multi-Family High Density District | | I-3 Restricted Light Industrial District |
| | R-4 Multi-Family Low Density District | | |
| | B-1 Neighborhood Business District | | |
| | B-3 General Business District | | |

Source: City of Champaign Planning Department

Crime

Fear of crime city-wide is low. The results of the community survey indicated that on a scale of 100, the fear of crime index is 22.37 and the overall perception of City disorder is 11.32. The fear of crime index for each Beat Area ranges from a low 18.72 for Beat G in southwest Champaign, to a high of 34.38 for Beat B in north central Champaign. Beat A, which includes the Beardsley Park Study Area, had the second highest fear of crime index. The results for each Beat Area are provided in Charts 4 and 5. (See Beat Map below.)

Champaign Police Beat Map

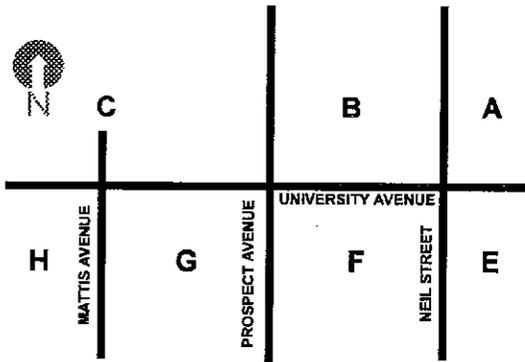
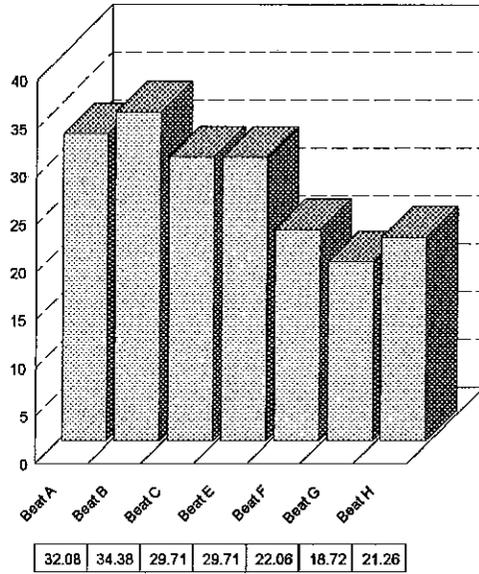


Chart 4

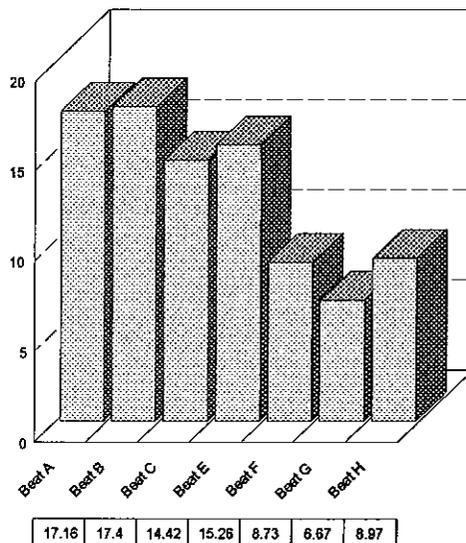
Fear of Crime Index



Source: City of Champaign Citizen Survey (January 1994)

Chart 5

Neighborhood Disorder Index



Source: City of Champaign Citizen Survey (January 1994)

Crime statistics based on police reports written between August 1992 and August 1993 were compiled for the area bounded by Bradley, Neil, Washington, and Fourth. The top ten offenses and the number of reports filed are listed below.

1	Assault/Battery	78
2	Disorderly Conduct	45
3	Residential Burglary	37
4	Narcotics	33
5	Vandalism-Property	25
6	Petty Theft	20
7	Runaway	17
8	Vandalism-Vehicle	11
9	Weapons	10
10	Vehicle Burglary	10

Fire Protection Profile

Data on the number of fires in the study area are not readily available. Instead, information on fire protection risks and fire investigations (not all fires are investigate) provided by the Champaign Fire Department are summarized here.

The age of residential structures in the area suggests that they may present an increased risk of fire. This is because of older wiring and heating units. The amount of risk depends on maintenance and modernization of these systems over time. There is no information to document any problems.

The primary fire protection risks in the area are light industrial uses such as Collegiate Cap and Gown, Silver Machine Shop, the Community Recycling Center, and Foxie's Welding. These present fire protection risks

based simply on the size and the type of equipment used. None of these facilities have experienced a major fire.

Hazardous materials are present in the area but not in large quantities. Two major railways, the Illinois Central Gulf and Penn Central, present the most significant exposure to hazardous materials by trains that transport hazardous materials. They pose a risk if there is an accident. However, accidents are rare, although the potential exist.

Overall, the Champaign Fire Department describes the area as low risk. A summary of fire investigations dating back to 1977 are provided below by year and type of investigation.

Fire Investigations (1977 - 1994)

<u>Cause</u>	<u>1970s</u>	<u>1980s</u>	<u>1990s</u>	<u>Total</u>
Arson	2	10	7	19
Accidental	0	4	2	6
Child's Play	0	0	3	3
Suspicious	0	1	0	1
False Alarm	0	1	0	1
Total	2	16	12	30

There were 30 fire investigations, or two per year, involving residential properties over the last 15 years. Most of these involved arson. The Fire Department reports that these numbers do not indicate that the area is prone to fire, or arson, as compared with similarly populated areas in the city.

Physical Conditions

This section of the report describes physical conditions in the study areas. Included are the condition of buildings, exterior properties, and public infrastructure, including the Boneyard Creek, streets, alleys, sidewalks, traffic controls, and landscaping within the public rights-of-way.

Building Condition

The City conducted a survey of exterior building conditions in October 1993. Each building received one of four condition ratings: sound, minor fault, major fault, or unsound. This classification does not determine eligibility for City housing rehabilitation assistance, but instead provides an indication of the need for housing rehabilitation to extend the useful life of structures in the area. (See Appendix A for a definition of land use classifications and each rating.) The chart below presents the results of the survey for buildings by land use type.

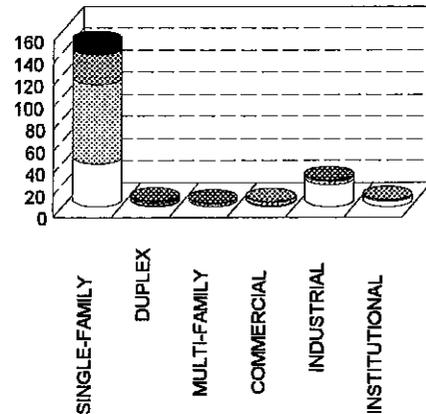
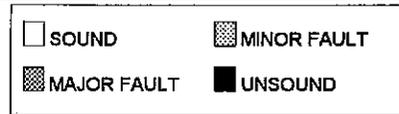
A majority of buildings have minor faults, or deficiencies, such as a deteriorated roof, missing siding, or sagging porch. If left unchecked these deficiencies can develop into more serious problems over time. The next highest number of buildings were rated sound.

One block south of North street contains a concentration of buildings with major faults. Otherwise, these buildings are scattered, rather than concentrated, throughout the neighborhood. (See Current Building Condition Map.)

Chart 6

BEARDSLEY PARK AREA

BUILDING CONDITION BY LAND USE TYPE



UN SOUND	9	0	0	0	0	0
MAJOR FAULT	27	2	3	0	1	0
MINOR FAULT	72	2	0	3	3	1
SOUND	39	1	0	1	20	5

SOURCE: 1993 LAND USE & BUILDING CONDITION SURVEY

Exterior Property Condition

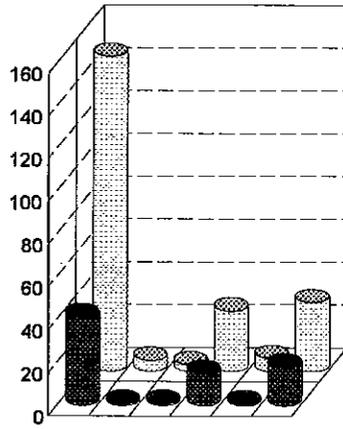
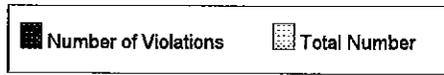
City ordinances require that exterior properties be maintained free of garbage and debris, abandoned and inoperable vehicles, tall grass and weeds, and vehicles parked in yards. The City also requires that property owners maintain the public parkway adjacent to their property. If any of these conditions exist, the owner is in violation of a City ordinance.

A total of 77 properties (out of a total of 189) have one or more of the above

described violations. The majority of these properties are single-family. More than half of all vacant lots had property maintenance violations. The next highest number of violations were found on commercial properties. The chart below shows property maintenance violations by land use.

Chart 7

Property Maintenance Violations



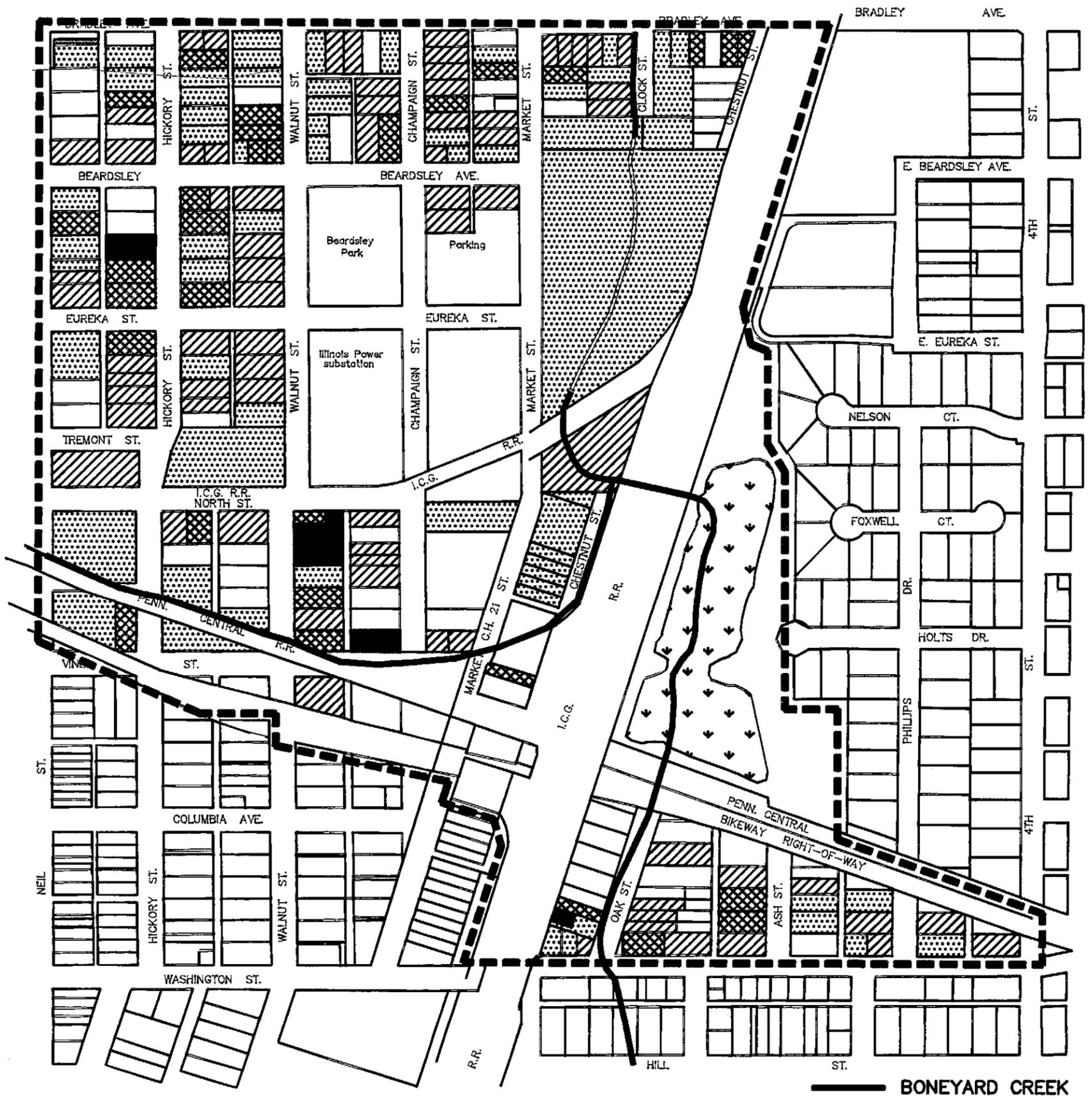
Single-Family
Duplex
Multi-Family
Commercial
Institutional
Vacant Lots

Total Number	147	5	3	28	6	32
Number of Violations	41	1	1	15	1	18

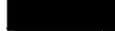
Source: Land Use & Building Condition Survey (1993)

BEARDSLEY PARK

Study Area



CURRENT BUILDING CONDITION

-  (0) NO STRUCTURE [VACANT OR OTHER]
-  (1) SOUND STRUCTURE [GOOD]
-  (2) MINOR REHABILITATION [FAIR]
-  (3) MAJOR REHABILITATION [POOR]
-  (4) UNSOUND STRUCTURE [SUBSTANTIALLY DETERIORATED]

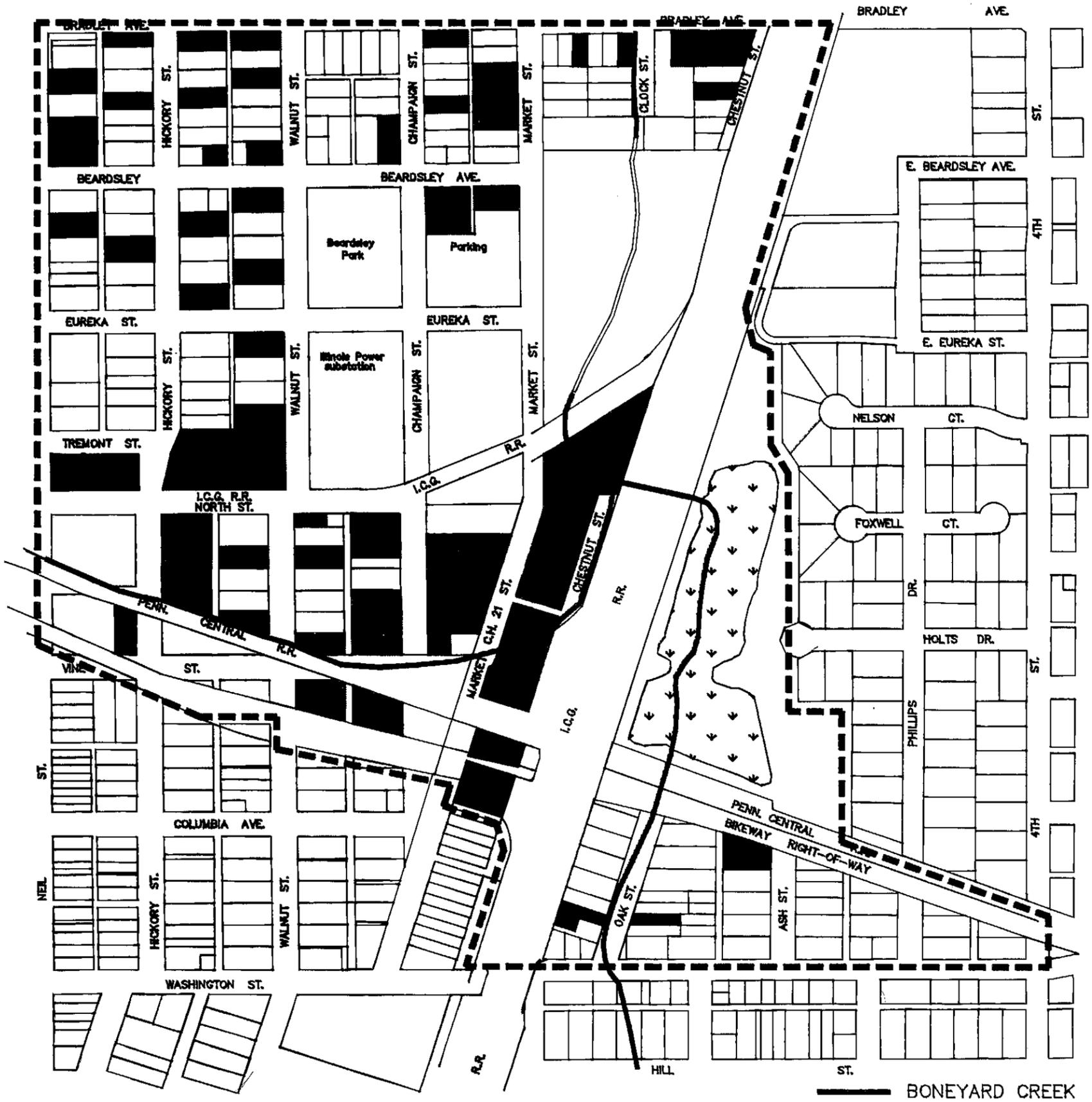
Source: City of Champaign Planning Department

North arrow pointing up and date 3/7/94.



BEARDSLEY PARK

Study Area



PROPERTY MAINTENANCE


 3/7/94

- EXCELLENT (NO NUISANCE VIOLATIONS)
- NEEDS ATTENTION (ONE OR MORE NUISANCE VIOLATIONS)

Source: City of Champaign Planning Department



Boneyard Creek Drainage System

Location

The Boneyard Creek is a primary drainage collector for northeast Champaign, northwest Urbana, and the University of Illinois. The creek is made up of open channel, enclosed channel, and two detention basins. One Basin is located inside the Beardsley Park Study Area. The Oak Ash Detention Basin is west of the Dr. King Subdivision. The open channel of the creek drains a total area of 7.27 square miles: 4.10 square miles are located in Champaign; 0.72, on the University of Illinois campus; and 2.45, in Urbana.

The Upper Boneyard Creek begins at the intersection of Bloomington Road and Harris Avenue in Champaign. (See Boneyard Basin Map.) It meanders north of Edgebrook Drive to a Northwest Diversion Structure located at Neil Street. This structure diverts all rain water collected within this area into an underground eight foot square box which then transports the water from Neil Street to the Saline Ditch north of J.M. Jones in Urbana.

The Lower Boneyard Creek begins again on the east side of Neil Street and flows southeasterly into campustown. It enters the study area at Bradley and Clock and flows under Collegiate Cap & Gown. A second branch enters at Neil and Penn Central Railroad. From campustown, it flows roughly parallel to Green Street for a mile before flowing southeasterly through downtown Urbana to the Saline Ditch. The creek is approximately 4.6 miles long and 2.8

miles of it are located in Champaign.

Problems

The Lower Boneyard Creek has several long-standing problems. The poor performance of the creek has been the subject of many studies, dating back to 1949. The most recent study was completed in 1986. However, only a few of the recommendations included in past studies have been implemented. As a result, many of the problems identified in these studies still exist.

Flooding: The width and depth of the open channel are not sufficient at many locations to handle all of the stormwater that flows into the creek. And, when water in an open channel flows into an enclosed channel like the one beneath Collegiate Cap & Gown, the water flow is restricted. As a result, the creek floods during many rain storms. The area impacted by this flood is called the flood plain. Buildings within the floodplain are susceptible to damage. For example, the site of the Community Recycling Center is a flood-prone area.

Poor Water Quality: When the banks of the creek erode (from flooding for example) it affects the quality of the water in the creek. Water quality is important; contaminated water from the creek can contaminate other bodies of water into which the creek flows. When small particles of rock and dirt collect at the bottom of the creek (siltation), the flow of water is affected. This affects water quality, and flow. Water stagnates and creates a breeding ground for mosquitos. Various locations along the creek between

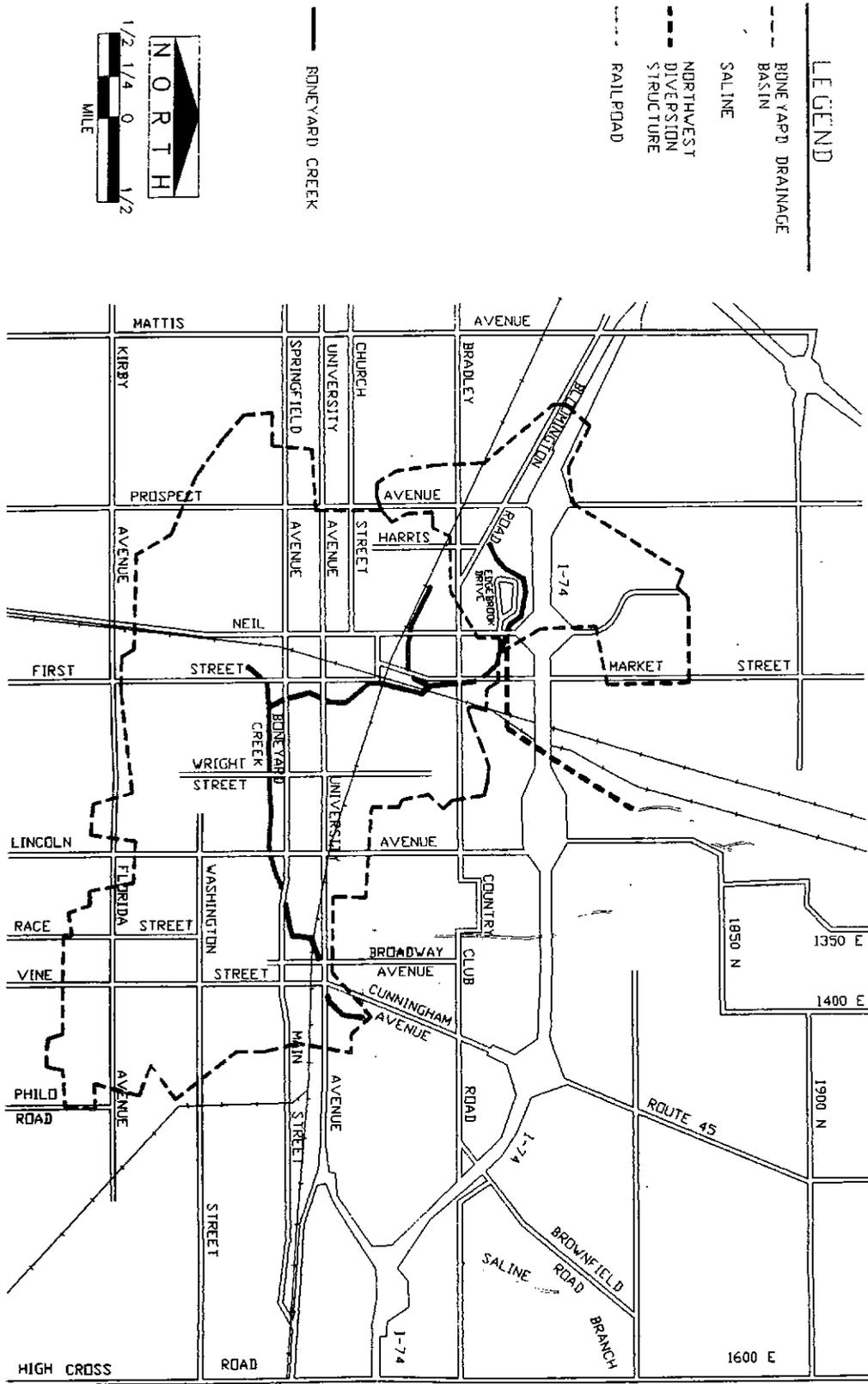


FIGURE 1

Market and State Streets are eroded or silted.

As rain falls it comes into contact with oil, grease, fertilizer and other contaminants on lawns, streets, and sidewalks. All of these contaminants, including those from illegal dumping and accidental spills, collected by stormwater runoff have an impact on water quality.

Inadequate Maintenance: Before 1992, maintenance of the creek was the responsibility of the Urbana & Champaign Sanitary District (UCSD). A majority of the creek is located on private property with no public access for maintenance. Maintenance has been the responsibility of private property owners and the level of maintenance has varied. Some sections are well maintained, others are not. When the channel and its banks are not well maintained, the capacity of the creek to carry stormwater is greatly reduced and the appearance of the creekway is poor.

Examples of poorly maintained sections include both banks of the channel between Bradley and the north side of Collegiate Cap 7 Gown, both banks between Market and Bradley, and the Oak Ash Detention Basin.

Encroachments: There are many buildings located within the floodplain of the creek. These encroachments can restrict water flow and result in property damage when the creek floods.

Detention: There is very little stormwater detention along the creek. Detention controls the flow of stormwater by collecting it in a basin for

a period of time before emptying (usually by gravity flow or pumping) back into the creek after a rain storm ends. The result is that during periods of peak flow, the amount of water actually going down stream in the creek is reduced. Typically, a basin is emptied between 24 and 48 hours after a rain storm. The Oak Ash Detention Basin fails to empty completely and over time has developed into a swampy area that impedes water flow back into the creek.

Boneyard Creek Improvement Plan

In 1992, the City of Champaign took control of Boneyard Creek maintenance for the portion that lies within the City limits. An improvement plan has been completed for the Upper Boneyard Creek. Implementation of the recommendations included in the plan will begin this year. A study of the Lower Boneyard Creek is currently in progress. The purpose of the study is to identify strategies to reduce flooding, facilitate maintenance, and correct other related problems. Implementation strategies are likely to impact sections of the study area, especially those located near the creek.

Public Infrastructure Conditions

This section examines the condition of public infrastructure in the study area. Public infrastructure, for the purpose of the study, includes streets, sidewalks, alleys, traffic control devices, and landscaping of public rights-of-way.

Street Pavement Type and Condition

Streets in the community are generally paved with concrete, asphalt, or brick. Unpaved streets are treated with an oil and chip surface. The study area contains both paved and unpaved streets, and all three payment types.

Oil and chip streets are considered substandard because they are unpaved and typically have poor drainage. Oil and chip are applied to a dirt surface to keep the surface dry and dust-free. These streets require resurfacing every one to three years. All oil and chip streets within the study area are rated poor. All other streets were found to be in good to fair condition. (See Pavement Type by Street Map.)

Alley Condition

Alleys in the study area are generally in poor condition. Most are unpaved; some are overgrown with weeds. (See Alley Condition Map.) Most have lost their usefulness as secondary access drives to private lots. When alleys no longer have a public benefit as secondary access drives, they should be vacated and turned over to adjacent property owners. Several in the area have been vacated or are currently surrounded by one property owner.

Sidewalks

Sidewalks exist on most streets in the area, except North Street and Champaign Street. Most were provided during the late 1970s as part of the Community Development Block Grant Program. At least a third of all sidewalks in the area are rated substandard. There are brick sidewalks

in several locations. Most are overgrown with weeds and hardly noticeable. Sidewalks rated as substandard are typically severely cracked and disjointed. In some instances, these conditions exist on more than 50 percent of the block. (See Sidewalk Map.)

Street Lights

Street lights are provided on all streets in the study area, except the area located south of North Street. Existing street lights in the area are energy efficient high pressure sodium vapor that provide the brightest, most uniform lighting (or illumination).

City Landscape

Trees are a neighborhood asset. They provide shelter from sunlight, muffle sound, and create an aesthetically pleasing environment. The City plants and maintains trees in the public right-of-way between the street and sidewalk.

Street trees are scarce in parts of the study area, especially south of Beardsley Avenue. Some blocks have no street trees, and if trees are lacking on adjacent private property the area can look barren. The City Landscape Map shows the location of existing street trees.

Traffic Control Devices

The Traffic Control Devices Map shows how traffic is controlled at intersections throughout the neighborhood. Stop signs are generally used on local and residential collector streets to control traffic flow. Traffic signals are used at the intersection of more heavily travelled streets such as Neil, Market, and Bradley.

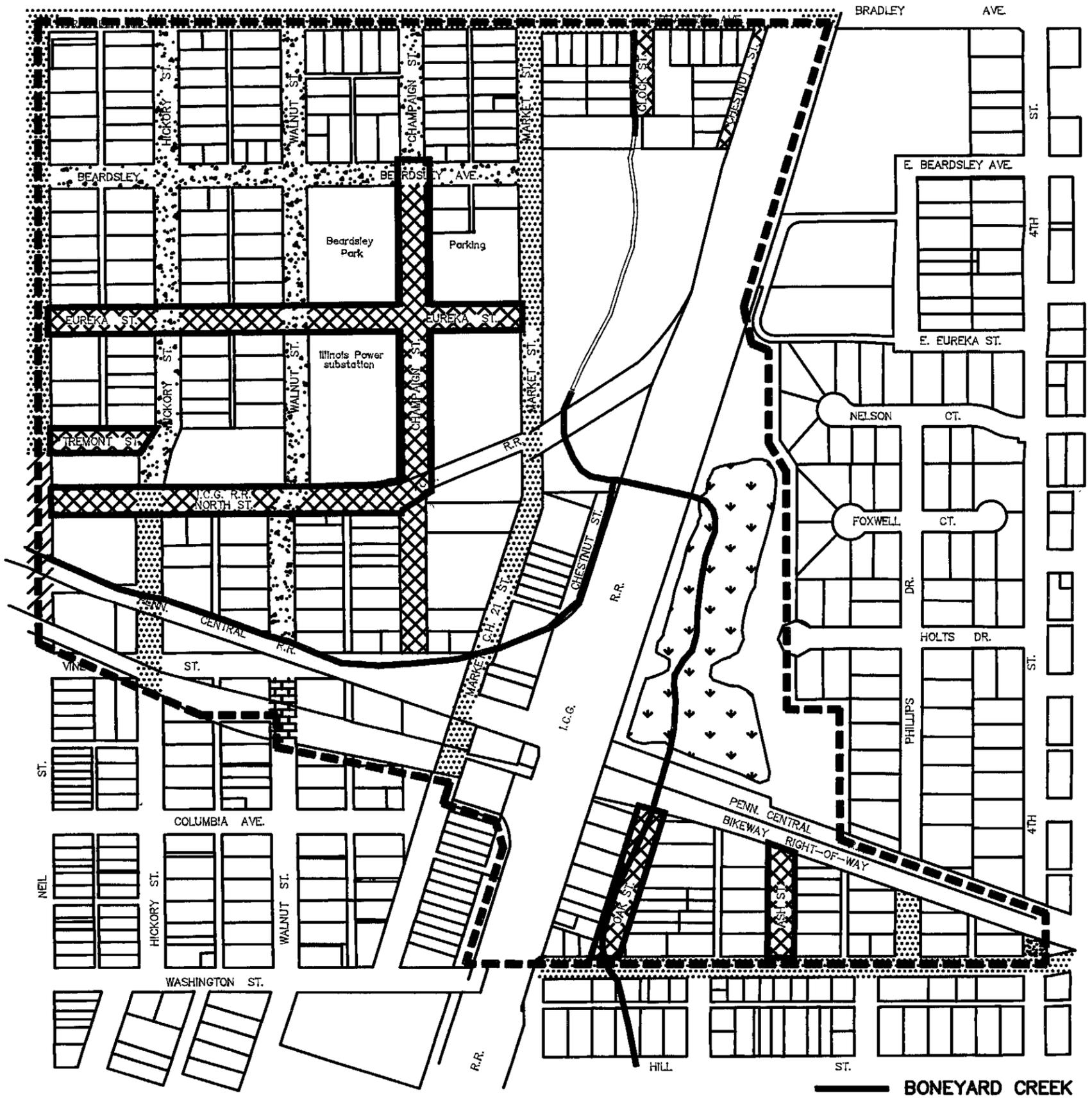
There are several intersections within the area that lack traffic controls. These are located at Hickory and Tremont, Walnut and North, and Champaign and North. Traffic controls such as stop signs at 2 or 4 of the corners are generally needed at four-way intersections, such as Walnut and North.

Storm Sewers

Several locations within the study area currently lack storm sewers and several others experience chronic flooding as a result of poor drainage within the Boneyard and inadequate capacity of storm sewers. A portion of Walnut and Champaign Streets do not have storm sewers. However, there is no evidence of chronic flooding at these locations. Boneyard Creek improvements should correct the problems causing flooding at locations along the Boneyard. However, separate measures will have to be investigated to address flooding in areas away from the Boneyard. (See Storm Sewers Map.

BEARDSLEY PARK

Study Area



PAVEMENT TYPE BY STREET

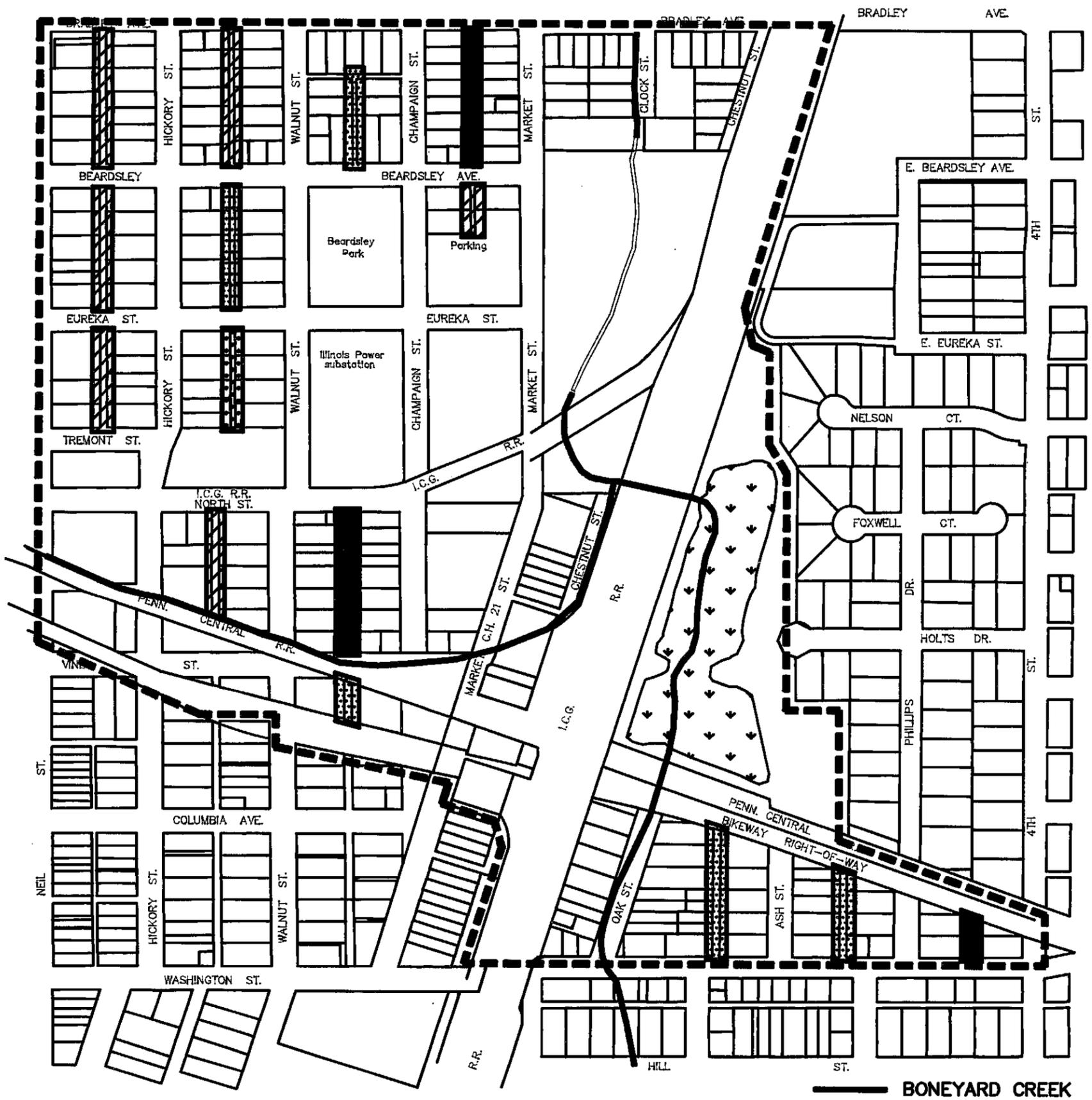

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- | | | | |
|---|--------------------------------|---|-----------------------|
|  | ASPHALT OVER STONE |  | POOR STREET CONDITION |
|  | ASPHALT OVER CONCRETE OR BRICK | | |
|  | CONCRETE | | |
|  | BRICK | | |
|  | OIL AND CHIP | | |

Source: City of Champaign Public Works Department

BEARDSLEY PARK

Study Area



ALLEY CONDITION

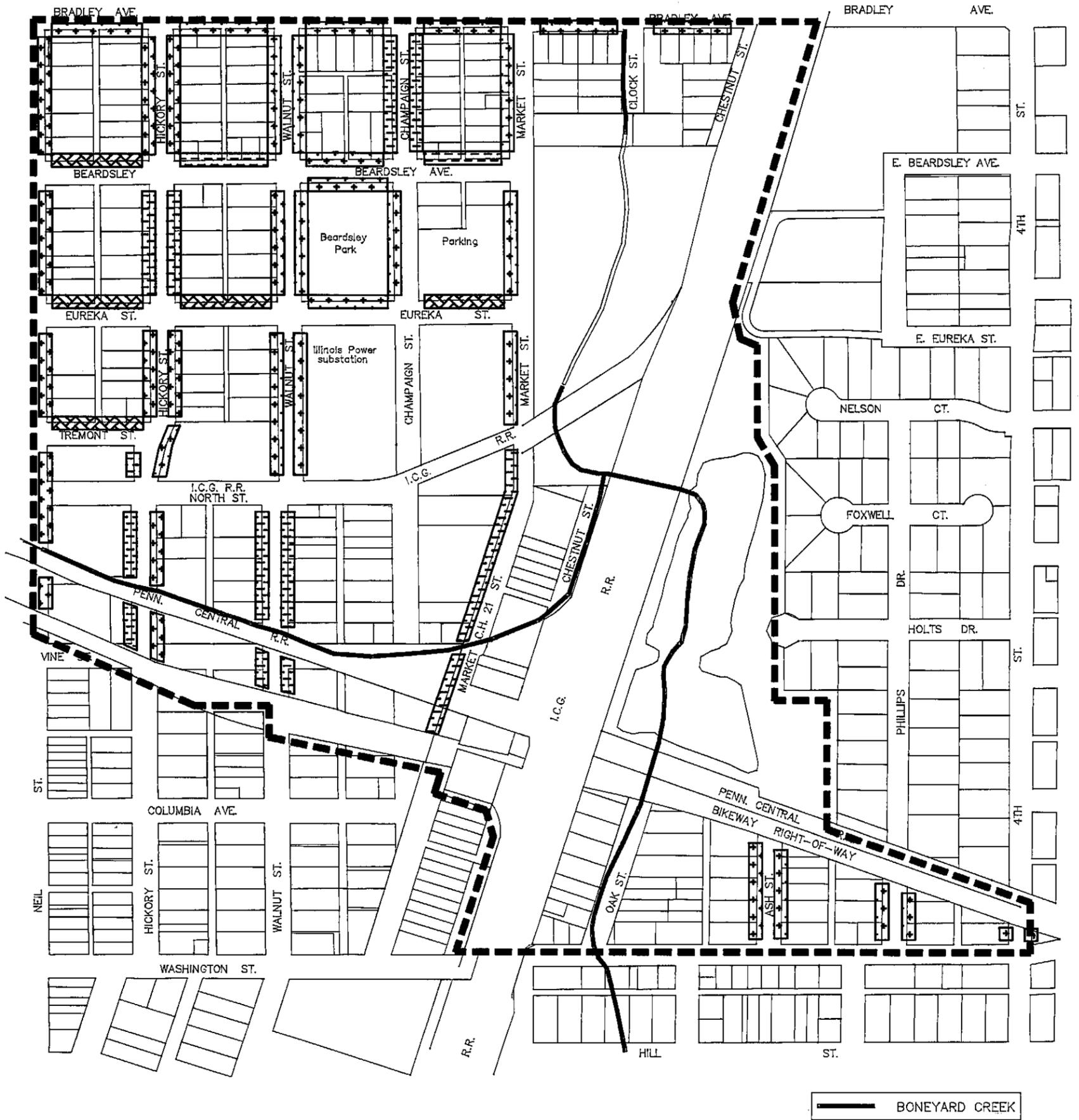
-  MUD
-  STONE
-  STONE / MUD
-  GRASS

Source: City of Champaign Public Works


 3/7/94

BEARDSLEY PARK

Study Area



SIDEWALKS

4/94

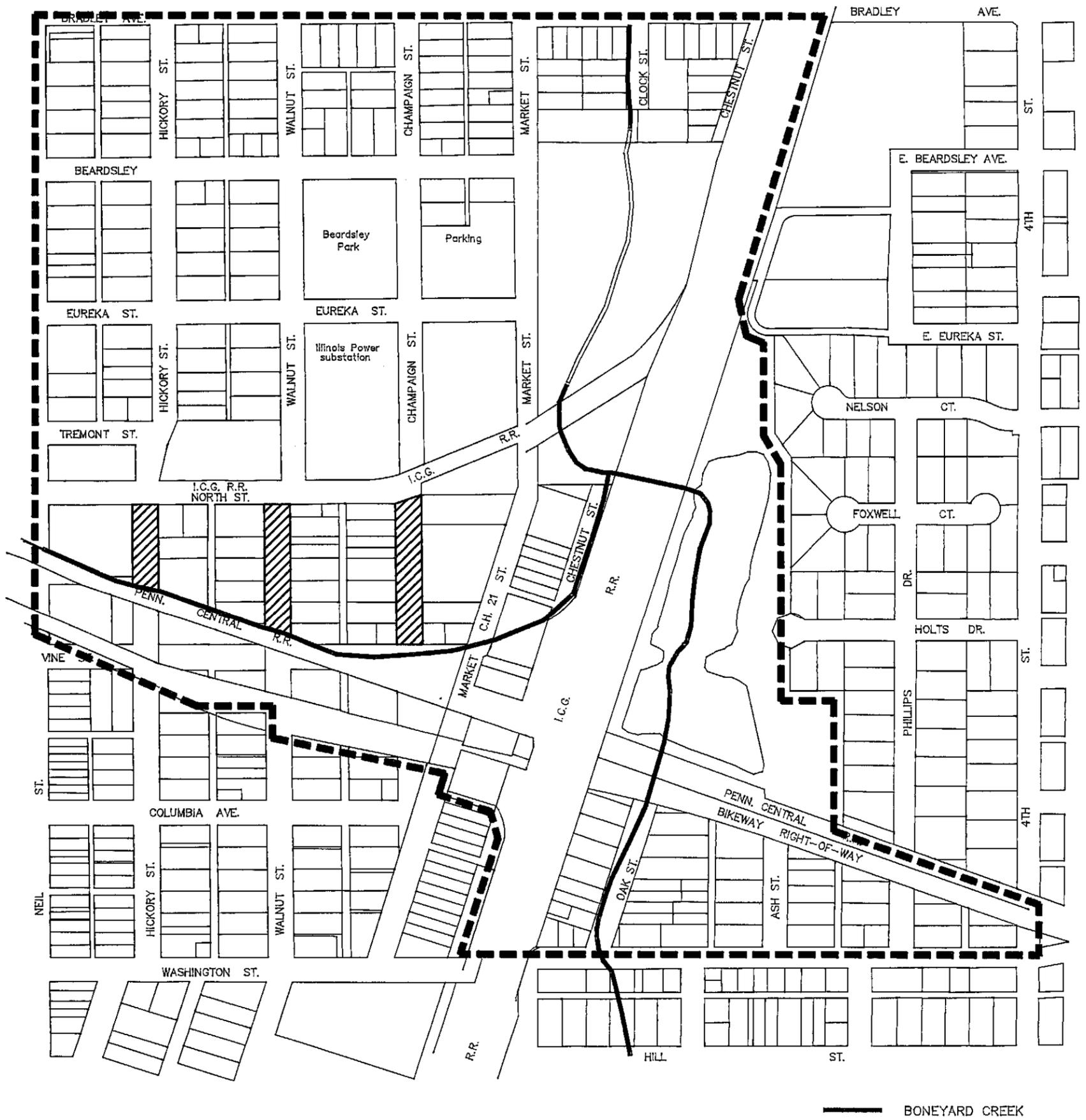
-  GOOD REPAIR
-  SUBSTANDARD
-  BRICK

* ALL OTHER STREETS HAVE NO SIDEWALK

Source: City of Champaign Planning Department

BEARDSLEY PARK

Study Area



STREET LIGHTING

N
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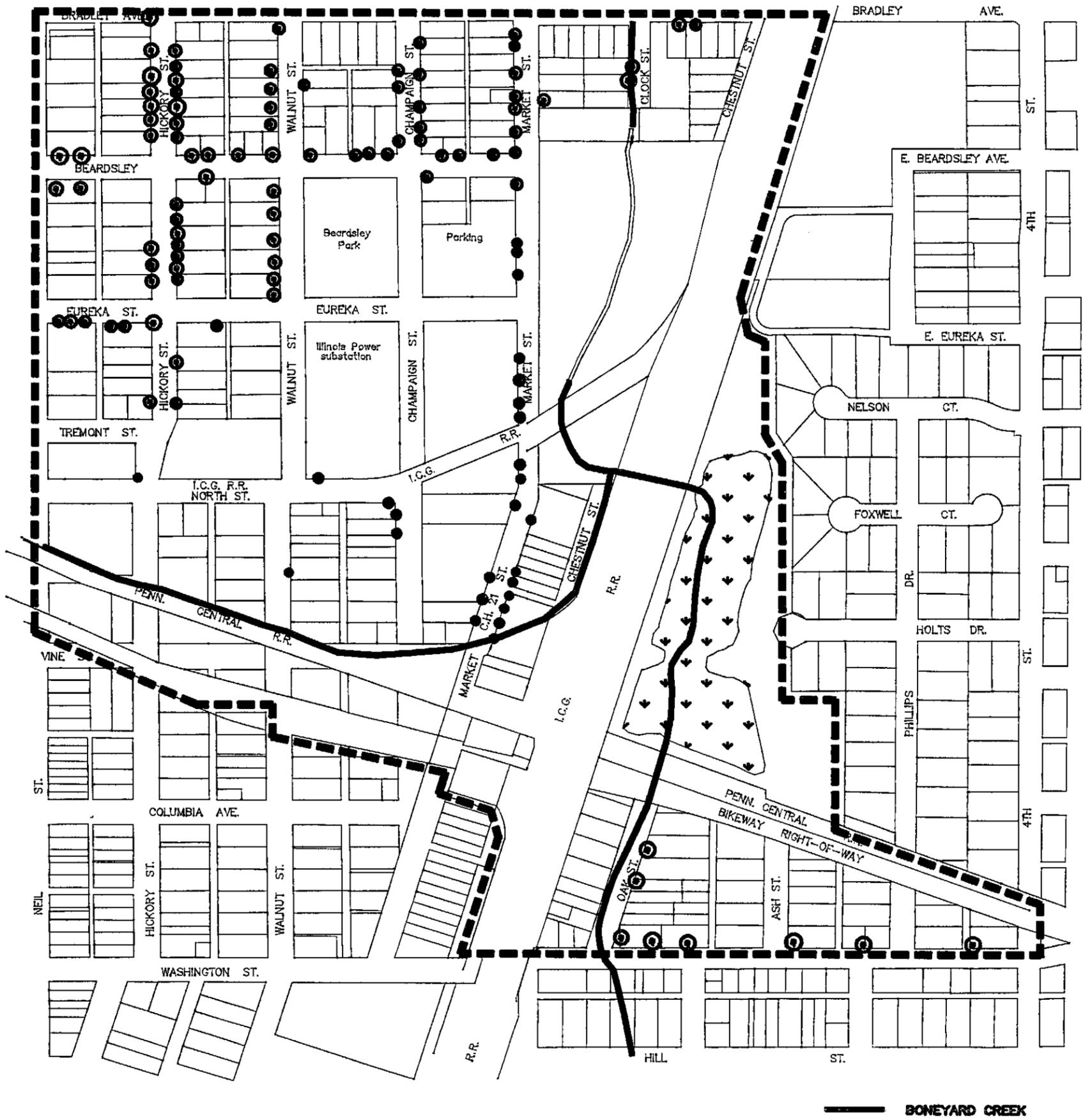
 INDICATES STREETS WITH NO STREETLIGHTS

* All other streets have city owned sodium vapor lighting

Source: City of Champaign Street Lighting Master Plan (11/16/93)

BEARDSLEY PARK

Study Area



CITY LANDSCAPE


 4/94

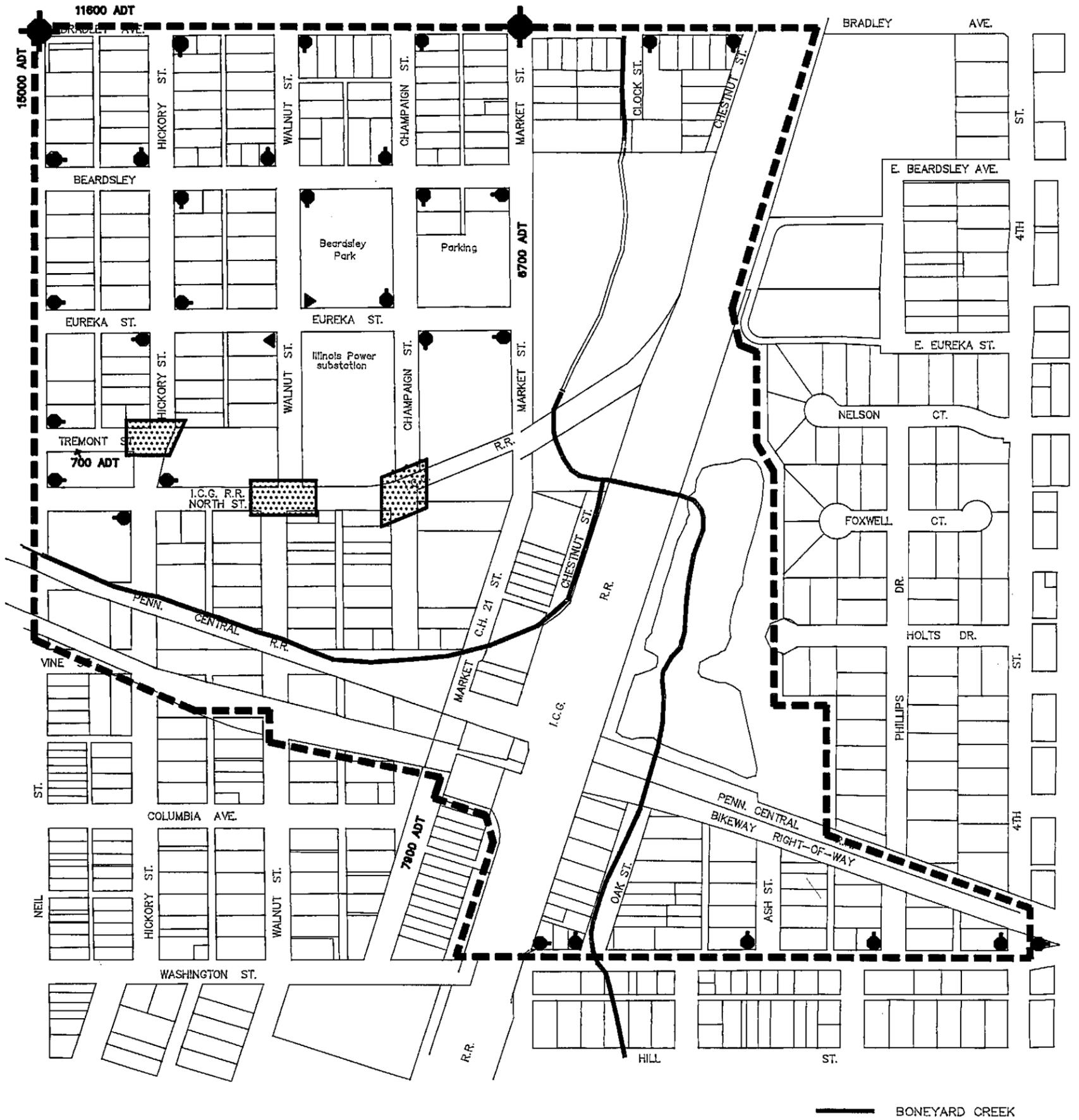
 DENOTES A TREE IN PUBLIC RIGHT OF WAY
 (Variation in size denotes variation in actual tree size)

Source: City of Champaign Planning Department



BEARDSLEY PARK

Study Area



TRAFFIC/TRAFFIC CONTROL DEVICES

4/94

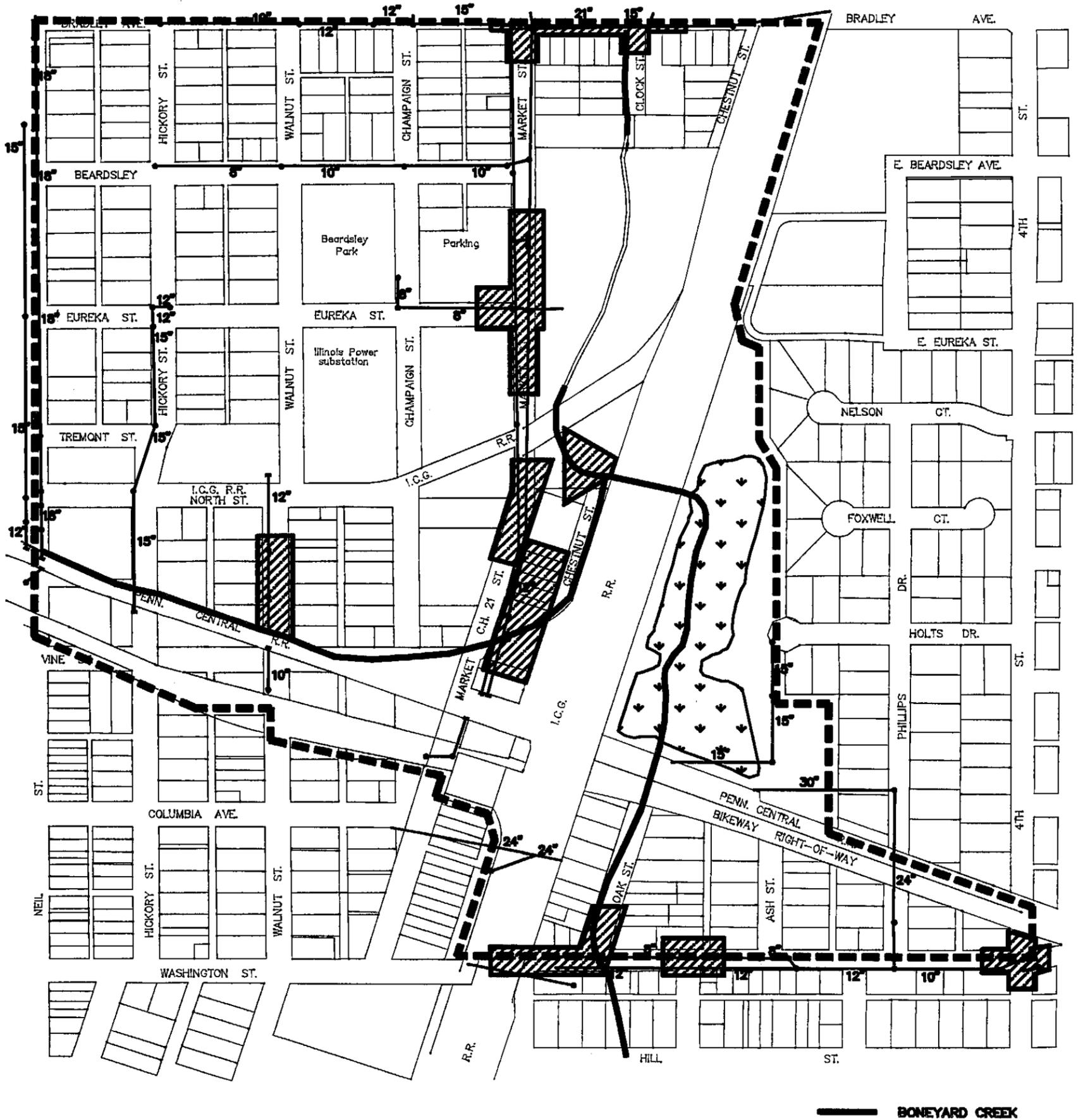
-  LIGHTED TRAFFIC CONTROL INTERSECTION
-  YIELD SIGN
-  STOP SIGN
(Extensions denote the direction of traffic which must stop)
-  INTERSECTIONS WITH NO TRAFFIC CONTROLS

Source: City of Champaign Planning Department



BEARDSLEY PARK

Study Area



STORM SEWERS

- EXISTING STORM SEWERS
- MANHOLE
- 18" PIPE SIZE
- ▨ FLOODING PROBLEM AREAS



Summary of Existing Conditions

This section of the report summarizes issues in the Beardsley Park Study Area based on existing conditions, neighborhood characteristics, and citizen comments included in this report. These issues are summarized under five categories:

- Housing Condition, Ownership and Affordability
- Land Use and Zoning Compatibility
- Public Improvements
- Property Maintenance
- Public Safety & Community Policing

Housing Condition, Ownership and Affordability

1. The area has lost a number of housing units, possibly due to deterioration, and there are 32 residential structures that need major rehabilitation. If rehabilitation of these units does not occur in a timely manner, they may become unsound and require demolition.

2. Even though a majority of residential buildings are 30 years or older, the majority of them are in sound condition, or only require minor rehabilitation.

3. Abandoned structures attract unwanted activity and create an unsafe environment for residents who live next to them.

4. Units demolished over time have not been replaced and as a result there are a number of vacant lots. These lots are adjacent to occupied single-family homes. They become a nuisance to the adjacent occupants if dumping occurs on these lots.

5. Only 37 percent, or 65, residential units are owner occupied. High rental occupancy may mean high turnover among tenants. High resident turnover can destabilize the area. It can make it difficult for residents to establish relationships with each other to address neighborhood issues.

6. Median household income is 80 percent of the city-wide median income and one-fourth of all households lived below the poverty line in 1989. Median housing value is \$29,200 and median rent is \$266.00. Housing in the neighborhood is relatively affordable and residents want it to remain that way.

Land Use and Zoning Compatibility

1. There are 22 nonconforming single-family homes within the industrial zoning district south of North Street. These are incompatible with the

commercial and industrial uses adjacent to them. Many of these residential units have minor to major faults. As long as these units are nonconforming it may be difficult for the owner to get financial assistance for home improvement. If financial assistance is needed, but unavailable, these houses may continue to deteriorate.

2. Most commercial and industrial uses located next to single-family homes lack screening, or adequate screening, to visually separate them from these homes or to buffer the activity that is generated by them. Examples include the Collegiate Cap & Gown parking lot and the Illinois Power substation.

3. Parking generated by some non-residential uses intrude into residential neighborhoods. For example, spillover traffic from Collegiate Cap & Gown use the public parkway on Eureka near Market.

4. Zoning and land use are not compatible in the area east of the ICG and south of Penn. Central. The area is zoned for high density residential use, which permits some office use, although all uses are single-family. High density residential use and office use would not be compatible with the existing single-family use or the low density residential character that has been established.

5. The area has retained its low density residential character, particularly in the north between Neil and Market Streets.

6. There are a number of one-of-a-kind, or simply important, community

facilities in the area. These include the Public Health District, Department of Public Aid, Community Day Care Center, and several neighborhood parks. Many of these community agencies need to expand and would like to remain in the area if suitable land in close proximity to existing facilities are available.

□ Public Improvements

1. Sections of the area experience flooding and ponding after a rain storm.

2. The banks of the Boneyard Creek are eroded in several locations and vegetation and debris impede the flow of rain water in the channel.

3. There are encroachments along the Boneyard Creek.

4. Most streets in the southern part of the neighborhood are oil and chip and have poor drainage. Paving would improve conditions.

5. There are a number of alleys that are adjacent to residential and commercial uses that have no public use and are in poor condition.

6. There are also alleys in the area with high public use, but which are in poor condition.

7. The area south of North Street currently lacks street lights. In areas with street lights, residents feel they are inadequate.

8. Many blocks within the area have few or no trees within the public right-of-

way. The area around the power substation is one of them. There are no trees on this site. The absence of trees make this site look barren and makes the substation more imposing on the neighborhood.

9. There are three intersections in the area that lack traffic controls. Two are three-way intersections; the third, is four-way.

❑ Property Maintenance

1. A total of 77 properties, among all land use types, had a property maintenance violation at the time of the survey.

2. Vacant lots are a source for dumping in the neighborhood. Several property owners have complained about the cost of clearing the lots.

3. There is illegal use of dumpsters on private property.

❑ Public Safety and Community Policing

1. Beardsley Park is perceived as unsafe. According to residents, many families do not use the park as a result.

2. Speeding, illegal parking, and violation of stop signs are identified by residents as routine problems in the area.

3. Businesses have been burglarized. Businesses want more effective security.

4. Many residents are concerned about

safety at night, drug dealing, and residential burglary. Some of them have considered moving, or have changed their behavior to avoid being victimized.

5. There may be a relationship between types of crime and the condition of public improvements and private properties.

6. The area does not have a neighborhood organization to represent its interest within City Hall and carry out activities on behalf of the neighborhood. An organization can also address public safety issues in the area.