

CRYSTAL LAKE NEIGHBORHOOD PLAN

Appendix

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Prepared by the Planning Division
Community Development Services
City of Urbana, Illinois





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Applicable Comprehensive Plan Goals

The following Goals and Objectives from the City of Urbana 2005 Comprehensive Plan address issues which apply to the Crystal Lake Area.

Urbana's Established Neighborhoods

Goal 1.0 Preserve and enhance the character of Urbana's established residential neighborhoods.

Objectives

- 1.1 Promote the organization of neighborhood groups to help advocate for neighborhood preservation and enhancement.
- 1.2 Encourage investment in older properties to help maintain their appearance and long-term potential.
- 1.3 Promote the improvement of existing structures through the enforcement of property maintenance codes.
- 1.4 Promote established neighborhoods close to campus and the downtown as attractive places for people to live.
- 1.5 Ensure appropriate zoning in established neighborhoods to help foster the overall goals for each unique area.

Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
- 2.2 Encourage the use of landscape materials and ornamentation to improve the appearance and functionality of new developments.
- 2.3 Use development and planning controls to minimize environmental and property damage from flooding and erosion.
- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

Parks and Open Space

Goal 9.0 Strengthen Urbana's parks and recreational facilities.

Objectives

- 9.1 Support the Urbana Park District's efforts to provide a park space per capita ratio that exceeds the national average.
- 9.2 Encourage an appropriate mix of large and small parks to serve the active and passive needs of the community.
- 9.3 Encourage the development of parks within walking distance of neighborhoods.

Goal 10.0 Create trails connection the community's parks and open areas.

Objectives

- 10.1 Continue to plan for a coordinated, regional system of trails and greenways as described in the *Champaign County Greenways and Trails Plan*.



Applicable Comprehensive Plan Goals

Sensible Growth

Goal 18.0 Promote infill development.

Objectives

- 18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.
- 18.2 Promote rehabilitation and improvement of housing opportunities through the use of Block Grant and redevelopment programs.

Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.

Objectives

- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.
- 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

Commerce and Industry

Goal 25.0 Create additional commercial areas to strengthen the city's tax base and service base.

Objectives

- 25.1 Provide a sufficient amount of land designated for various types of community and regional commercial uses to serve the needs of the community.
- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.
- 25.4 Find new locations for commercial uses and enhance existing locations so Urbana residents can fulfill their commercial and service needs locally.
- 25.5 Consider development standards that provide options for the site design of commercial development that encourage "new urbanism" concepts.

Goal 26.0 Improve the appearance of Urbana's commercial and industrial areas.

Objectives

- 26.1 Use a variety of available economic development tools (such as tax increment financing) to improve the appearance and functionality of Urbana's commercial and industrial areas.
- 26.2 Promote the beautification of commercial areas especially along University Avenue, Cunningham Avenue, and Philo Road.
- 26.3 Seek private as well as public investments to enhance the city's commercial and industrial areas.



Applicable Comprehensive Plan Goals

- 40.2 Work to promote the development and capacity of Community Housing Development Organizations (CHDO) to develop affordable housing opportunities.
- 40.3 Work to distribute affordable housing opportunities through the community to avoid the effects of concentrated poverty.
- 40.4 Consider acquisition of property where appropriate to foster goals of providing affordable housing.
- 40.5 Ensure the conservation and improvement of Urbana's existing housing stock and to promote neighborhood stabilization.

Goal 41.0 Promote access to employment opportunities for all Urbana residents.

Objectives

- 41.1 Ensure that new development in growing areas is adequately served with public transportation.
- 41.2 Ensure that new development plans consider proximity and access to public transit, through such measures as adequate bus stops, sidewalk access to stops, provision for turn-around areas where needed, etc.
- 41.3 Provide pedestrian and bicycle connections to employment centers.

Multi-Modal Transportation System

Goal 47.0 Create a multi-modal transportation system.

Objectives

- 47.1 Improve transit service to important activity centers (e.g. retail areas, employment centers, transportation hubs, etc).
- 47.2 Extend transit service to the entire contiguous developed area.
- 47.3 Investigate the need for alternative transit facilities to support commuter traffic and increased traffic demand.
- 47.4 Require developers (especially of large-scale developments) to provide easy access for public transportation users, bicyclists and pedestrians.
- 47.5 Make it easier for people to switch from one transportation mode to another.
- 47.6 Improve traffic flows in peak traffic periods through traffic control and roadway improvements.
- 47.7 Promote bicycle/pedestrian access to major activity centers.

Goal 49.0 Avoid development patterns that can potentially create an over-dependency on the automobile.

Objectives

- 49.1 Promote alternatives to automobile travel, through provision of sidewalks, pedestrian access, bicycle pathways, and high quality transit service.
- 49.2 Increase land use densities to promote availability of transit service and walkability.
- 49.3 Improve access to alternative transportation modes with neighborhoods.





Visioning Workshop

Summary

A visioning workshop for area residents was held on June 12, 2007 at the Anita Purves Nature Center. Approximately 50 neighborhood residents gathered to give input. Several city officials also attended this meeting. Following a brief introduction, staff led participants through a set of exercises with the help of facilitators.

First, participants were asked in an individual exercise to list what they liked, did not like, and would like to see improved for their neighborhood. In terms of the strengths of the neighborhood, comments pertaining to Crystal Lake Park, Busey Woods, and the natural environment of the area garnered the most responses (n=71). A similarly high number of responses (n=62) pertained to qualities of the neighborhood, such as it being a quiet, established, friendly, diverse, affordable, residential neighborhood. Other strengths cited were the proximity to downtown, the University of Illinois, Carle Hospital, local schools, and other services.

When asked what they did not like about their neighborhood, the highest number of responses (n=34) pertained to streets, traffic, and parking. The street conditions of Broadway Avenue and Country Club Road in addition to high volumes and speeds of cars on those streets and on Coler Avenue were mentioned. Loud noises, especially from helicopter traffic, was also a common response. Hospital-related issues, including increased traffic, parking, potential street closures, and uncertainties about Carle's expansion plan received 30 responses. Another common area of response revolved around property upkeep with 27 responses. Other areas of concern included a variety of noise and nuisance concerns about the park, the County Fair, and neighborhood perceptions and needs.

Responses to the question, "What should be done to make the neighborhood a better place to live, work, and play?" ranged from suggestions for neighborhood, park, street, and fair improvements to requests for nearby shopping, a community center, better enforcement of nuisance ordinances, and more neighborhood meetings and gatherings.



Visioning Workshop

Summary cont.

After completing the strengths, weaknesses, and opportunities exercise individually, participants met as small groups with those at their table to discuss their thoughts and ideas. First, they placed dots indicating positives and negatives on a map of the area. Each participant was given three positive (green) and three negative (red) dots to place. The facilitators looked for common areas of concern or interest and notated on the map and on easels the groups' top strengths, weaknesses, and opportunities. After the small group discussions, the entire group reconvened and the facilitators from each table shared the results of the discussion.

Finally, the participants were asked to individually write a vision statement for the neighborhood. Several residents shared their vision statements with the whole group before the meeting was concluded. Many statements summarized the comments mentioned above, such as a strong sense of community related to the park, neighborhood characteristics of diversity, affordability, and vibrancy, and the assets of proximity to parks, a hospital, downtown, and the University.



Visioning Workshop

Handouts



CRYSTAL LAKE AREA PLAN VISIONING WORKSHOP June 12, 2007

Agenda

- 7:15 – 7:25** **Sign-in**
- Please don't forget to sign-in. By doing so, we will keep you updated on Crystal Lake Area Plan and future workshops. Take a look at the posters and enjoy a snack.*
- 7:25 – 7:35** **Welcome**
- City staff will give an overview of the evening's activities and give a short summary of the Crystal Lake Area Plan process.*
- 7:35 – 7:50** **SWOT Exercise**
- After the moderator gives instructions, please take an opportunity to individually fill out Pages 3-5 of this handout.*
- 7:50 – 8:30** **Small Group Discussion**
- When instructed by your facilitator, place positive and negative dots on appropriate areas on the map at your table. Using the map as a tool, discuss your responses to the exercise sheets (Strengths, Weaknesses, and Opportunities) with the people at your table. With the facilitator's help, share and rank responses and record them on the provided sheets at each table.*
- 8:30 – 8:50** **Presentation of Small Group work**
- A spokesperson from each group will be given a couple of minutes to read the agreed upon top three to five responses for each of the questions.*
- 8:50 – 9:00** **Your Vision for the Neighborhood**
- Based on your discussions tonight, please write a vision statement describing the future of the Crystal Lake Area.*
- 9:00 – 9:15** **Wrap-up / Next Steps**
- Staff will take an opportunity to discuss how the information will be used and how participants can stay involved in the process.*



Visioning Workshop

Handouts



CRYSTAL LAKE AREA PLAN VISIONING WORKSHOP June 12, 2007

Strengths, Weaknesses, and Opportunities

The purpose of the following exercise is to collect input about the issues most important to you. Read through some of the guiding questions and ideas listed below, and then respond to the Strengths, Weaknesses, and Opportunities on the following pages.

Guiding Questions

- *What makes your neighborhood unique?*
- *What type of housing would you like to see built in your neighborhood?*
- *Where would you like new housing to go?*
- *What type of stores or restaurants would you like in your neighborhood?*
- *Are there other nearby places you would like to see businesses other than the commercial areas of Lincoln and University?*
- *Are there adequate bicycle routes for recreation and commuting?*
- *Would you like to see the fairgrounds moved out of your neighborhood?*
- *If the County Fair were to move somewhere else, what would you like to see happen to the fairgrounds?*
- *What would you like to see built on the corner of Lincoln and University to help make it a better gateway to Urbana?*
- *What can be done to help parking issues in your neighborhood?*

Some specific things to think about include the County Fairgrounds, parking, Crystal Lake and Leal Parks, safety, businesses, future development, housing, traffic, neighborhood beautification, Carle Hospital, public transportation, and recreation.

Page 2



Visioning Workshop

Handouts



**CRYSTAL LAKE AREA PLAN
VISIONING WORKSHOP**
June 12, 2007

Strengths

What do you like best about the neighborhood?

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____



Visioning Workshop

Handouts



**CRYSTAL LAKE AREA PLAN
VISIONING WORKSHOP**
June 12, 2007

Weaknesses

What problems need to be addressed in the neighborhood?

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____



Visioning Workshop

Handouts



**CRYSTAL LAKE AREA PLAN
VISIONING WORKSHOP**
June 12, 2007

Opportunities

What should be done to make the neighborhood a better place to live, work, and play?

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____



Visioning Workshop

Handouts



CRYSTAL LAKE AREA PLAN VISIONING WORKSHOP June 12, 2007

Vision Statement Exercise

In two sentences or less, state your personal vision of what the future of the Crystal Lake Area should be. Vision statements are typically very general and explain the overall positive aspects that one would like to see in the community. Think of this as a short summary of the most important aspects discussed tonight. You don't have to put your name on this but please hand in your packet to staff before the end of the evening.

Example for the City of Urbana: "Urbana is a diverse community with a wealth of small unique businesses. Its downtown is readily accessible by public transportation and its excellent parks contribute to making it a desirable place to live."



Visioning Workshop

PowerPoint



CRYSTAL LAKE AREA PLAN VISIONING WORKSHOP

Welcome!

Make sure you sign in and take a packet.

Please feel free to grab some refreshments, check out the posters, and take a seat.



The Planning Process

Why are we here?

What prompted this discussion?

What does the City hope to achieve?



The Planning Process

We are here to help you plan for the Crystal Lake Area's future

- Context of Plan
 - 2005 Comprehensive Plan
 - Crystal Lake Park Master Plan
 - Carle Hospital Master Plan (update underway)
- Existing Conditions Research

Population

- Over 1200 residents in area
- Neighborhood diversity is greater than the city average
- Fewer students than city average
- Household income is greater than the city average

Employment




- Carle Hospital (2700+ Jobs)
- Carle Clinic (1600+)
- Urbana Park District
- University Commercial Corridor
- Most employees commute into area

Housing

- Most homes built 40-90 years ago.
- Types of housing: older mix near Carle, postwar ranch homes north of Fairview
- 145 Owner-Occupied Homes
- 120 Rental Homes & Duplexes
- 120 Apartment Units






Visioning Workshop

PowerPoint

Amenities



- Quiet Neighborhood
- Crystal Lake Park and Pool
- Busey Woods & Anita Purves Nature Center
- Carle Hospital & Clinic
- County Fairgrounds
- Close to Downtown
- Close to Campus



Tonight's Agenda

- What do you like best about your neighborhood?
- What would you like to see improved?
- What are opportunities for the area?
- What is your vision for the area?



Exercises & Discussions

- Work through the individual exercises
- Work together with others at your table on the mapping exercise and share ideas
- We'll meet together as a large group and discuss our conclusions
- Write your own vision for the area



What happens next?

- Compile results from tonight
- Send Survey
- Develop Neighborhood goals/strategies
- Neighborhood Meeting #2
- Plan approved by September/October 2007



CRYSTAL LAKE AREA PLAN VISIONING WORKSHOP

Thanks For Participating!

Questions? Contact Jeff Engstrom
jmengstrom@city.urbana.il.us
217 384 2440



Visioning Workshop

Responses: Strengths

Environment/Nature

Crystal Lake Park and facilities	11
Proximity to parks	11
trees	11
Natural Environment, green space	9
Busey Woods	5
Pool	5
Concerts/activities at park	3
pond/lake	3
abundant wildlife, birds	2
walking/bike trails	2
boardwalk area in woods	1
Busey Grove	1
Carle's landscaping	1
open field between pool and nature center	1
Park District events for children	1
park setting in urban environment	1
proximity to big trees of fairgrounds	1
quiet areas in park	1
well-maintained and cared for	1
Total	71

Neighborhood qualities

quiet	12
affordable housing	7
friendly neighbors	6
diversity	5
older established neighborhood/relatively stable	4
lighting good	3
not much traffic	3
Not having a neighbor across from my home (Broadway)	2
old houses	2
relatively safe/safe	2
residential neighborhood	2
being able to walk the dog and visit neighbors	1
centrally located	1
close to everything	1
Diversity of types of living and businesses and parks	1
good place to raise children	1
low density	1
not a cookie cutter subdivision/unique	1
part of Urbana	1
passion of residents	1
privacy	1
security	1
single family homes	1
smaller homes	1
well kempt, not trashed, clean	1
Total	62

Commercial/Employment/Services

proximity to Carle	11
proximity to downtown Urbana	11
proximity to U of I	3
Washington School--esp. pre-school program	3
close to retail	2
employment opportunities close to neighborhood	2
Lincoln Square/farmer's market	2
proximity to library	2
city services	1
County fair	1
King School	1
proximity to downtown Champaign	1
proximity to restaurants	1
proximity to Schnuck's	1
proximity to stores	1
schools close to home	1
Total	44

Transportation

on bus lines	5
proximity to I-74	4
access to Lincoln and University	1
black-topped parking	1
proximity to transportation	1
Total	12

I like my neighborhood just fine, don't mess with it. 1



Visioning Workshop

Responses: Weaknesses

Car-Related issues

Streets	
Broadway needs resurfacing, brick problems	6
street conditions--upkeep and maintenance	2
construction on University--noise, dirt	1
Country Club Rd. needs repair	1
Cunningham/Crystal Lake Dr. unsightly intersection	1
Traffic	
car radio noise, loud cars	5
speeding on Broadway	4
congestion on University	2
traffic	2
funny bus route	1
need better traffic regulation on University	1
speeding from Broadway to Country Club rd	1
traffic on Lincoln	1
Parking	
parking issues	3
no street parking	2
bright lights in parking lots	1
Total	34

Carle

Carle helicopter noise	12
Carle expansion into residential area, loss of housing	4
Carle expansion--uncertainty, questions	4
Carle parking issues, lack of signage	3
speeding traffic from Carle	3
smokers from Carle on southwest corner of CLP	2
Carle expansion--why not use what they've got?	1
noisy Carle shuttle	1
Total	30

Housing/Property Upkeep/Trash

litter, junk, debris	7
housing maintenance	5
rundown property	3
Subsidized housing/Lakeside Terrace	3
vacant/abandoned property	3
rental housing not kept up	2
trash at bus stops	2
Lincoln Ave/Fairview apartments	1
rental housing, want to remain single-family	1
Total	27

Safety

crime/gang activity	2
lack of park lighting	2
lack of teen programs	2
not enough lighting	2
security	2
vandalism	2
wild teens, teens in streets at night	2
drug usage	1
lack of evening/weekend bus service up Broadway	1
lack of lighting on Broadway	1
need more police presence	1
Total	18

Paths/Sidewalks

bicycles traveling north-south	1
lack of perimeter park paths for jogging	1
sidewalks need attention	1
walking and bike paths	1
Country Club Rd. not pedestrian-friendly	1
bumpy bicycle paths	1
no sidewalks between Broadway and Cunningham, on Perk	1
no sidewalk north of Washington School on east side of Br	1
poorly kept brick sidewalks	1
more curbs/sidewalks	1
improve storm/sewer system	1
Total	11

Nuisances

geese	4
barking dogs	1
bus noise	1
deer	1
noise pollution	1
noisy residents	1
number of outside dogs	1
smell in the air	1
Total	11

Park

neighborhood access to Crystal Lake Park	2
bad playgrounds	1
Crystal Lake Park a little rundown	1
park needs more restrooms	1
pool improvements	1
pool needs new fencing	1
unmaintained lots owned by park	1
dumpster enclosure near pool	1
Total	9

Perceptions/Needs

University Ave's appearance	2
commercial area seedy	1
Isolated from other neighborhoods and the park	1
lack of sit-down restaurants	1
Lincoln Ave corridor	1
need to beautify Broadway from Main St. to University Ave.	1
Perception of neighborhood outside of neighborhood	1
public unfamiliarity of park and woods resource	1
Total	9

County Fair

County Fair (trash noise)	2
issues with county, burning regulations	2
County Fairgrounds not well lit	1
Fair and related crime and traffic	1
Fairgrounds look rundown	1
flies from Fair	1
Total	8



Visioning Workshop

Responses: Opportunities

Neighborhood

community center/teen center	5
keep residential	3
limit impact of Carle expansion in neighborhood	2
avoid subsidized housing or control density	1
bring attention to derelict properties and find solutions	1
Carle hospital master plan should have something for people who will move out this area in less than several years. Because of the Carle expansion, real estate is hard	1
Carle-owned houses should be sold for owner-occupation	1
clean up neighborhood to attract homebuyers	1
Clean up worn out properties	1
development of Lakeside Terrace	1
don't demo houses	1
don't eliminate Franklin st.	1
easily revitalized	1
keep it cleaner and quieter	1
Leal Park for housing	1
limit Carle's expansion to business district	1
minimize impact on local residents	1
Mixed-income housing	1
more owner investment	1
neighborhood projects	1
resources to upgrade housing stock	1
small neighborhood feel	1

Parks

better access to CLP--maintain access with Carle expansion	3
Activities for adults at Crystal Lake Park, Anita Purves,	
maybe provide transportation for seniors	1
cleaning of Crystal Lake	1
Enhance the park with amenities that will encourage passive	1
Expand pathways in Busey Woods	1
improve look of Crystal Lake Park	1
Keep more natural areas in and around park	1
keep walking areas/quiet areas	1
make lake catch and release	1
More natural areas	1
Neighborhood-wide activities at Carle, Crystal Lake Park	1
pool needs to attract people	1
Turn Busey woods into a park	1

Streets

keep Coler open	2
sidewalk/bike path on N. Coler	2
Consistent road repairs	1
Could be very nice residential street if it was better maintained	1
don't close streets	1
improve Carle shuttle	1
improve traffic congestion	1
improve traffic flow on University and Lincoln	1
maintain brick on Broadway to help control speed	1
Mini-park areas on street corners to keep street areas attractive	1
more bike paths	1
parking permits for residents	1
problems with curve on country club dr.	1
slow traffic on Broadway	1

Nuisances

better enforcement of noise ordinances	5
better enforcement of litter ordinances	1
Better follow-through on nuisance, property complaints	1
deer reduction	1
tax helicopters if not being used as ambulance	1
ticket loud cars	1

Fairgrounds

bring more events to fairgrounds	1
fairgrounds into greenspace or affordable housing	1
fairgrounds	1
move fairgrounds, make it park with more water, bike paths	1

Shopping

have coffee shop within walking distance	1
have grocery store within walking distance	1
Lincoln-Busey renewal	1
more neighborhood shopping	1
nice walkways to new shopping	1
Walk-to grocery on University	1

Crime

More positive interactions with police	1
Park and area needs patrolled more by city PD	1
reinstate community policing	1
use cameras for litter policing	1

Neighborhood organizing

block captains	1
casual community meetings	1
communication within neighborhood	1
Events/activities to increase interaction and connection among	1
Fun day for Carle Staff and employees with neighborhood residents	1
meetings like this	1
More and wider planning involving residents	1
Respect and appreciation for residents	1

Miscellaneous

trash receptacles at bus stops	2
bring the area north of Thompson to Country club into the city	1
Buy the Urbana Country Club	1
Coordinate trash pick-ups along the street	1
Keeping areas open for meandering (ie not restricting areas between businesses, residences, and natural areas)	1
solar promotion	1
wireless internet	1



Visioning Workshop

Responses: Vision Statements

Crystal Lake Park neighborhood is the combination of a world class hospital campus, a large well-managed park and a diverse collection of single family houses and small apartments.

I would like to see the park offer more activities to draw more people back to the park, and make Crystal Lake pool a water park. During the past few years more importance has been put on other parks and Crystal Lake Park is Urbana's best.

[example statement +] a positive community in which to raise our children with both educational as well as recreational opportunities for all ages (especially our teens). This sense of community is fostered by neighborhood meetings (UCAN, City of Urbana etc) as well as social get-togethers (Annual Crystal Lake Area Block Party with Carle).

Crystal Lake area should become a walkable community close to shopping, recreation, and employment opportunities. The community area will also have a diverse population with affordable housing and infrastructure improvements for all residents.

The area is very nice the way it is, and some change will be necessary but it should be very important not to lose the personality of the area. Undertake changes with a lot of thought.

Our residential neighborhood has value and potential for new green building methods and preservation of vintage homes. Carle expansion is welcome but not at the expense of homes. And our love of Crystal Lake Park is best expressed in opposition to addition[al] parking lots and roads.

Insofar as possible, I would like to see this small area be a refuge for wild things, a corridor of migration. This would mean a renewed emphasis on conservation, which is not always compatible with some forms of recreation.

We have a great start to preserve the "neighborliness" of our area. We have older established affordable, diverse homes located by parks, schools, public transportation, and we're centrally located. We need to build on that. We need to work with Carle, City, Park District to provide more opportunity to increase the usability of our public areas and increase the "friendliness" of our area with continued access to the parks, some places to gather for teens and adults, and increased affordable homes and green space.

The neighborhood has two great strengths—the park and the hospital; it is also a very pleasant area in which to live. My vision would be to expand the park (Crystal Lake and /or Busey Woods) into the fairgrounds and to persuade Carle to not close Coler St. (otherwise expansion is not a bad thing).

Crystal Lake area should continue to maintain and upgrade. We like the mature trees and greenery—older homes (rental) should be forced to clean and keep the property in good repair.



Visioning Workshop

Responses: Vision Statements

I would like to see a real effort in the residential area to improve and upgrade the properties. What will the value of my property be in 10 years???

#1 issue: safety is a must (we were robbed in daylight hours). We have grandkids so this is very important. When the fair is here it's very unsafe, the barns are not well-lighted. Sidewalks on Coler are bad to walk or even not at all going around north end of park. Cemetery needs patrolled, people drink and hangout. The curve around golf course is always having accidents. Need lighting in woods walkway (solar).

I envision that Carle will have encroached on the entire area in 20 years. It will be the only hospital in C/U and the city will enable this to happen. Streets will be closed for the asking as the campus expands. The neighborhoods will disappear north of Church St and East of Lincoln.

Please keep the fairgrounds where it is. It is used for many events. It is also very easy to get to.

This is a pleasant, affordable, diverse neighborhood with excellent housing stock. To remove it would constitute vandalism on the city. No matter what Carle may say, they could build anywhere else. I would like the houses they own preserved and sold to the public. Above all, I want it to remain a neighborhood. And I don't want to be afraid to put any money into the upkeep and improvement of my property.

(Physically, socially between Carle and residents) To enhance the already pleasant feel and visual of [the] neighborhood. To continue to instigate and hold accountable Carle, Urbana Park District, USD #116, and City of Urbana to the needs of the citizens of this neighborhood.

Who we are? = We are a family-oriented community. We enjoy the green spaces of Crystal Lake Park and Busey Woods. We want to preserve the residential feel of the neighborhood increasing single family residences (decreasing rentals). We want the area to be maintained rather than overlooked. We are not an extension of Carle, of the University. We are a neighborhood with deep roots and community pride. This is a unique area of Urbana. Let's work to maintain the area and develop a larger [longer?] vision.

We are the best kept secret in Urbana. We are racially, and economically diverse with wonderful amenities in an old, established neighborhood.

The Crystal Lake area is a stable, quiet community of affordable, single family homes, closely associated with the naturalistic areas of Busey Woods and Crystal Lake Park. It should strive to retain its green space, mature trees, diversity, and solitude. At the same time it should capitalize on its proximity to downtown Urbana, Carle Hospital, and campus via increased MTD service, bike paths, and easy walking routes.

The Crystal Lake area should continue and increase standing for single and owner-occupied housing, and have resources available for repairs, etc in order to maintain the essential charm of the area [and] its diversity of uses.



Visioning Workshop

Responses: Vision Statements

Support the woods. Make them more of an area resource. Improve the retail environment on University. Maintain a central, green neighborhood where people don't have to drive 15 minutes to shop. Keep the economic and racial diversity.

Value the park! Busey Woods too! Good neighbors! Keep it natural!

Capitalize on the vibrant, diverse nature of our community through enhancements and upgrades to the existing facilities with additions of small business and passive recreation opportunities.

Crystal Lake Park is a diverse neighborhood, with high quality affordable housing, family friendly environment and great park-like environment.

I want my neighborhood to represent the pride and spirit of hardworking citizens who value the environment in which we live. This means providing an area for each other that fosters mutual respect and cooperation to grow and improve, and work for a peaceful co-existence.

The Crystal Lake Area should remain a quiet, residential unique neighborhood where residents can utilize the park without the constant threat of encroachment from Carle.

Our neighborhood is a homey, personable place. Quiet, but you can meet and visit with your neighbors while out enjoying the park.

My neighborhood is one I can be proud of, can be home—where I can have friends and family visit and feel at ease.

I can see myself growing old and raising my children in my house. And Urbana is a community with many opportunities.

EXTRA NOTES ON BACK OF A SHEET:

Good ideas: catch and release—people know when they dump fish and they fist it and even sell the fish. Better access from parking lot to park (one gate that is sometimes closed and always muddy or geese poop is big there as well)

No policing in early morning or late evenings.

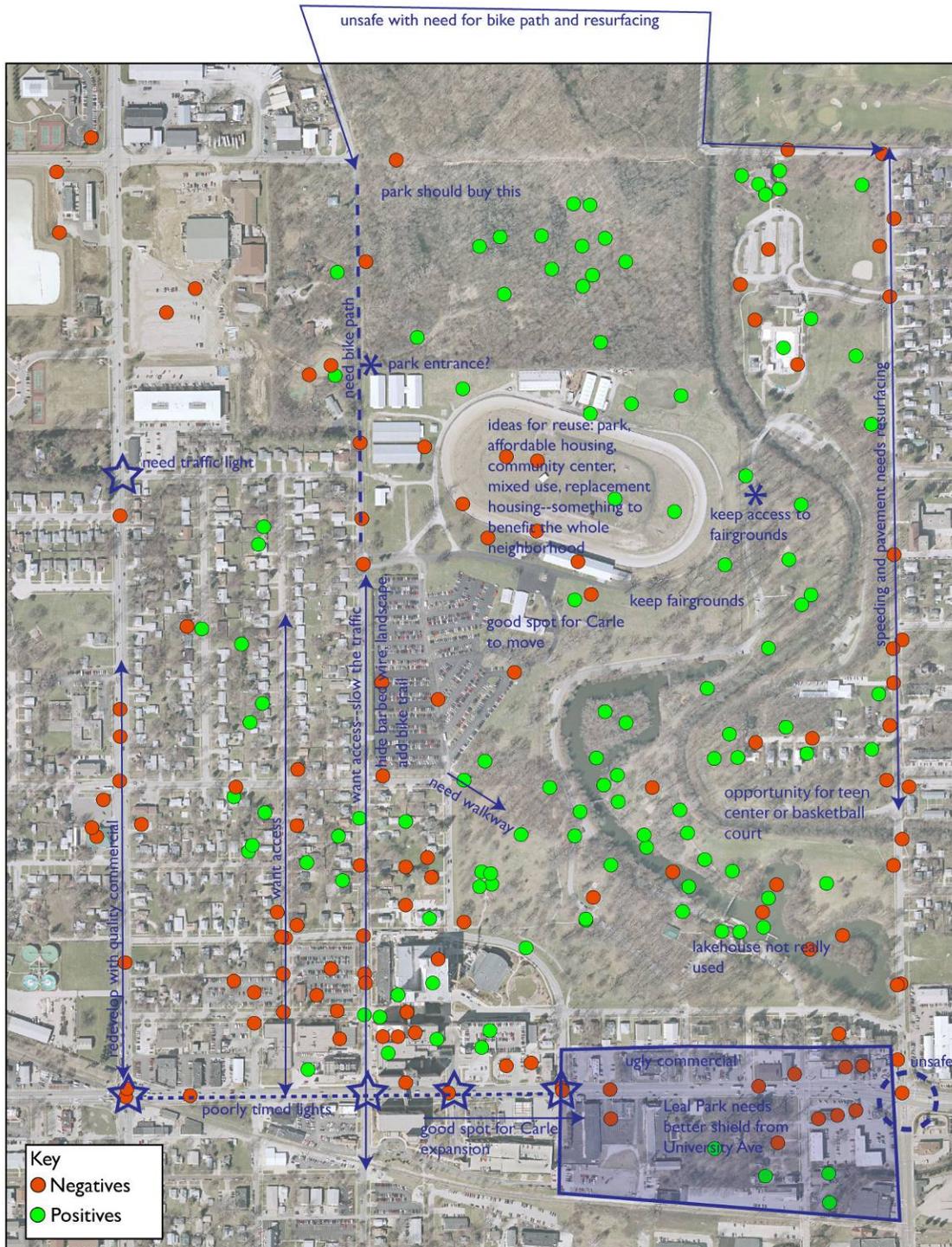
SUBMITTED VIA EMAIL AFTER MEETING:

The Crystal Lake area is a diverse neighborhood that values and appreciates the tradition of the Champaign County fairground and use of the park. Our neighborhood works hand in hand with the City of Urbana to ensure an esthetically pleasing, accessible and safe environment for anyone who utilizes Carle Clinic and Crystal Lake Park.



Visioning Workshop

Group Map Exercise





Resident Survey

Summary

A survey was sent on July 13, 2007 to residents in the Crystal Lake area. Addresses were verified through the U.S. Postal Service webpage and did not include those addresses that were returned to sender from the neighborhood workshop postcard mailing. The deadline listed on the survey cover letter was July 24, but surveys received up to August 10, 2007 were included in the analysis. The total number of surveys received by residents was 592 (653 were sent, 61 were returned to sender unopened), and 118 surveys were returned to the City resulting in a 19.9% return rate. The purpose of the survey was to obtain general information on residents' perceptions, desires, and opinions. Surveys were mailed to every household instead of a random sample with the intent of providing each household with an opportunity to contribute their opinions to the planning process. Staff drew conclusions from the survey as well as the workshop responses to incorporate residents' opinions into the goals and objectives of the plan.

653 sent

16 return to sender

45 returned as vacant

592 received

116 returned completed

2 returned blank

118 returned

118/592=19.9% response rate

Demographics

Average age of respondent: 45.8

2/3 female respondents

77.6% white respondents

83.3% of respondents have attained at least some college education

Housing

Average length of tenure: approximately 14 years

Average number of household members: 2.09

Approximately 2/3 respondents own homes

Approximately 3/4 respondents live in single-family homes

90.2% ranked single-family homes as either very desirable or desirable

68% ranked multi-family units as either very undesirable or undesirable

Business

Residents were surveyed about the desirability of certain businesses and most business types received a varied response. Only two had a high majority of desirability:

69.1 % ranked grocery stores as either very desirable or desirable

70.8% ranked sit-down restaurants as either very desirable or desirable

Community Center

There was mixed support for a community center, perhaps from uncertainty about how it would operate. More planning will have to be done with the neighborhood to develop plans for a community center.

16.7% ranked a community center as either very undesirable or undesirable

78.4% ranked park facilities improvements as either very desirable or desirable

65.7% ranked new park facilities as either very desirable or desirable

47.5% ranked outdoor school facilities as very desirable or desirable

40.4% ranked school multi-purpose rooms as very desirable or desirable

Other results of potential interest:

58.1% replied that there are not enough bike paths in the neighborhood

80.4% replied that they would like to see the County Fairgrounds stay at its current location

53.7% reported crime as being a problem or somewhat of a problem

88.7% would support a Neighborhood Watch program

17.3% replied that they were very active, active, or somewhat active in a neighborhood organization



Resident Survey

Survey form



FOR RESIDENTS OF THE CRYSTAL LAKE PARK AREA

Please mark an X for *one* answer per question unless otherwise noted.

START HERE

1. How long have you lived at your current residence?

_____ years _____ months

2. How many people are in your household?

_____ people

3. Do you rent or own your home?

- Rent
 Own

4. What type of home do you live in?

- Single-family home
 Duplex
 Townhouse
 Condominium
 Apartment

5. How desirable are the following *housing types* for future development in the Crystal Lake Area (Lincoln Avenue to Broadway and Country Club Road to University)? (please mark one box per line)

	Very desirable	Desirable	Neither desirable nor undesirable	Undesirable	Very undesirable
Single-family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplexes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Where would you prefer to see new or improved housing?

7. How desirable are the following *business types* and services for future development within walking distance in this area? (please mark one box per line)

	Very desirable	Desirable	Neither desirable nor undesirable	Undesirable	Very undesirable
Grocery stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sit-down restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fast-food restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coffee shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small, local retail (hardware store, flower shop)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large, chain retail (Walgreen's, Target)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services (beauty salons, banks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Childcare facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. What types of businesses would you like to see other than those mentioned in Question 7?

Page 1





Resident Survey

Survey form

9. Where would you prefer to see more businesses?

- Along University Avenue
- Along Lincoln Avenue
- More neighborhood-type businesses along side streets
- Both along major streets and side streets
- Nowhere

10. How convenient is it to reach destinations within the City of Urbana from this neighborhood using public transportation (MTD bus service)?

- Very convenient
- Somewhat convenient
- Not convenient at all
- Don't know

11. Do you think there are enough bus routes in this neighborhood?

- Yes → if yes, skip to 13
- No
- Don't know

12. If no, where would you like to see additional service routes?

13. How convenient is it to reach destinations within the City of Urbana from this neighborhood by bicycle?

- Very convenient
- Somewhat convenient
- Not convenient at all
- Don't know

14. How convenient is it to reach destinations within the City of Urbana from this neighborhood by foot?

- Very convenient
- Somewhat convenient
- Not convenient at all
- Don't know

15. Do you think there are enough bike paths in your neighborhood?

- Yes → if yes, skip to 17
- No

16. If no, where would you like to see additional paths?

17. How would you rate the condition of sidewalks in the neighborhood?

- Excellent
- Good
- Fair
- Poor

18. How often do you use Crystal Lake Park?

- Daily
- A few times a week
- A few times a month
- A few times a year
- Never

19. What types of recreational activities or gatherings do you participate in within this neighborhood? (for example fishing, pool, picnics, boating, volleyball, neighborhood parties/meetings, walks, etc.)

20. How could recreational opportunities or parks in this neighborhood be improved?





Resident Survey

Survey form

21. Would you like to see the County Fairgrounds stay where they currently are or would you like to see the fair relocated?

- Stay
- Relocated

22. Are there any other uses you would like to see at this location besides the County Fairgrounds?

23. Do you have trouble parking on the street near your home?

- Yes
- No
- I don't park on the street

24. When you park on the street, where do you most often park?

- Within a few homes of my home
- On my block
- On another block
- I don't park on the street

25. Would you support a resident permit parking sticker program in your neighborhood where only residents with permits would be allowed to park on the streets?

- Yes
- No

26. How would you describe the level of crime/vandalism in your neighborhood?

- Not a problem at all
- Somewhat of a problem
- A problem
- No opinion

27. Would you support a Neighborhood Watch program in your neighborhood?

- Yes
- No

28. How active are you in a neighborhood association (for example, UCAN, UCAP)?

- Very active
- Active
- Somewhat active
- Not active

29. How desirable are improved or new community facilities for youth, senior, and community meeting and activity space in this neighborhood?

	Very desirable	Desirable	Neither desirable nor undesirable	Undesirable	Very undesirable
Park facilities improvements (Nature Center, Lakehouse)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New park facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Church facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School multi-purpose rooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School outdoor recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation (YMCA, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Center (Boys and Girls Club, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following questions are optional.

30. How would you describe your status in your household?

- Head of house
- Co-head of house
- Partner of head of house
- Child of head of house
- Independent member of house

31. How old are you?

_____ years





Resident Survey

Survey form

32. What is your gender?

- Female
- Male

34. Are you Spanish, Hispanic, or Latino?

- Yes
- No

33. How would identify your race?

- White
- Black or African-American
- American Indian or Alaska Native
- Asian or Pacific Islander
- Two or more races

34. What is the highest level of education you have obtained?

- Middle school
- Some high school
- High school
- Technical school (typically 2 year program)
- Some college
- College (typically 4 year program)
- Graduate school
- Professional degree (JD, MD, etc)

35. What is your estimated total household income?

- \$0- \$20,000 a year
- \$20,000-\$29,999 a year
- \$30,000-\$39,999 a year
- \$40,000-\$49,999 a year
- \$50,000-\$59,999 a year
- \$60,000 or more a year

*Thank you for taking time to complete this survey.
Please place it in the stamped envelope provided
and send it to*

*Jeff Engstrom
Community Development Services
400 S. Vine Street
Urbana, IL 61801*

*Any questions may be directed to the Project
Manager, Jeff Engstrom, at
(217) 384-2440 or jmengstrom@city.urbana.il.us*

*Your responses are valued and will be used to help
make decisions for the future of
the Crystal Lake Park area.*



The City of Urbana thanks
you!



Resident Survey

Results: Short answer

The following survey results are not statistically significant. Instead, they merely reflect the opinions of those who returned completed surveys. 653 surveys were sent to known occupied units in the area. 16 surveys were returned to sender, and 45 returned as vacant, equaling an effective mailing of 592 surveys. 116 were returned to the City completed and 2 were returned blank, resulting in a total of 118 returned. This yields a return rate of 19.9%.

2. How many people are in your household?

		Frequency	Percent	Valid %	Cumulative %
Valid	1	37	31.9	32.5	32.5
	2	46	39.7	40.4	72.8
	3	19	16.4	16.7	89.5
	4	11	9.5	9.6	99.1
	8	1	0.9	0.9	100.0
	Total	114	98.3	100.0	
Missing		2	1.7		
Total		116	100.0		

3. Do you rent or own your home?

		Frequency	Percent	Valid %	Cumulative %
Valid	Own	75	64.7	65.8	65.8
	Rent	39	33.6	34.2	100.0
	Total	114	98.3	100.0	
Missing		2	1.7		
Total		116	100.0		

4. What type of home do you live in?

		Frequency	Percent	Valid %	Cumulative %
Valid	Single-Family	84	72.4	74.3	74.3
	Apartment	28	24.1	24.8	99.1
	Duplex	1	0.9	0.9	100.0
	Total	113	97.4	100.0	
Missing		3	2.6		
Total		116	100.0		

5. How desirable are single-family homes for future development in the Crystal Lake Area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	80	69.0	71.4	71.4
	Desirable	21	18.1	18.8	90.2
	Neither desirable nor undesirable	6	5.2	5.4	95.5
	Undesirable	4	3.4	3.6	99.1
	Very Undesirable	1	0.9	0.9	100.0
	Total	112	96.6	100.0	
Missing		4	3.4		
Total		116	100.0		



Resident Survey

Results: Short answer

5. How desirable are duplexes for future development in the Crystal Lake Area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	12	10.3	11.5	11.5
	Desirable	27	23.3	26.0	37.5
	Neither desirable nor undesirable	31	26.7	29.8	67.3
	Undesirable	22	19.0	21.2	88.5
	Very Undesirable	12	10.3	11.5	100.0
	Total	104	89.7	100.0	
Missing		12	10.3		
Total		116	100.0		

5. How desirable are townhouses for future development in the Crystal Lake Area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	19	16.4	18.4	18.4
	Desirable	29	25.0	28.2	46.6
	Neither desirable nor undesirable	23	19.8	22.3	68.9
	Undesirable	16	13.8	15.5	84.5
	Very Undesirable	16	13.8	15.5	100.0
	Total	103	88.8	100.0	
Missing		13	11.3		
Total		116	100.0		

5. How desirable are condominiums for future development in the Crystal Lake Area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	15	12.9	14.4	14.4
	Desirable	28	24.1	26.9	41.3
	Neither desirable nor undesirable	21	18.1	20.2	61.5
	Undesirable	21	18.1	20.2	81.7
	Very Undesirable	19	16.4	18.3	100.0
	Total	104	89.7	100.0	
Missing		12	10.3		
Total		116	100.0		

5. How desirable are multi-family apartments for future development in the Crystal Lake Area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	2	1.7	1.9	1.9
	Desirable	12	10.3	11.7	13.6
	Neither desirable nor undesirable	19	16.4	18.4	32.0
	Undesirable	24	20.7	23.3	55.3
	Very Undesirable	46	39.7	44.7	100.0
	Total	103	88.8	100.0	
Missing		13	11.2		
Total		116	100.0		



Resident Survey

Results: Short answer

6. How desirable are grocery stores for future development with walking distance in this area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	48	41.4	43.6	43.6
	Desirable	28	24.1	25.5	69.1
	Neither desirable nor undesirable	16	13.8	14.5	83.6
	Undesirable	7	6.0	6.4	90.0
	Very Undesirable	11	9.5	10.0	100.0
	Total	110	94.8	100.0	
Missing		6	5.2		
Total		116	100.0		

6. How desirable are sit-down restaurants for future development with walking distance in this area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	42	36.2	39.6	39.6
	Desirable	33	28.4	31.1	70.8
	Neither desirable nor undesirable	14	12.1	13.2	84.0
	Undesirable	11	9.5	10.4	94.3
	Very Undesirable	6	5.2	5.7	100.0
	Total	106	91.4	100.0	
Missing		10	8.6		
Total		116	100.0		

6. How desirable are fast-food restaurants for future development with walking distance in this area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	16	13.9	15.0	15.0
	Desirable	12	10.4	11.2	26.2
	Neither desirable nor undesirable	23	20.0	21.5	47.7
	Undesirable	26	22.6	24.3	72.0
	Very Undesirable	30	26.1	28.0	100.0
	Total	107	93.0	100.0	
Missing		9	7.8		
Total		116	100.0		

6. How desirable are coffee shops for future development with walking distance in this area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	31	26.7	30.1	30.1
	Desirable	26	22.4	25.2	55.3
	Neither desirable nor undesirable	28	24.1	27.2	82.5
	Undesirable	12	10.3	11.7	94.2
	Very Undesirable	6	5.2	5.8	100.0
	Total	103	88.8	100.0	
Missing		13	11.2		
Total		116	100.0		



Resident Survey

Results: Short answer

6. How desirable are small, local retail for future development with walking distance in this area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	22	19.0	21.4	21.4
	Desirable	41	35.3	39.8	61.2
	Neither desirable nor undesirable	26	22.4	25.2	86.4
	Undesirable	8	6.9	7.8	94.2
	Very Undesirable	6	5.2	5.8	100.0
	Total	103	88.8	100.0	
Missing		13	11.2		
Total		116	100.0		

6. How desirable are large, chain retail for future development with walking distance in this area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	16	13.8	15.0	15.0
	Desirable	16	13.8	15.0	29.9
	Neither desirable nor undesirable	15	12.9	14.0	43.9
	Undesirable	22	19.0	20.6	64.5
	Very Undesirable	38	32.8	35.5	100.0
	Total	107	92.2	100.0	
Missing		9	7.8		
Total		116	100.0		

6. How desirable are services for future development with walking distance in this area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	21	18.1	20.0	20.0
	Desirable	33	28.4	31.4	51.4
	Neither desirable nor undesirable	27	23.3	25.7	77.1
	Undesirable	13	11.2	12.4	89.5
	Very Undesirable	11	9.5	10.5	100.0
	Total	105	90.5	100.0	
Missing		11	9.5		
Total		116	100.0		

6. How desirable are childcare facilities for future development with walking distance in this area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	16	13.8	15.4	15.4
	Desirable	30	25.9	28.8	44.2
	Neither desirable nor undesirable	41	35.3	39.4	83.7
	Undesirable	9	7.8	8.7	92.3
	Very Undesirable	8	6.9	7.7	100.0
	Total	104	89.7	100.0	
Missing		12	10.3		
Total		116	100.0		



Resident Survey

Results: Short answer

6. How desirable is a community center for future development with walking distance in this area?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	26	22.4	24.1	24.1
	Desirable	26	22.4	24.1	48.1
	Neither desirable nor undesirable	38	32.8	35.2	83.3
	Undesirable	12	10.3	11.1	94.4
	Very Undesirable	6	5.2	5.6	100.0
	Total	108	93.1	100.0	
Missing		8	6.9		
Total		116	100.0		

9. Where would you prefer to see more businesses?

		Frequency	Percent	Valid %	Cumulative %
Valid	University	34	29.3	31.5	31.5
	Lincoln	7	6.0	6.5	38.0
	University & Lincoln	14	12.1	13.0	50.9
	Neighborhood businesses along side	11	9.5	10.2	61.1
	Both along major streets and side	27	23.3	25.0	86.1
	Nowhere	15	12.9	13.9	100.0
	Total	108	93.1	100.0	
Missing		8	6.9		
Total		116	100.0		

10. How convenient is it to reach destinations withing the City of Urbana from this neighborhood using public transportation?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very convenient	57	49.1	50.0	50.0
	Somewhat convenient	28	24.1	24.6	74.6
	Not convenient at all	5	4.3	4.4	78.9
	Don't know	24	20.7	21.1	100.0
	Total	114	98.3	100.0	
Missing		2	1.7		
Total		116	100.0		

11. Do you think there are enough bus routes in this neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Yes	70	60.3	63.6	63.6
	No	13	11.2	11.8	75.5
	Don't know	27	23.3	24.5	100.0
	Total	110	94.8	100.0	
Missing		6	5.2		
Total		116	100.0		



Resident Survey

Results: Short answer

13. How convenient is it to reach destinations within the City of Urbana from this neighborhood by bicycle?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very convenient	40	34.5	36.4	36.4
	Somewhat convenient	43	37.1	39.1	75.5
	Not convenient at all	10	8.6	9.1	84.5
	Don't know	17	14.7	15.5	100.0
	Total	110	94.8	100.0	
Missing		6	5.2		
Total		116	100.0		

14. How convenient is it to reach destinations within the City of Urbana from this neighborhood by foot?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very convenient	31	26.7	27.0	27.0
	Somewhat convenient	60	51.7	52.2	79.1
	Not convenient at all	17	14.7	14.8	93.9
	Don't know	7	6.0	6.1	100.0
	Total	115	99.1	100.0	
Missing		1	0.9		
Total		116	100.0		

15. Do you think there are enough bike paths in your neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Yes	41	35.3	39.0	39.0
	No	61	52.6	58.1	97.1
	Don't know	3	2.6	2.9	100.0
	Total	105	90.5	100.0	
Missing		11	9.5		
Total		116	100.0		

17. How would you rate the condition of sidewalks in the neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Excellent	4	3.4	3.6	3.6
	Good	38	32.8	34.5	38.2
	Fair	51	44.0	46.4	84.5
	Poor	17	14.7	15.5	100.0
	Total	110	94.8	100.0	
Missing		6	5.2		
Total		116	100.0		



Resident Survey

Results: Short answer

18. How often do you use Crystal Lake Park?

		Frequency	Percent	Valid %	Cumulative %
Valid	Daily	25	21.6	22.3	22.3
	A few times a week	26	22.4	23.2	45.5
	A few times a month	24	20.7	21.4	67.0
	A few times a year	30	25.9	26.8	93.8
	Never	7	6.0	6.3	100.0
	Total	112	96.6	100.0	
Missing		4	3.4		
Total		116	100.0		

21. Would you like to see the County Fairgrounds stay where they currently are or would you like to see the fair relocated?

		Frequency	Percent	Valid %	Cumulative %
Valid	Stay	82	70.7	80.4	80.4
	Relocated	20	17.2	19.6	100.0
	Total	102	87.9	100.0	
Missing		14	12.1		
Total		116	100.0		

23. Do you have trouble parking on the street near your home?

		Frequency	Percent	Valid %	Cumulative %
Valid	Yes	15	12.9	13.8	13.8
	No	46	39.7	42.2	56.0
	I don't park on the street	48	41.4	44.0	100.0
	Total	109	94.0	100.0	
Missing		7	6.0		
Total		116	100.0		

24. When you park on the street, where do you most often park?

		Frequency	Percent	Valid %	Cumulative %
Valid	Within a few homes of my home	27	23.3	24.5	24.5
	On my block	14	12.1	12.7	37.3
	On another block	9	7.8	8.2	45.5
	I don't park on the street	60	51.7	54.5	100.0
	Total	110	94.8	100.0	
Missing		6	5.2		
Total		116	100.0		

25. Would you support a resident permit parking sticker program in your neighborhood where only residents with permits would be allowed to park on the streets?

		Frequency	Percent	Valid %	Cumulative %
Valid	Yes	43	37.1	41.7	41.7
	No	60	51.7	58.3	100.0
	Total	103	88.8	100.0	
Missing		13	11.2		
Total		116	100.0		



Resident Survey

Results: Short answer

26. How would you describe the level of crime/vandalism in your neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Not a problem at all	39	33.6	35.5	35.5
	Somewhat of a problem	42	36.2	38.2	73.6
	A problem	17	14.7	15.5	89.1
	No opinion	12	10.3	10.9	100.0
	Total	110	94.8	100.0	
Missing		6	5.2		
Total		116	100.0		

27. Would you support a Neighborhood Watch program in your neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Yes	94	81.0	88.7	88.7
	No	12	10.3	11.3	100.0
	Total	106	91.4	100.0	
Missing		10	8.6		
Total		116	100.0		

28. How active are you in a neighborhood association?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very active	2	1.7	1.8	1.8
	Active	4	3.4	3.6	5.5
	Somewhat active	13	11.2	11.8	17.3
	Not active	91	78.4	82.7	100.0
	Total	110	94.8	100.0	
Missing		6	5.2		
Total		116	100.0		

29. How desirable are park facilities improvements for youth, senior, and community meeting and activity space in this neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	46	39.7	45.1	45.1
	Desirable	34	29.3	33.3	78.4
	Neither desirable nor undesirable	20	17.2	19.6	98.0
	Very Undesirable	2	1.7	2.0	100.0
	Total	102	87.9	100.0	
Missing		14	12.1		
Total		116	100.0		



Resident Survey

Results: Short answer

29. How desirable are new park facilities for youth, senior, and community meeting and activity space in this neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	39	33.6	38.2	38.2
	Desirable	28	24.1	27.5	65.7
	Neither desirable nor undesirable	28	24.1	27.5	93.1
	Undesirable	3	2.6	2.9	96.1
	Very Undesirable	4	3.4	3.9	100.0
	Total	102	87.9	100.0	
Missing		14	12.1		
Total		116	100.0		

29. How desirable are church facilities for youth, senior, and community meeting and activity space in this neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	8	6.9	7.9	7.9
	Desirable	21	18.1	20.8	28.7
	Neither desirable nor undesirable	52	44.8	51.5	80.2
	Undesirable	8	6.9	7.9	88.1
	Very Undesirable	12	10.3	11.9	100.0
	Total	101	87.1	100.0	
Missing		15	12.9		
Total		116	100.0		

29. How desirable are school multi-purpose rooms for youth, senior, and community meeting and activity space in this neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	17	14.7	17.2	17.2
	Desirable	23	19.8	23.2	40.4
	Neither desirable nor undesirable	44	37.9	44.4	84.8
	Undesirable	6	5.2	6.1	90.9
	Very Undesirable	9	7.8	9.1	100.0
	Total	99	85.3	100.0	
Missing		17	14.7		
Total		116	100.0		

29. How desirable are school outdoor recreation for youth, senior, and community meeting and activity space in this neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	21	18.1	21.2	21.2
	Desirable	26	22.4	26.3	47.5
	Neither desirable nor undesirable	34	29.3	34.3	81.8
	Undesirable	9	7.8	9.1	90.9
	Very Undesirable	9	7.8	9.1	100.0
	Total	99	85.3	100.0	
Missing		17	14.7		
Total		116	100.0		



Resident Survey

Results: Short answer

29. How desirable are recreation facilities (YMCA) for youth, senior, and community meeting and activity space in this neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	27	23.3	26.5	26.5
	Desirable	33	28.4	32.4	58.8
	Neither desirable nor undesirable	28	24.1	27.5	86.3
	Undesirable	8	6.9	7.8	94.1
	Very Undesirable	6	5.2	5.9	100.0
	Total	102	87.9	100.0	
Missing		14	12.1		
Total		116	100.0		

29. How desirable are youth center facilities (Boys and Girls Club) for youth, senior, and community meeting and activity space in this neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	29	25.0	29.3	29.3
	Desirable	25	21.6	25.3	54.5
	Neither desirable nor undesirable	27	23.3	27.3	81.8
	Undesirable	10	8.6	10.1	91.9
	Very Undesirable	8	6.9	8.1	100.0
	Total	99	85.3	100.0	
Missing		17	14.7		
Total		116	100.0		

29. How desirable is a senior center for youth, senior, and community meeting and activity space in this neighborhood?

		Frequency	Percent	Valid %	Cumulative %
Valid	Very desirable	24	20.7	23.5	23.5
	Desirable	31	26.7	30.4	53.9
	Neither desirable nor undesirable	38	32.8	37.3	91.2
	Undesirable	4	3.4	3.9	95.1
	Very Undesirable	5	4.3	4.9	100.0
	Total	102	87.9	100.0	
Missing		14	12.1		
Total		116	100.0		

30. How would you describe your status in your household?

		Frequency	Percent	Valid %	Cumulative %
Valid	Head of house	59	50.9	56.2	56.2
	Co-head of house	35	30.2	33.3	89.5
	Partner of head of house	3	2.6	2.9	92.4
	Independent member of house	8	6.9	7.6	100.0
	Total	105	90.5	100.0	
Missing		11	9.5		
Total		116	100.0		



Resident Survey

Results: Short answer

31. How old are you?		Frequency	Percent	Valid %	Cumulative %
Valid	20.0	2	1.7	1.9	1.9
	22.0	1	0.9	1.0	2.9
	23.0	9	7.8	8.7	11.7
	24.0	1	0.9	1.0	12.6
	25.0	4	3.4	3.9	16.5
	26.0	2	1.7	1.9	18.4
	27.0	2	1.7	1.9	20.4
	28.0	1	0.9	1.0	21.4
	29.0	1	0.9	1.0	22.3
	30.0	2	1.7	1.9	24.3
	31.0	2	1.7	1.9	26.2
	32.0	3	2.6	2.9	29.1
	33.0	3	2.6	2.9	32.0
	34.0	1	0.9	1.0	33.0
	35.0	2	1.7	1.9	35.0
	36.0	2	1.7	1.9	36.9
	37.0	1	0.9	1.0	37.9
	39.0	1	0.9	1.0	38.8
	40.0	1	0.9	1.0	39.8
	41.0	3	2.6	2.9	42.7
	42.0	2	1.7	1.9	44.7
	43.0	3	2.6	2.9	47.6
	44.0	3	2.6	2.9	50.5
	45.0	3	2.6	2.9	53.4
	46.0	2	1.7	1.9	55.3
	49.0	3	2.6	2.9	58.3
	51.0	2	1.7	1.9	60.2
	52.0	4	3.4	3.9	64.1
	53.0	1	0.9	1.0	65.0
	54.0	3	2.6	2.9	68.0
	55.0	1	0.9	1.0	68.9
	56.0	3	2.6	2.9	71.8
	57.0	3	2.6	2.9	74.8
	58.0	3	2.6	2.9	77.7
	59.0	2	1.7	1.9	79.6
	60.0	1	0.9	1.0	80.6
	61.0	2	1.7	1.9	82.5
	62.0	2	1.7	1.9	84.5
	63.0	1	0.9	1.0	85.4
	65.0	1	0.9	1.0	86.4
	66.0	3	2.6	2.9	89.3
	69.0	1	0.9	1.0	90.3
	70.0	2	1.7	1.9	92.2
	77.5	1	0.9	1.0	93.2
	80.0	1	0.9	1.0	94.2
	81.0	1	0.9	1.0	95.1
	82.0	2	1.7	1.9	97.1
	83.0	1	0.9	1.0	98.1
	84.0	1	0.9	1.0	99.0
	88.0	1	0.9	1.0	100.0
	Total	103	88.8	100.0	
Missing		13	11.2		
Total		116	100.0		



Resident Survey

Results: Short answer

32. What is your gender?

		Frequency	Percent	Valid %	Cumulative %
Valid	Male	37	31.9	34.6	34.6
	Female	70	60.3	65.4	100.0
	Total	107	92.2	100.0	
Missing		9	7.8		
Total		116	100.0		

33. Are you Spanish, Hispanic, or Latino?

		Frequency	Percent	Valid %	Cumulative %
Valid	Yes	2	1.7	1.9	1.9
	No	103	88.8	98.1	100.0
	Total	105	90.5	100.0	
Missing		11	9.5		
Total		116	100.0		

34. How would you identify your race?

		Frequency	Percent	Valid %	Cumulative %
Valid	White	84	72.4	77.8	77.8
	Black	10	8.6	9.3	87.0
	Asian	7	6.0	6.5	93.5
	Two or more races	7	6.0	6.5	100.0
	Total	108	93.1	100.0	
Missing		8	6.9		
Total		116	100.0		

35. What is the highest level of education you have obtained?

		Frequency	Percent	Valid %	Cumulative %
Valid	Middle School	1	0.9	0.9	0.9
	High school	17	14.7	15.7	16.8
	Technical school	2	1.7	1.9	18.7
	Some college	29	25.0	26.9	43.9
	College	30	25.9	27.8	72.0
	Graduate School	23	19.8	21.3	93.5
	Professional Degree	7	6.0	6.5	100.0
Total	109	94.0	100.0		
Missing		7	6.0		
Total		116	100.0		

36. What is your estimated total household income?

		Frequency	Percent	Valid %	Cumulative %
Valid	\$0-\$20,000	17	14.7	16.8	16.8
	\$20,000-\$29,999	16	13.8	15.8	32.7
	\$30,000-\$39,999	20	17.2	19.8	52.5
	\$40,000-\$49,999	16	13.8	15.8	68.3
	\$50,000-\$59,999	11	9.5	10.9	79.2
	\$60,000 or more	21	18.1	20.8	100.0
	Total	101	87.1	100.0	
Missing		15	12.9		
Total		116	100.0		



Resident Survey

Demographic comparison to 2000 Census

Race	Census %	Survey %	% pt. Diff.
White	49.9	77.8	27.9
Black or African American	42.4	9.3	-33.2
Asian	2.9	6.5	3.6
Two or more races	3.5	6.5	3.0
Some other race	1.0	0.0	-1.0
American Indian and Alaska Native	0.2	0.0	-0.2

Income	Census %	Survey %	% pt. Diff.
\$0-\$20,000	28.7	16.8	-11.9
\$20,000-\$29,999	21.7	15.8	-5.8
\$30,000-\$39,999	16.9	19.8	2.9
\$40,000-\$49,999	11.8	15.8	4.0
\$50,000-\$59,999	12.6	10.9	-1.7
\$60,000 or more	8.3	20.8	12.5

Age	Census %*	Survey %	% pt. Diff.
20 and 21	3.4	1.9	-1.5
22 to 24	7.9	10.7	2.8
25 to 29	10.7	9.7	-1.0
30 to 34	8.9	10.7	1.8
35 to 39	6.9	5.8	-1.0
40 to 44	8.9	11.7	2.8
45 to 49	7.0	7.8	0.8
50 to 54	7.6	9.7	2.1
55 to 59	5.0	11.7	6.6
60 to 64	4.7	5.8	1.1
65 to 69	4.9	4.9	0.0
70 to 74	4.9	1.9	-2.9
75 to 79	5.3	1.0	-4.3
80 to 84	6.0	5.8	-0.2
85 and over	8.0	1.0	-7.0

*Percent of population 20 and over



Resident Survey

Short answer comments written in

3. Do you rent or own your home?

— My daughter lives in a small house behind me.

5. How desirable are the following housing types?

— Only if built by environmentally-friendly, energy-efficient, passive-solar ways. Otherwise, my answer to all is NO. We don't need more quickly constructed "investment housing."

7. How desirable are the following business types and services for future development within walking distance in this area?

- All [everything but community center] are already within walking distance
- We have Save-a-lot, Schnuck's within walking distance. We got Walgreen's. No community center!!
- *Community center [very desirable] and again you have to go to Champaign to rent somewhere for reunions, weddings, etc.
- Coffee shop—would this help gentrify the neighborhood and force poorer residents out? If it would, it's undesirable.
- Only if on University or Lincoln, not in residential neighborhood
- No chain that creates litter from plastic bags!

9. Where would you prefer to see more businesses?

—?

- Along Lincoln Ave mostly, but not if you must remove housing. What we want is a walkable business district with safe sidewalks. Please find a way to create this without forcing us out of our homes.
- University too busy already, traffic is a nightmare

10. How convenient is it to reach destinations within the City of Urbana from this neighborhood using public transportation (MTD bus service)?

- The route of the grey line is crazy! Why is there only one bus in this whole area?
- Grey bus runs down Fairview
- Buses should run earlier than 7:00AM
- Don't use it much anymore

11. Do you think there are enough bus routes in this neighborhood?

- The area covered by grey isn't bad, but it should be divided into 2 routes and not zigzag so much. A more direct route to Parkland and another one.
- North Broadway (pool and nature center) weekends !! Yes, the grocery stores are still hard to reach. And, if one walks one has to go so far out of the way to get safely to Schnuck's because of its massive, bustling, pedestrian-unfriendly parking lot.
- From University Ave to UIUC

13. How convenient is it to reach destinations within the City of Urbana by bicycle?

- Somewhat, and it's not convenient at all for small children, because the sidewalk does not extend all the way to our home. We have to cross the street and walk to Crystal Lake park for a safe riding space.
- Traffic too heavy for bike.
- Better with bike routes

14. How convenient is it to reach destinations within the City of Urbana by foot?

- Crossing University Avenue is treacherous. The only safe place nearby is at Coler, but the ambulance bays at Carle and the blind-entrance for its service vehicles on the northwest make it hazardous as well. Also, one cannot cross at Lincoln if one is elderly or is walking with a small child. Not enough time and cars don't pay attention. Broadway too—all but impossible.
- If Coler is closed, even partially, I will have no direct access to University by foot (live on Hill).

15. Do you think there are enough bike paths in your neighborhood?

- in parks
- Carle, and access to it. (They could offer incentives for riding, too).
- Beslin-Washington-Downtown Champaign
- Don't need them
- No, towards downtown Urbana and libraries, and towards campus via King School. The kids in this neighborhood need alternatives to busing to get to school.
- from neighborhood (Coler Ave) to Downtown, swimming pool
- no opinion, I use sidewalks to bike



Resident Survey

Short answer comments written in

17. How would you rate the condition of sidewalks in the neighborhood?

- Actually poor, in front of my house on Fairview.
- Fair condition, poor location—no sidewalks on the west side of north end of North Busey, or on East side from 1200 N Busey on either. So the kids walk down the middle of the street!! Someone is going to run over a child if we don't get sidewalks ASAP.
- Fair where they exist
- I would also like to make a plea for winter sidewalk shoveling on what sidewalks do exist.
- No trimming of trees
- My neighborhood has none
- Some are grown over, water meter sticking up on Busey 1100 block sidewalk.
- No sidewalk on Sunset on the right side where is shadowy
- Would like to see more sidewalks on N. Broadway and vicinity
- Poor to nonexistent

18. How often do you use Crystal Lake Park?

- Too many ducks and waste
- Since I live across the street, I have a great view from my apartment of the pond, park, etc.
- Never, because of geese

21. Would you like to see the County Fairgrounds stay where they currently are would you like to see the fair relocated?

- Relocated, if there is a better use for the land
- Stay—this is part of why we moved here!!

23. Do you have trouble parking on the street near your home?

- Yes, there is no parking on my street.
- No, only during fair time
- No, except during the fair
- on holiday during fair time
- Sometimes
- Sometimes due to people parking for hospital
- I'm a senior and do not drive anymore but believe parking, and bicycle needs should be considered.

24. When you park on the street, where do you most often park?

- I don't park on the street usually.

25. Would you support a resident permit parking sticker program in your neighborhood where only residents with permits would be allowed to park on the streets?

- I think people should have not so many vehicles, park in your drive before the road
- If it is free
- Sure, I guess, never had a problem; I believe it is a bigger problem closer you get to Carle. Many employees park on the street and public because they don't want to park in garage.
- Should not have to pay for permit if I live on that street
- That's fine; I don't really see the need on Coler.
- Yes, during certain hours
- Too many people from Carle park on our side streets
- Only if residents had unlimited free passes for visitors/friends
- What about visitors?
- No need
- No, because Urbana always charges for this, and residents in our neighborhood cannot afford the financial burden.
- How would it be enforced?
- Who would pay for these stickers? Not me! Nor my children visiting me!
- Yes, most definitely!!!



Resident Survey

Short answer comments written in

26. How would you describe the level of crime/vandalism in your neighborhood?

- A problem: drugs
- A problem, especially on Busey Ave.
- This neighborhood has changed. I do see strange people in the rental house. I've read newspaper crime in this area.
- Somewhat of a problem, Carle smokers use the end of our street to smoke—lots of cigarette butts
- Not a problem except for litter
- We were robbed last year but other than that we haven't seen any problem on Coler. I walk all hours and never have a problem. I know the nurses warn you if you leave after visiting hours you need security escort.
- A problem—and it's done by kids, so no one wants to call the police. We need a community center!!
- Especially corner of Lincoln & Fairview--need to get rid of apartment building there on corner.
- A big problem
- Not that I know of
- Not severe, but it affects us—neighbors report suspicious activity, we've had theft from unlocked car (minor, money removed, wallet left)

27. Would you support a Neighborhood Watch program in your neighborhood?

- Yes, most definitely!!!
- I'd support part-time & auxiliary officers with UPD too...
- That's fine, but I think people already watch.
- I already watch, that's why I sit outside.
- Carle security is running up and down the road. We have a quiet neighborhood.
- Yes, and a cop watch program
- I support the idea but cannot participate

28. How active are you in a neighborhood association?

- What neighborhood association? In my neighborhood? They must not publicize...
- Don't know anything
- Not sure how to join
- I didn't know we had an association
- These groups are a joke. I clean my property. They let theirs grow up, sidewalks not usable.
- Do not agree with their mission and methods
- Used to be, but it got to be about money.

29. How desirable are improved or new community facilities for youth, senior, and community meeting and activity space in this neighborhood?

- Youth need to go to work and school. The seniors can go to Douglass Center in Champaign.
- *cultural center
- Youth*-important for youth, they need a basketball court!!

32. What is your gender?

- Why don't you have an option for transgendered people?

Written-in comments at the back of the survey:

- We need speed bumps on Coler!!
- I believe the future of this residential area is to be determined by the City Council's decisions regarding the proposed Carle expansion plans!
- Let's think outside the box. Consider who you want to attract. I see it for the aging baby boomers taking grandkids to enjoy the peace that parks bring. Natural beauties to inspire or for patients who need a place to have thearap0y or to be encouraged to go on. A nice place for doctors or nurses or even parents who stay at the house. A sanctuary. Not just for kids and picnics of a place to dump bodies for gees more lights more walkways seating throughout.
- A block or area party would be great too.
- We moved here because of the park and the fairgrounds when it was green grass. Now we have lights at night that light up our house inside, can't see the trees in the park, and a helicopter going over our house just missing the treetops every half hour or so. Carle buses going up and down our road. Some mornings, I can't get out of my driveway because of the traffic. We would like the park and fairgrounds left alone. Don't sell it to Carle.
- This neighborhood needs to be preserved and protected against mass destruction.
- PS I can't believe Carle is being allowed to raze a huge swath of our neighborhood. Those are homes! Why didn't we force them to build up more? They just built a new wing! Their space could be better used if they incorporate a more urban approach to design (and how about some passive-solar features)!



Resident Survey

Long answer responses

6. Where would you prefer to see new or improved housing?

- Broadway (9)
- Lincoln (7)
- Fairview Ave (6)
- Lakeside Terrace (5)
- near Carle Hospital (6)
- Coler (4)
- South of University (2)
- The house on the NE corner of Fairview-Busey needs to be removed. (2)
- Apartment building at SE corner of Lincoln and Fairview (2)
- Park Street (2)
- Church (2).
- Hill St (2)
- Country Club Road (3)
- Franklin Street needs improved housing—existing housing.
- Reasonable housing on Race St. No condos
- Busey
 - between Broadway and Cunningham
 - Washington & Lierman
 - North of Church St.
 - along Crystal Lake Drive.
 - all around Carle: specifically by the ER side, Busey, Coler, Fairview etc
- Apartment buildings on Broadway Ave across from Crystal Lake Park need to be improved.
- Older homes renovated to retain character; new homes to replace any too run-down to rehab, but retaining flavor of the greater neighborhood. This can be done throughout the area. Also include the area east of Broadway that is part of Champaign County.
- More than where, I want to see programs that help low-income folks buy homes. Especially help with credit debt, skills training for better job qualifications, etc.
- It's not a question so much of where as it is a question of how it's built. I want to see more passive-solar and environmentally responsible construction. It's time. Also, it allows people with low-incomes to remain in their homes even as the area gentrifies because it lowers their utility costs significantly.
- New homes, everyone seems to be moving to Champaign for new homes, my husband and I Love it here in Urbana, shouldn't have to move to Champaign.
- Improve housing right here in this neighborhood. All grants are geared toward the handicap or elderly. There are homeowners in this area with "very low incomes" including single parents who can't afford to do small things that need to be done to their homes.
- Everywhere there's a really crappy apartment complex
- Anywhere near the park
- Yes, no section 8, problems in the area. The only time I had my house egged in 36 years.
- Yes (4)
- New and improved. First, improve what is here and then add where development can occur.
- Improved housing—less lower income/rental property
- Only as needed to replace existing as it declines
- No federal housing. Only single family and make sure it is taken care of.
- Wherever needed (2)
- Nothing special
- Not sure (3)
- N/A (4)
- Nowhere
- This area is too congested now. If we improve what is already here. Trim old trees, clean area up, this could be a very nice place to be.
- The hospital, clinic, and ambulances produce enough traffic and parking needs
- No place. We have enough houses. No apartment, duplex, townhouses, condominiums

8. What types of businesses would you like to see other than those mentioned in Question 7?

- Art gallery, arts and crafts supplies
- Theater!!! Drive-in!!!
- Better selection of hotels 4 star? For wedding party family reunion, etc.
- Coffee shop in old Family Video—perfect location for people coming into town.
- Smaller specialty shops, NO CHAIN STORES!!!
- Art gallery for local artists, art center with workshops and performance space.
- A convenient store where Lakeside Terrace was.
- Super K-mart



Resident Survey

Long answer responses

(8. continued)

- Video rental
- Video store
- Cinema or movie house
- Movie house
- Movie theater, gym
- Mom and Pop, video
- Movie rental, gas station
- Movies, mid-price range restaurants, bookstores, donut shop (Krispie Kreme)
- Theatre, family fun centers
- Library extension, such as Douglass Branch is. OR bookmobile stops—regular and frequent. There are many kids here running around all day in the summer and after school needing something to do. I wish they'd read more because they have potential!
- Fresh produce stands, bookstore (would be great in new mall) Whole Foods, TRADER JOE'S
- Pet shop, Wal-Mart, sit-down restaurants (non fast food/too many)
- Upscale clothing and bookstores
- Bakery, deli integrated in the neighborhoods
- I would really like to see coffee shops
- Good outlet stores at Lincoln Square, but need improved pedestrian crossings at University, Lincoln, and Cunningham.
- Bible supply--church
- Do not allow payday loan type places!
- Panera's, bookstore, Burger King, Wendy's
- Bookstores, record stores
- Department stores
- Definitely coffee shops
- Bookstores, UPS store, clothing stores, concert venues, natural/organic foods grocery store
- Wouldn't necessarily want businesses—more community and cultural centers.
- I think the rest should be inside the facility [everything but local retail, services, and community center]. Chicago Children's has McDonald's inside the hospital. St. Louis beautiful eateries inside.
- Like to see Carle grow as we need good health care service.
- There aren't any
- I really don't want to see any businesses. I want better looking houses, better neighborhoods, less loitering.
- No idea
- None (14)
- None. Respect the bylaws of the subdivision when building.
- NONE—County Market closed when Schnuck's opened. Too many businesses for the same dollars.
- I do not care for the idea of the park being bounded by any businesses. I find the current work on Broadway disheartening.
- I am not in favor of more business
- Nothing, we can walk to University Avenue and bus to the shopping area. This is a neighborhood, not a commercial-hood. Stop the madness.
- I am over 80—don't think I will be around.

12. If no, where would you like to see additional service routes?

- on Sunset Dr. It is a long walk from Sunset to Fairlawn
- Coler-Sunset-Lincoln
- Make buses run more often (13 silver)
- I don't use MTD
- E Gold running more on Saturday and Sunday
- Need more direct routes instead of bypassing U of I campus.
- Along Lincoln Avenue extended time for bus routes needed (need to run for longer periods of time)
- Carle bus: switch bus routes off of Coler
- I would like to see evenings and Sunday service on the Gold Route
- To reach S. Lincoln without going through bus depot
- down Cunningham to Downtown Champaign, down Broadway to Downtown Champaign, also to the mall
- More evening Gold Route up Broadway
- Along Park Street

16. If no, where would you like to see additional paths?

- Lincoln (19)
- Country Club Road (4)
- Broadway (10)
- University (10)
- on all major roads (6)
- Coler (4)



Resident Survey

Long answer responses

(16. continued)

- Everywhere (3)
- Park St (2)
- along side streets (2)
- Crystal Lake Park (2)
- Fairview (2)
- Busey
- Bradley
- Cunningham
- Race St
- The park should have a bike trail
- Carle to Campus, Lincoln Square, Parkland, Downtown Champaign
- path to campus
- Downtown Urbana
- It would be nice to have cyclists off the sidewalk on Broadway next to park but doubt there is enough room next to sidewalk.
- there are enough low traffic streets for biking.
- There are no bike paths
- I am unaware of any, so some would be great. Now, the street is only option
- not sure (2)

19. What types of recreational activities or gatherings do you participate in within this neighborhood?

- Walks (66)
- picnics (32)
- Fishing (19)
- Pool (19)
- Parties/meetings (18)
- bike rides (12)
- boating (10)
- Running (9)
- Special events at park (7)
- playground (6)
- walk my dog (4)
- Nature Center visits (3)
- Volleyball (3)
- Frisbee (3)
- reading (2)
- wildlife (2)
- Fairgrounds events (2)
- nature trails
- Exercise
- barbecue
- yoga
- summer camps
- games in the park
- cross-country skiing
- Volunteer at nursing home
- drives through park
- children playing together in yards or on what little sidewalk there is
- Goose-watching
- Sledding
- biking and walking to work
- None (6)
- None—this neighborhood is full of rental houses, violence, and people who don't care to improve their homes and people who love to throw their garbage in our yards who do take care of our houses.

20. How could recreational opportunities or parks in this neighborhood be improved?

- Need Water Park with slides.
- A public bathroom, a rollerblade path would attract a lot of people!!
- I don't know, but as I see it, the park is great for family outings.
- Raise the canopy of some of the trees in CLP!



Resident Survey

Long answer responses

(20. continued)

- It would be nice to be able to swim in Crystal Lake!
- measured distances for walkers/runners
- Make it more affordable for people to boat, more concerts, perhaps festival, craft shows, entertainment
- By putting lots of tables and chairs in the park
- Crystal Lake has a pool and nature center which caused us to move here.
- I would like to see you think outside the box. I'd like to see the center of the pond area turned into something, bridges going to it or a lookout area. Perhaps just statues and garden area sky tram. I think you should stop thinking of how to draw people and start thinking of how it could be a sanctuary for the hospital staff or patients.
- Get rid of the fairgrounds, no one goes anyway except hoodlums and rednecks. Has deteriorated over the past years tremendously!
- More park space near Lincoln & University that is secluded from major traffic
- Very inexpensive programs for kids with low-income households for after school and during the summer. Many of the kids are unsupervised day after day and bully other kids, and each other, and break residents' property with alarming frequency. Their families need a place to send them at lost cost where the kids will receive quality supervision.
- More attention to detail. i.e.: trim trees over sidewalks, clean better around pool house, keep walkways cleaner
- More clean
- By making the lake area cleaner
- fix/replace the brick road on Broadway Ave. and re-pave the entire parking lot for Country Club apartments on Broadway Ave (major snow removal problem!!)
- Safety issues. Would NEVER walk alone.
- More patrol in the evening hours
- By keeping it safer with more police patrolling in CLP. Better lighting
- Closer monitoring by the local police (strange people are always in the park)
- More patrols in park to ensure safety for kids
- More lighting (3)
- Park is fine, need more restrooms however.
- More dog friendly spaces, more bike paths
- Add BBQ grills in park [King], add community center
- More concerts, more community involvement (meetings)
- Football field for kids in youth football in Urbana instead of Champaign
- More dog friendly
- Make people walk dogs on a leash! Clean up all the goose droppings!
- Reduce the droppings from the geese
- Crystal Lake would be improved if something could be done about the goose "poops." It's disgusting. There are too many geese. They get in the street and stop traffic. When I hear cars honking, I know the geese are in the street. Parts of the park cannot be used because there's so much poop. (Excuse my language).
- Get rid of geese
- Cull the deer population. They create a hazard on Coler, destroy wildflowers and gardens.
- Could use more running trails
- A nice fence around the little lake next to Broadway
- a parking for King Park off of Wascher Dr. with a few tables for people who stop off of 74 to eat lunch.
- Crystal Lake Park needs [to be] improved: less vehicle access, a bike-footpath
- More music and bike paths
- Bigger area for reunions, not just the one area, better play area for the children
- I think forming a neighborhood association might be useful, improve walking conditions on Country Club Road.
- Improve facilities, improve access (bike paths etc) perhaps sport area—soccer or baseball?
- Basketball courts and leagues
- Put in a basketball court near Church and Orchard, this would be used by my tenants
- New playground equipment
- playground at north end (near pool/Nature Center)
- A lot of play equipment got removed and was never replaced. It seems Meadowbrook became the favored child park, yet there are still children in this neighborhood without access there that deserve more play equipment and stimulation than that politically correct playground near the big pavilion.
- Limit noise permits in the CLP.
- I would like a basketball court in the Crystal Lake Park. My boys always wish there is one there.
- Basketball courts, tennis courts, youth center
- Put the playground equipment back in the park for older kids 9-12 years old. Swings, monkey bars, etc. Get rid of the geese and make Carle employees quit parking up by the little kids' playground.
- Put swings back in Crystal Lake Park. Stop playing loud radio music at Crystal Lake Park.
- A few more playground areas and more picnic tables and definitely seating along walking paths.
- Children's playground, jogging route, emergency phones, map, paths
- There could be some; if there are any, they could be better advertised locally.
- Add a water park with water slides to Crystal Lake Pool



Resident Survey

Long answer responses

(20. continued)

- More parking areas
- Fix the door of the enclosure for the dumpster on the west side of the pool so it's easy enough to close securely. Then do it, always.
- More concerts in the parks and block parties
- By keeping constant maintenance on equipment
- Crystal Lake Park in the 200 block floods badly during heavy rains. The repairs made years ago have not stopped this problem.
- More activities at Anita Purves and in park that can be attractive to adults and seniors rather than only kid-focused.
- Better bike paths through/around park. Better lighting through park, more community events at park and lake house
- Clean the creek that runs through Crystal Lake Park, especially at the bridge on Broadway.
- Improve sports areas
- I would like to see a disc golf course. The one in Urbana now is very elementary and unchallenging.
- Add a disc golf course to Crystal Lake Park
- I would love for there to be a community center in the park
- need small park on Coler for kids
- Everything is fine the way it is (6)
- No opinion (8)
- None— the people in this neighborhood are not the type of people I want to be around. Too many black thugs.

22. Are there any other uses you would like to see at this location besides the County Fairgrounds?

- Expand the park. (7)
- More concerts (5)
- Dog park (3)
- flea market (2)
- farmer's market
- Skate Park
- Rollerblading and running track
- Tennis courts
- Drive in theater
- Better utilization of the grounds—more festivities
- More community events
- reunions, wedding reception
- Overnight camping
- Inexpensive day cares, youth activity center.
- If Carle used it for "ALL" employee parking... they would still park on our streets as they do now with no concern for the homeowners or traffic flow.
- Anything it can be used for to charge rent, thus reducing taxes.
- Taste of Urbana. Music/band parties.
- Single family houses. No subdivision, though.
- New condos or neighborhood businesses development
- more housing (2)
- Upscale housing
- Community center in fringe area of the Fairgrounds.
- Businesses
- No—since I live across the street I do not want to look at buildings. We have a nice view—which is one of the reasons we stayed in this neighborhood.
- no, but could you take out the mowed grass areas and plant short, native groundcover ,such as clover, which requires less maintenance, and thus is more environmentally sound?— n/a
- No, we like the fairgrounds for walking. All we have now is a parking lot a buses running up till 10pm at night every few minutes.
- None. I would be absolutely opposed to moving the fairgrounds. It has a 155 year old history at this location. [actually, 102 years at this site]
- No, the Champaign Kennel Club dog show has been here for years. Don't change it.
- It is multifunctional as it is. Dog shows, car rallies, Humane Society sales, company picnics, horticulture shows, etc. Only Carle would be interested in seeing it moved. I wouldn't mind Carle parking moving.
- Yearly fair fine. Community events held in Kesler Hall fine. Negative impact on neighborhood by noise and air pollution caused from hundreds of vehicles owned by Carle employees parking on a daily basis on the grounds.
- Already used for Humane Society garage sale
- Just move the barns from the side of the fence to the middle of the grounds. They damage the whole look of the street.
- As is, it is a wonderful place to visit grand old trees, for meditation, and spirit/mind/body practice. I would miss it terribly.
- You already have dog show garage sale. What else do you want to do?
- No (23)
- I don't know (3)



Business Survey

Summary

The City also surveyed the various businesses within the Crystal Lake Planning Area to discover keys to success. Only 9 businesses responded out of 35 surveys sent. Of those returned, most businesses reported that very few or some of their customers lived or worked within walking distance of their establishment. Many responded that expanded retail and housing in the area would help boost business. Four businesses responded that what they like best about their locations are their access to other amenities. Only 2 responded that the County Fair negatively affects business, and the other 7 replied that there is no effect for their businesses during that time. In terms of crime, 7 reported it as being a problem or somewhat of a problem. A copy of the survey form is attached as an appendix.



Business Survey

Survey Form



FOR BUSINESSES IN THE CRYSTAL LAKE PARK AREA

Please mark an X for *one* answer per question unless otherwise noted.

1. What type of business do you manage or own?

2. What is the location of your business?

3. How long has your business been at its current location?

_____ years _____ months

4. How many employees does your business employ?

_____ Full-time employees

_____ Part-time employees

5. How is ownership of your business structured?

- Franchise
- Corporation
- Co-op/ Limited Partnership
- Single Owner

6. Do you rent or own your property?

- Rent
- Own

7. Do you have any plans to expand or relocate?

- Yes
- No → if no, skip to 9

→ 8. If yes, where and when do you plan to expand or relocate?

9. Do you feel you have adequate on-site parking for employees?

- Yes
- No

10. Do you feel you have adequate on-site parking for customers?

- Yes
- No

11. How many of your customers live or work within walking distance of your establishment?

- Very few
- Some
- Many
- Most
- Don't know

12. What types of *existing* development help draw customers to your business (for example, churches, schools, retail, banks, hotels, hospital, housing types, etc.)?

13. What types of *future* development would help draw customers to your business (for example, churches, schools, retail, banks, hotels, hospital, housing types, etc.)?



Business Survey

Survey Form

14. How does the Champaign County Fair impact your business?

- Positively
- No effect → if no effect, skip to 16
- Negatively

→ 15. If positively or negatively, how?

16. Is there any other use you would like to see at this location besides the County Fairgrounds?

17. How would you describe the level of crime/vandalism in the area?

- Not a problem at all
- Somewhat of a problem
- A problem
- No opinion

18. What do you like best about the neighborhood in which your business is located?

19. What would you change about the neighborhood?

20. What neighborhood assets are most important to you in terms of your business success?

Thank you for taking time to complete this survey. Please place it in the stamped envelope provided and send it to

*Jeff Engstrom
City of Urbana
Community Development Services
400 S. Vine Street
Urbana, IL 61801*

Any questions may be directed to the Project Manager, Jeff Engstrom, at (217) 384-2440 or jmengstrom@city.urbana.il.us

Your responses are valued and will be used to help make plans for the future of the Crystal Lake Park area.



The City of Urbana thanks you!





Stakeholder Interviews

Urbana Park District

July 31, 2007

Urbana Park District: Vicki Mayes

City of Urbana: Robert Myers, Kathleen Duffy, Jeff Engstrom

- The major asset of the park is the topography, old growth woods that provide shade, and the presence of water
- CUUATS study of car, bike, people entries into Crystal Lake Park and Meadowbrook Park showed the vast majority of Crystal Lake Park users arrived by car. Meadowbrook Park actually has a higher percentage of users who walked or biked to that park. This supports the idea that Crystal Lake Park needs to maintain a “drive-through” park component.
- The State of Illinois ranks Crystal Lake as one of the Top Urban Fisheries in the state. They stock with fish.
- UPD needs to follow a regular program of park maintenance and upgrade rather than leaving them all to require improvements all at once.

First Priority (within 5-7 years) Improvement Projects to Crystal Lake Park

- “urban park”: path improvements in south end of park and public restrooms
- Perimeter paths along the west side of Broadway Ave. and the north side of Park Street
- Northeast end of park: enhanced playground and restrooms
- Near term: pool that is uniquely Urbana rather than replicating Champaign’s pools. Will require planning.

Path Improvements

- Would like to have path system as popular as Hessel Park in Champaign
- UPD recently bought a house on Franklin Street fronting Broadway now making it possible to run a continuous 12 foot path along Broadway
- UPD has a parking lot (unpaved) on Broadway which they would be very interested in leasing to Carle Hospital for parking, especially if Carle would help build a path along the north side of Park Street from the lot to Carle.
- Need help from city to get path built around Busey Woods/along Coler
- Working with the City to create an urban trail system along Broadway. It would serve as a catalyst for the development of a greater system.
- Using Carle as a health-related sponsor of trails

Creating Connections

- Visual, inviting gateway into park at Central, McCullough/Church, Bradley, Broadway
- Want CLP to be recognized as a downtown park—use Leal Park as a Carle/downtown connection. Create a green corridor with a boulevard feel.
- Race or McCullough seem easier to cross University Ave.
- In Bloomington, Indiana, the sanitary district added a phrase “and recreational use” to its easement statement allowing for paths to be built along major sewer line routes.
- Work with the City to create “gateway” along University Ave.

Thoughts on the Fairgrounds

- Vicki’s impressions of the dealings of the 1970s were that the fair was willing to sell if the buyer could guarantee the fair would continue, but they got assistance to help relocate. No one provided this relocation assistance.
- Vicki thinks Rantoul would be an ideal place for the fair—urban fairs are a thing of the past.
- Should the fair move elsewhere, the Urbana Park District would be interested in expanding Crystal Lake Park somewhat on the fairgrounds site.
- Living next to fairgrounds doesn’t increase property values: living next to parks does. John Crompton of Texas A&M has done research of the value of parks.

Events at the Park

- Shades of Summer is a Friday/Saturday music festival
- A juried art fair is a possibility especially if an organization were formed to run it, then the park could support it.
- They are working with the fairgrounds to bring more large special events like the Turkey Trot to the area.

Resident survey concerns addressed

- Lighting improvements: people feel better with lighting, but “lighting invites people”. They want to keep the “pleasure drive feel” while reducing perceived “hiding places”. One possibility is to work on lighting the southern half of the park as an “urban park”.
- Safety concerns should be addressed through lighting and vegetation control.
- The Advisory Committee of the Park Board is looking into the geese problem
- Crystal Lake Park isn’t really an active, organized recreation spot (for basketball, tennis, football, or soccer). Nearby King Park has basketball courts and baseball fields tennis courts. [Later observation found that King Park does not have basketball or baseball]. Philips has one small basketball court. Chief Shemauger has 2 baseball diamonds and one small basketball court. King school has basketball hoops, but no courts.
- The Park District is purchasing a house on Lincoln Ave. next to King Park for its expansion to Lincoln.
- Neighborhood needs to show the need for a community center before it is built



Stakeholder Interviews

United Citizens and Neighbors

July 31, 2007

UCAN: Bob Leach, Mike Doyle, Jerry Moreland, Dee Miles, Cathy (Cunningham?)

City of Urbana: Robert Myers, Kathleen Duffy, Jeff Engstrom

UCAN as an organization

- UCAN's past funding—between \$1,200 and \$2,400 a year has been coming from the City which has been used for newsletters. They have 225 households on their mailing list.
- What can the City do to help UCAN? One idea would be to either provide a webpage for neighborhood groups, or help in setting up a website and a link on the City's website. Also help neighborhoods hold block parties as a way to bring people together. The City could provide free "block party packets" for neighborhood groups. The City's CDBG-funded newsletter might also feature different neighborhood groups or possibly even provide a mailing insert for neighborhood groups.

Housing

- Carle City Council Presentation 6-23-07 page 47 "to work with the City to address the need for affordable housing in Urbana, if Carle gains approval to expand the MIC"
 - Does this mean affordable housing anywhere in Urbana, not necessarily in the neighborhood?
 - Will they only work with the City if they get approval for expanded MIC?
- Greatest concern isn't necessarily about *affordable* housing but maintaining residential neighborhood, specifically not to allow expansion of the MIC zoning district
- In UCAN priorities, the first objective, "Protect and expand affordable single-family housing in the neighborhood" implicitly means the current residential neighborhood rather than providing new affordable units
- Maintain residential access to Crystal Lake Park along Coler and McCullough.

Proposed MIC expansion

- Maintain the MIC zoning district's northern boundary. It should not go north.
 - If MIC expands north, wouldn't logically the loop street also move north, thereby impacting traffic in that part of the neighborhood?
- Rather see more density for Carle Hospital's campus than expansion outward
- Generally see street closures as a reasonable trade off for a commitment from Carle not to expand north. UCAN does not want to separate street closures and expansion.
- The City should get Carle Hospital, in return for closing streets, then agree to not expand the MIC district and to sell back more houses.
- Carle should be required to sell back houses it owns north of Church Street.
- What is the need to expand? Show the need before asking to grow.
- What will happen to clinic spaces? UCAN is concerned that there will be no primary care at this site.
- Who's going to buy my house? This limbo area will not attract buyers. Just the threat of expansion drives away potential buyers other than Carle Hospital.
- Cooling facilities are loud and produce exhaust from Forum building (directed at neighborhood). What will the cardiovascular center's mechanical equipment be like?

Transportation

- Skeptical about Carle's bike path claims
- Carle should employ complete streets design
- Traffic study is bogus. In terms of car traffic, they assumed that visitors were coming from the same zip codes as Carle's employees. They have the zip codes of Carle patients and this would have been more accurate.
- Believes the traffic study didn't take into account families visiting people in the hospital. May people parking on N. Coler are believed to be visiting families who for whatever reason don't park in the garage or on surface lots.
- What is the parking permit enforcement's cost to the city?
- What about 2 hour parking limitations?
- Employee shuttle buses cause bad fumes for residents on Coler Ave. Electric shuttle buses or trams for employees for remote parking?
- The City should insist on parking garages rather than surface parking
- What about using the Beckman parking garage for Carle employee parking and shuttle to the hospital?
- The hospital claims they have 105 bicycle parking spaces but need to show this.
- Need better bike path connections to Downtown and UIUC. Path along railroad???

Other

- Chain link fence around the fairgrounds is not neighborhood friendly
- The last attempt to build a community center raised concern among a few residents who were adamantly opposed to it being on school district property



Stakeholder Interviews

Carle Foundation Hospital

August 30, 2007

Carle: Andy Manzer

City of Urbana: Libby Tyler, Jeff Engstrom

Heart Center

Carle is developing a program statement for Illinois Health Facilities Planning Board by September 2007. They are meeting internally for process management. The Heart Institute building will be able to be expanded up to 11 floors, up to 500,000 sqft total area potential.

Need for expansion

The North Clinic will soon be obsolete for medical uses. It will be re-used as offices, other uses.

The Rogers Building is antiquated; it needs more beds, storage for equipment. It will be redeveloped into call rooms, etc.

The Merk building is going to be demolished.

Some administration is moving to the Timpone building on Broadway.

The St. Joseph institute (school for deaf children receiving cochlear implants) will eventually move down to buildings on University. University is bad location for hospital uses, better for education, out-patient services, etc.

Parking

Carle Clinic is highest volume user of parking facilities on the current campus. The Clinic will be moving out to Southeast Urbana and Southwest Champaign, which will relieve the demand for parking at the Hospital campus. Repairs can then be made to the north deck. The parking demand situation should be in good shape as Heart Center goes up. There will be a surface lot with an additional 300 surface spaces next to heart center, which could eventually be converted to third deck. They want to expand employee parking at the Fairgrounds. If they run out of parking they can shuttle employees in from Marketplace Mall, which is what they do during the County Fair. They are considering changing the route of the parking shuttle bus.

Green Building

Carle has a history of leading the field in energy-efficiency and building-automation systems. They have been cutting energy use (more natural lighting, etc). Their grounds meet most LEED requirements. They are not presently interested in pursuing LEED certification for any future buildings.

Employee-Assisted Housing

There is no demand for this program. Residents and nursing students live in rental units adjacent to Carle. These homes also host students in the Phillipino Nursing Program.

Andy estimates that over 90% of patients drive to the hospital.

Trip reduction plan: they are going to update it soon. They had implemented some suggestions, such as the shuttle to Danville. It was underused.

Continued Success

Carle continues to rely on the Lincoln and University corridors to bring traffic from the Interstate. They own the property they need for future expansion. Carle needs to have flexibility to undertake new projects as they come up. They need new agreement with City to provide framework for how they can grow.

Carle's relationship with neighbors has improved. Both sides need to work on trust issues. Carle needs to focus on addressing concerns of their neighbors more.

Carle would like to work with the Fairgrounds Association on future expansion plans.



Supporting Documents

City of Urbana/Carle
Development Agreement

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (including attachments and exhibits, and hereinafter referred to as the "Agreement") dated as of the 4th day of June, 1995, by and between the City of Urbana, an Illinois home-rule municipality, in Champaign County, Illinois (hereinafter referred to as the "City" or "Corporate Authorities"), and Carle Foundation (hereinafter referred to as the "Carle"). The effective date of this agreement is that written above.

RECITALS

WHEREAS, in accordance with and pursuant to the authority granted to units of government in Article VII of the Illinois Constitution of 1990, the City is authorized to enter into agreements which foster economic development;

WHEREAS, to minimize disruption and proceed in an orderly fashion for the benefit of the community, Carle is prepared to redevelop a large area surrounding the current Carle Foundation and Carle Clinic facilities; and

WHEREAS, Carle has developed a Master Site Plan reflecting development of the area bounded by Church Street extended to McCullough Street, Lincoln Avenue, the Consolidated Railway Company and McCullough Street extended to Church Street; and

WHEREAS, Carle is proposing to redevelop a portion of said area per the Carle Master Site Plan attached as Exhibit "A" hereto and hereinafter referred to as the "Master Site Plan"; and

WHEREAS, the City has determined that redevelopment in accordance with the attached Master Site Plan is in the best interests of the citizens of the City of Urbana; and

WHEREAS, after due and proper consideration and after conducting a public hearing on August 24, September 7, September 21, October 5, and October 19, 1995 the Urbana Plan Commission recommended the City Council amend its 1982 Comprehensive Plan, as amended, to reflect the site plan and its proposed changes to the neighborhood; recommended the City Council approve an amendment to the Urbana Zoning Ordinance as provided for in the Zoning Ordinance amendment attached for reference as Exhibit "B"; and recommended the City Council approve the agreement between the City of Urbana and the Urbana Park District attached for reference as Exhibit M.

WHEREAS, after due and proper consideration and after conducting a public meeting on September 26, 1995 the Urbana Community Development Commission passed a resolution which recommended the City Council amend the Development Agreement to require Carle to sell property it owns north of Church Street and to prohibit Carle from acquiring further properties north of Church Street; and

WHEREAS, the Urbana Plan Commission did not concur with the Urbana Community Development Commission's recommendation outlined above.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the City and Carle hereby agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. For purposes of this Agreement, unless the context clearly requires otherwise, words and terms used in this Agreement will have the meaning provided from place to place herein, including as follows:

"Carle" means Carle Foundation.

"City" means the City Council of the City of Urbana, Illinois or its agents, employees and representatives.

"Corporate Authorities" means the City Council of the City of Urbana, Illinois.

"Development Area" means, collectively, the real estate bounded by Church Street extended on the north to McCullough Street extended on the east, Lincoln Avenue on the west and the Consolidated Railway Company railroad property on the south as illustrated in Exhibit "A", attached hereto, the legal description of which is attached as Exhibit "C"; and

"Independent" or "independent" when used with respect to any specified person, means such person who is in fact independent and is not connected with the City or Carle as an officer, employee, partner, or person performing a similar function, and whenever it is provided in this Agreement that the opinion or report of any independent person will be furnished, such person will be appointed or approved by the City, and such opinion or report will state that the signer had read this definition and that the signer is independent within the meaning hereof.

"Parties" mean, collectively, the City and Carle.

"Private Development" means those facilities including clinic buildings, hospital buildings, education buildings, roadways or streets (including the related real estate and appurtenant facilities) to be acquired, constructed, extended, improved and installed (or caused to be done) in one or more phases by Carle as illustrated on the Master Site Plan.

Section 1.2 Construction. This Agreement, except where the context by clear implication will otherwise require, will be construed and applied as follows:

- (a) definitions include both singular and plural;
- (b) pronouns include both singular and plural and cover all genders; and
- (c) headings of sections herein are solely for convenience of reference and do not constitute a part hereof and will not affect the meaning, construction or effect hereof.
- (d) all exhibits attached to this Agreement will be and are operative provisions of this Agreement and will be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1 Representations and Warranties of the City. The City hereby makes certain representations and warranties to Carle, as follows:

Section 2.1.1 Organization and Standing. The City is a home rule municipality duly organized, validly existing and in good standing under the Constitution and laws of the State of Illinois.

Section 2.1.2 Power and Authority. The City has full power and authority to execute and deliver this Agreement and to perform all of its agreements, obligations and undertakings hereunder.

Section 2.1.3 Authorization and Enforceability. The execution, delivery and performance of this Agreement have been duly and validly authorized by all necessary action on the part of the Corporate Authorities. This Agreement is a legal, valid and binding

obligation of the City, enforceable against the City in accordance with its terms, yet such enforceability may be further limited by laws, rulings and decisions affecting remedies, and by bankruptcy, insolvency, reorganization, moratorium or other laws affecting the enforceability of debtors' or creditors' rights, and by equitable principles.

Section 2.1.4. No Violation. Neither the execution nor the delivery of this Agreement or the performance of the City's agreements, obligations and undertakings hereunder will conflict with, violate or result in a breach of any terms, conditions, or provisions of any agreement, rule, regulations, statute, ordinance, judgment, decree, or other law by which the City may be bound.

Section 2.1.5 Governmental Consents and Approvals. No consent or approval by any governmental authority is required in connection with the execution and delivery by the City of this Agreement or the performance by the City of its obligations hereunder.

Section 2.2 Representations and Warranties of Carle. Carle makes the following representations and warranties to the City:

Section 2.2.1 Organization. Carle is a corporation duly organized, validly existing and in good standing under the laws of the State of Illinois, and is duly qualified to transact business in, and is in good standing under, the laws of each of the other states where Carle is required to be qualified to do business.

Section 2.2.2 Power and Authority. Carle has full power and authority to execute and deliver this Agreement and to perform all of its agreements, obligations and undertakings.

Section 2.2.3 Authorization and Enforceability. The execution, delivery and performance of this Agreement have been duly and validly authorized by all necessary corporate action on the part of Carle's board of directors. This Agreement is a legal, valid and binding agreement, obligation and undertaking of Carle, enforceable against Carle in accordance with its terms, except to the extent that such enforceability may be limited by law, rulings and decisions affecting remedies, and by bankruptcy, insolvency, reorganization, moratorium or other laws affecting the enforceability of debtors' or creditors' rights, and by equitable principles.

Section 2.2.4 No Violation. Neither the execution nor the delivery or performance of this Agreement will conflict with, violate or result in a breach of any of the terms, conditions, or provisions of, or constitute a default under, or (with or without the giving of notice or the passage of time or both) entitle any party to terminate or declare a default under any contract, agreement, lease, license or instrument or any rule, regulation, statute, ordinance, judicial decision, judgment, decree or other law to which Carle is a party, or by which Carle or any of its assets may be bound.

Section 2.2.5 Consents. No consent or approval by any governmental authority or other person is required in connection with the execution and delivery by Carle of this Agreement or the performance thereof by Carle with the exception of the Illinois Department of Transportation where applicable.

Section 2.2.6 No Proceedings or Judgments. There is no claim, action or proceeding now pending or to the best of its knowledge, threatened before any court, administrative or regulatory body, or governmental agency (a) to which Carle is a party and (b) which will, or could, prevent Carle's performance of its obligations under this Agreement.

Section 2.3 Disclaimer of Warranties. The City and Carle acknowledge that neither has made any warranties to the other, except as set forth in this Agreement.

ARTICLE III

CARLE'S COVENANTS AND AGREEMENTS

Section 3.1. Carle's Obligations. Carle hereby covenants and agrees with the Corporate Authorities as follows:

Section 3.1.1 Agreement to Construct the Private Development and Public Street Improvements. Carle covenants and agrees to install and construct, or cause to be installed and constructed, the Private Development and the new and reconstructed public street improvements at the times, in the manner and with the effect set forth in this Agreement, substantially in accordance with such site or construction plans as may be subsequently approved by the City's Director of Public Works in writing and as provided for in Article III of this Agreement.

Section 3.1.2 McCullough Street and Church Street Construction (The McCullough Street Loop Road). The Corporate Authorities and Carle agree and acknowledge that Carle will, at its sole cost and expense, cause the reconstruction and dedication of Church Street between Busey Street and McCullough Street (referred to as the "McCullough Street Loop Road") within two (2) years of the Corporate Authorities approval of this Agreement. All street construction described herein will be done in substantial conformance with the requirements of Chapter 21 of the Urbana Code of Ordinances entitled "Subdivision and Land Development Code" and in conformance with properly engineered construction plans. The Corporate Authorities agree and acknowledge that nothing in this

Agreement will excuse Carle from providing construction and maintenance bonds for said street constructions, per the requirements of Chapter 21 of the Urbana Code of Ordinances entitled "Subdivision and Land Development Code." The Corporate Authorities acknowledge and agree to accept Carle's dedication of said streets or right-of-way upon the Public Works Director/City Engineer's approval and acceptance of the quality of work, upon receipt of maintenance bonds, upon receipt of Carle's engineer's certification that construction was completed in compliance with previously approved construction plans, and upon the installation of a traffic signal at the McCullough Street and University Avenue intersection.

Carle further agrees to donate to the City approximately .24 acres of Carle-owned property which is currently part of PIN # 91-21-08-326-002 to offset the donation of a Park District-owned property for the construction of the McCullough Street Loop Road. The City agrees to donate said .24 acre parcel to the Urbana Park District after Carle's improvement of said property per Section 3.1.3.

Section 3.1.3 Street Design. Carle agrees that the McCullough Street Loop Road design shall be subject to the terms and conditions of a related agreement between the City of Urbana and the Urbana Park District and said design will include:

A. A landscaped berm or other safety feature on the north side of the loop road subject to the approval of the Urbana Park District Director at Carle's expense.

B. A bicycle path on the north side of the berm and on the east side of McCullough Street north of Park Street which connects to an existing bicycle path in Crystal Lake Park in accordance with the Urbana Park District Director's approval.

C. All way stop signs at McCullough Street/Park Street intersection and at the Orchard Street/Church Street intersection of the McCullough Street Loop Road at Carle's expense.

D. Replacement, at Carle's expense, of the playground equipment currently located adjacent to the loop road will be replaced, at Carle's expense, with new equipment at a new location approved by the Director of the Urbana Park District.

E. Carle, at its sole expense, will design and construct the new .24 acre park area to be donated free of charge to the City of Urbana for conveyance to the Urbana Park District as a result of the land exchange for a like amount of property which will allow the construction of the McCullough Street Loop Road and Park Street and Orchard Street intersections. Said park site design will be subject to the approval of the Urbana Park District Director.

F. Carle will submit a construction plan for the development of the McCullough Street Loop Road and associated improvements which will indicate how the existing park landscaping and trees will be protected during construction. In addition, Carle will restore disturbed landscaping following construction with berming and landscaping along the park edge of the Loop Road per the Director of the Urbana Park District's approval.

G. Carle will bear all costs associated with the implementation of this agreement as it affects the Urbana Park District. The parties acknowledge that the Urbana Park District will not incur any costs as a result of this implementation.

Section 3.1.4 Timing of Improvements. Carle agrees to construct the new laboratory building at 707 W. Park Street, the pedestrian mall, drop off improvements along

Orchard Street, the loop road south of University Avenue and extending westward around the south parking deck (if Carle is able to acquire necessary property) as illustrated on the Master Site Plan within five years of the date of the approval of this Agreement by the Corporate Authorities.

In compliance with Section 3.4, Carle must present an update to the Urbana City Council and the Urbana Plan Commission on the status of these improvements and obtain an amendment to this Agreement to extend this time line.

Section 3.2 Approvals. Carle will use its best efforts to obtain approval from the Illinois Department of Transportation ("IDOT") for motor vehicle exits from the Private Development Area. The City and Carle agree to cooperate with each other to make any changes in the plat of subdivision, including any right of ways required in order to obtain IDOT approval. Carle will comply with all subdivision, zoning, environmental or other land use requirements of the City and other jurisdictions with regulating authority.

Section 3.3 Indemnity. Carle agrees to defend the City from and against any claims, suits, or actions for death or injury to persons or damage to property or breach of the contract brought against the City arising from any alleged claims, acts or omissions in connection with this Agreement, including the construction of the private development, whether or not suit is filed unless such claim, suit, or cause of action was based solely upon the negligence of the City, its employees, agents or contractors. Additionally, Carle shall indemnify the City for any sums the City becomes obligated to pay as damages arising out of such circumstances except to the extent such damages are due to the negligence of the City, its employees, agents or contractors.

Section 3.4 Five-Year Master Site Plan Updates and Amendments. Carle agrees to provide written and graphic detail on the status of all planning documents and the anticipated development at least every five (5) years from the date of this Agreement. Each update will include the future developments for at least a five (5) year period. Carle will make a presentation of plans to the City of Urbana Plan Commission, the Community Development Commission and the Urbana City Council. The purpose of the plan updates will be to inform the City of projects which may have impacts on capital improvement programming, infrastructure needs, traffic and the surrounding neighborhood. Amendments to the master site plan documents need not be triggered by five (5) year plan updates, however, amendments may be considered at the update time or any other time.

Expansion of the site plan boundary approved by this Agreement will require an amendment to this Agreement, to the Urbana Comprehensive Plan and to the Urbana Zoning Ordinance.

Section 3.5 Stabilization of EAV. Carle acknowledges that the City is sensitive to the loss of tax revenue due to real estate becoming tax exempt or otherwise, and thus, Carle agrees to pay to the City for distribution to the City, the Urbana Park District, Cunningham Township and Unit No. 116 School District in 1996 and each year thereafter for the term of this Agreement, an amount determined as set forth in this Section. The payment shall be made on behalf of any parcel presently owned by Carle or acquired by Carle in the future within the stable EAV area, effective for the calendar year after a change in use (as defined herein), to a tax exempt use. The payment shall be made at the same time that the general real estate taxes are payable for the year following the change of use, and each year thereafter. The amount to be paid by Carle to the City under this Section shall be calculated as follows:

DEFINITIONS

Stable EAV Area. All of those parcels north of Church Street (on the south), Lincoln Avenue (on the west), Hill Street extended to Orchard Street (on the north) and Orchard Street (on the east).

Change of Use. A change in a parcel by Carle from a (zoning) principal use to a tax exempt use, in whole or in part, after the date of this Agreement, if such parcel was owned by Carle on that date, or on the date of this Agreement or acquired thereafter by Carle.

Recipient Governments. The City of Urbana, Illinois, Urbana Park District, Cunningham Township and Unit No. 116 School District.

Current Tax Levy. The combined total tax levy rates of the recipient governments which was most recently extended by the County Clerk for each of the recipient governments in the year following a change in use, and for each year thereafter.

Calculation of payment for any parcel which is partially or wholly exempt, Carle shall be obligated to pay to City an amount determined by multiplying the current tax levy for the appropriate year times the assessed valuation of the subject property as such was on January 1st prior to the change in use, divided by 100.¹

Section 3.6 Future Traffic Impact Analysis (TIA) Requirements. The Parties agree that amendments to the Development Agreement may require the reevaluation of traffic

¹Note: the assessed value is divided by 100 to determine the number of \$100 in \$15,000 because the tax rate is applied per \$100 of assessed valuation.

impacts. In that case, the Development Agreement will be amended to accommodate the cost of said analysis and the parties agree that they will pay their fair share of the cost of any TIA.

Section 3.7 Residential Property Maintenance. Carle agrees to notify the City of Urbana Community Development Services Department within thirty days of Carle acquiring property for single family, duplex or multiple family residential use. Carle will then allow the City of Urbana Housing Inspector to inspect said property for code compliance. Carle further agrees to correct any code deficiencies in accordance with a schedule set forth by the City of Urbana Director of Community Development Services subject to the provisions of Section 3.8. In addition, Carle agrees to allow systematic inspection of its residential properties at least once every five years. Representatives of Carle and neighborhood residents will be allowed to witness said inspections. Carle agrees to bring said properties into compliance with all housing codes in accordance with a schedule set forth by the City of Urbana Director of Community Development Services.

Section 3.8 Property Demolition. Carle agrees that they will not demolish any residential structures on property currently owned by Carle lying between the north right-of-way line of Church Street on the south, Fairview Avenue on the north, Orchard Street on the east and Lincoln Avenue on the west, except those listed in Exhibit "G" or upon amendment to this Agreement. Future property acquisitions by Carle in the area north of Church Street shall only be demolished if the cost of improvements required by the City of Urbana's building and housing codes exceed sixty percent (60%) of the current fair market value of the structure as determined by a professional property appraiser in consultation with the City of Urbana Building Safety Division Manager. Carle will submit a request to demolish qualifying property or proceed with property improvements within 120 days of Carle's acquisition of said property. In addition, no properties owned by Carle at the time of the approval of this

agreement and located south of Church Street will be demolished unless Carle has obtained a building permit for a construction project for the specific site in question, except those provided for in Exhibit G. Future acquisitions by Carle south of Church Street may be demolished only if Carle has obtained a building permit for a construction project for the specific site in question or if the cost of improvements required by the City of Urbana's building and housing codes exceed sixty percent (60%) of the current fair market value of the structure as determined by a professional property appraiser in consultation with the City of Urbana Building Safety Division Manager. Carle will submit a request to demolish qualifying property or proceed with property improvements within 120 days of Carle's acquisition of said property. Accessory structures such as detached garages are exempted from this provision.

Section 3.8.1 Re-use of Property After Demolition. Carle agrees that if residential structures are removed in the area north of Church Street, Carle will grade the site, seed the site with an appropriate landscaping grass, and may plant shrubs or other materials subject to the City of Urbana Community Development Services Director's approval. Only those uses allowed by right in the Urbana Zoning Ordinance can be established on vacant property in this area. Re-use of the property as a parking area or other commercial use or medical related use must be approved by an amendment to this Development Agreement, the Urbana Zoning Ordinance and the Urbana Comprehensive Plan.

Section 3.9 No Acquisition of Properties north of Hill Street. Carle agrees not to acquire any property in the area north of Hill Street, South of Fairview Avenue, East of Lincoln and West of Coler Street, per Exhibit "E".

Section 3.10 Sale of Property. Carle agrees to enter into an exclusive marketing agreement with the City to promote the sale of those residences owned by Carle which are

located in the area described in Exhibit "F" and listed thereon. The City acknowledges that Carle is not obligated to accept consideration for the sale of these properties in an amount less than as is shown on Exhibit "F". If any of the properties listed on Exhibit "F" which have not sold within one year of the effective date of the exclusive marketing agreement, then the minimum sales price for such properties shall be reevaluated based upon appraisals obtained by and paid for the by the City. The details of the exclusive marketing agreement shall be agreed upon by the parties by July 1, 1996. The City agrees to utilize its existing programs to promote owner-occupied home ownership in the area described in Exhibit "E". Furthermore, the City agrees to set aside the sum of \$40,000.00 from non-federal sources to promote such home ownership efforts. Further, it is agreed that Carle will not demolish any of the structures owned by Carle in the area described by Exhibit "E" without further amendment to this agreement.

Section 3.11 Bike Path Dedication. Carle agrees to dedicate to the City, at no charge or expense to the City, the property illustrated in Exhibit "H" to allow the City to construct additional public parking and a pedestrian/bicycle path connection between Carle's facilities and Race Street at the time the City is prepared to construct the remaining bike path.

Section 3.12. Building Height. Carle agrees that no building constructed north of Park Street, east of Orchard Street, and west of McCullough Street will exceed an average height of thirty-five (35) feet.

Section 3.13. Traffic Reduction Study. Carle agrees to conduct a trip reduction study to determine effective methods to encourage minimization of traffic and trips to the Carle Campus within two (2) years of the date of this Agreement.

Section 3.14. Traffic Impact Analysis (TIA) Recommendations. Carle acknowledges that the City will implement the following TIA recommendations:

- A. Left turns will be prohibited from all directions from the University Avenue and Busey Avenue intersection.
- B. Left turns for southbound traffic from Lincoln Avenue onto the alley located between University Avenue and Park Street will be prohibited. Left turns for west bound traffic from this alley onto Lincoln Avenue will also be prohibited.
- C. Left turns for southbound traffic from Lincoln Avenue onto Park Street and for west bound traffic on Park Street onto Lincoln Avenue will be prohibited at that intersection.
- D. Left turns for northbound traffic from the South Clinic at the Orchard Street and University Avenue intersection will be prohibited when and if the Orchard Street/University Avenue traffic signal is removed.

Section 3.15. Traffic Signals. Carle will pay at its sole cost and expense for traffic signals at McCullough Street and University Avenue, if warranted and up to \$150,000 toward the cost of a signal at Lincoln Avenue and Church Street if deemed warranted by the aforesaid traffic impact analysis, the Public Works Director/City Engineer, or the Illinois Department of Transportation. Said costs include design and engineering costs, necessary right-of-way acquisition, materials and labor associated with the installation of said signals and roadway widening and shall be less any amount funded by State or Federal government. In addition the parties agree that Carle shall pay the full cost of any signal removal at Orchard Street and University Avenue if said light is removed if vehicular access to University Avenue from Orchard Street north is closed.

Section 3.16. Right-of-Way. Carle agrees to convey any necessary right-of-way to the City, without charge to the City, from property which it owns to implement any

improvements anticipated in this Agreement including widening of Lincoln Avenue between University Avenue and Fairview Avenue and the McCullough Street/University Avenue intersection improvements.

Section 3.17. Tenant Complaints. Carle agrees that tenants in Carle's rental properties have the right to register complaints with the City of Urbana Housing Inspector. Carle further agrees that no tenant's rent will be raised beyond an inflationary amount not to exceed the current annual inflation rate for fifteen (15) months following the registering of a valid life-safety complaint by said tenant.

Section 3.18. Rezonings north of Church Street. Carle agrees not to request rezoning of properties north of Church Street, south of Hill Street, east of Lincoln Avenue and west of Busey Avenue for four (4) years from the date of this agreement.

Section 3.19. Crystal Lake Park Neighborhood Development Fund. Carle agrees to contribute ten thousand (10,000) dollars per each City of Urbana fiscal year for five years from the date of this agreement to the City of Urbana. The fund is to be used for affordable housing, housing rehabilitation, crime prevention, social services, job training and/or neighborhood beautification programs. The disbursement of the funds will be considered by the Community Development Commission in the same manner that it considers the Community Development Block Grant budget. The Commission will make a recommendation to the Urbana City Council on fund programming. The funds shall be targeted to the area bounded by Lincoln Avenue on the west, Broadway Avenue on the east, University Avenue on the south, and Sunset Avenue (extended) on the north.

ARTICLE IV

THE CORPORATE AUTHORITIES' OBLIGATIONS

Section 4.1 City's Obligations. The Corporate Authorities of the City hereby covenant and agree with Carle as follows:

Section 4.1.1 Site Plan Approval. The parties hereby acknowledge the Corporate Authority's approved an amendment to the City of Urbana 1982 Comprehensive Plan, as amended from time to time, by separate ordinance, which incorporates the elements of the attached Master Site Plan into the Future Land Use and Transportation elements of said Comprehensive Plan. The City Council hereby approves the site plan in Exhibit "A" for development subject to the terms and conditions of this agreement.

Section 4.1.2 Pedestrian Safety Measures. The Corporate Authorities agree to close to vehicular traffic those portions of Orchard Street and Park Street as indicated on Exhibit "A" within a reasonable time after the Director of Public Works of the City accepts the McCullough Street loop road and the installation of traffic signals at the McCullough Street and University Avenue intersection, if warranted.

Section 4.1.3 Authority to Construct Pedestrian Mall. It is understood and agreed that after the City closes those aforementioned portion of Orchard Street and Park Street, Carle will, at its sole expense, construct the pedestrian mall and make other improvements in the right-of-way illustrated on Exhibit "D" subject to the Public Works Director's approval.

It is understood and agreed that the City may remove any and all such improvements installed by Carle temporarily for access to make needful repairs to underground sewers or other utilities but Carle will restore the area to its original condition at Carle's expense. The City agrees to coordinate with Carle to minimize any disruption and damage.

Section 4.1.4 The Corporate Authorities agree that the aforementioned streets shall remain closed to vehicular traffic as indicated on Exhibit "A" for a minimum of fifteen (15) years unless the Corporate Authorities determine otherwise by duly-enacted ordinance. If any portions of the pedestrian mall identified in Exhibit "A" are reopened to vehicular traffic prior to the fifteen year period, the Corporate Authorities shall reimburse Carle for the cost of said pedestrian mall improvements in the area so reopened according to the following schedule:

<u>Year re-opened</u>	<u>Cost to Corporate Authorities</u>
Year 1 - 5	100% of the cost of improvements
Year 6-10	75% of the cost of improvements
Year 11-15	50% of the cost of improvements

If the City re-opens the streets closed to vehicular traffic under 4.1.2 above, the City will improve the right-of-way to its previous public street design and the City will implement pedestrian safety improvements equal to those of the Carle Master Site Plan.

Section 4.1.5 Indemnity. Carle agrees to hold the City fully harmless and indemnify the City against any and all claims arising from any planters or benches or other such structures placed in the right-of-way even though such was placed with the permission of the City.

Section 4.1.6 Grants. The City agrees to use its best efforts to obtain funding from the Illinois Department of Transportation for grants or financial assistance to offset the cost of installing traffic signals as called for in this Agreement.

Section 4.1.7 Five-Year Master Site Plan Update and Amendments. The update materials submitted pursuant to section 3.4 shall be reviewed by the Urbana Plan Commission

and the Community Development Commission. The Urbana Plan Commission and the Community Development Commission shall make a recommendation to the City Council and the City Council shall, by ordinance duly enacted, either approve the update as consistent with the then current Urbana Comprehensive Plan, or set forth the findings wherein such update is inconsistent with the then current Urbana Comprehensive Plan. Said review shall commence before the Urbana Plan Commission within sixty (60) days of Carle's update submittal to the City of Urbana's Department of Community Development Services. The five-year plan update will be considered at a public hearing before the Urbana Plan Commission. Notice of such public hearing shall be given in accordance with the requirements of Section XI-7 of the Urbana Zoning Ordinance, as if such update were a petition for rezoning of a parcel of property except that the Zoning Administrator of the City shall also make a good faith effort to give notice to any neighborhood organizations within the Master Site Plan boundary and to all property owners and residents with the Master Site Plan boundary and said notice shall be forty-five (45) days prior to the Plan Commission hearing.

Section 4.1.8 Orchard At University. The Parties agree and acknowledge that access to Orchard Street north at University Avenue may remain open to vehicular traffic even if Carle relocates its main lobby facilities near or north of the intersection of Park Street and Orchard Street.

Section 4.1.9. City Contribution to Community Development Special Fund.

The City agrees to contribute ten thousand (10,000) dollars per each fiscal year for five (5) years to the City's Community Development Special Fund to be used in the 1995 Block Grant Target Neighborhoods for the purposes of affordable housing, housing rehabilitation, crime prevention, social services, job training and/or neighborhood beautification programs. The disbursement of the funds will be considered by the Community Development Commission in the

same manner that it considers the Community Development Block Grant budget. The Commission will make a recommendation to the Urbana City Council on fund programming.

ARTICLE V

DEFAULTS AND REMEDIES

Section 5.1 Defaults - Rights to Cure. Failure or delay by either party to timely perform any term or provision of this Agreement will constitute a default under this Agreement. The party who so fails or delays must, upon receipt of written notice of the existence of such default, immediately commence to cure, correct or remedy such default and thereafter proceed with diligence to cure such default. The party claiming such default will give written notice of the alleged default to the party alleged to be in default specifying the default complained of. Except as required to protect against immediate, irreparable harm, the party asserting a default may not institute proceedings against the other party until thirty (30) days after having given such notice. If the defaulting party commences to cure said default, such thirty (30) day period will be extended for such time as is reasonably necessary for the curing of such default, so long as there is diligent proceeding to cure such default. If such default is cured within such extended period, the default will be deemed not to constitute a breach of this Agreement. However, a default not cured as provided above will constitute a breach of this Agreement. Except as otherwise expressly provided in this Agreement, any failure or delay by either party in asserting any of its rights or remedies as to any default or alleged default or breach will not operate as a waiver of any such default or breach of any rights or remedies it may have as a result of such default or breach.

Section 5.2 Remedies. The sole remedy of either party in the event of a default by the other party under any of the terms and provisions of this Agreement will be to institute

legal action against the other party for specific performance or other appropriate equitable relief.

ARTICLE VI

MISCELLANEOUS PROVISIONS

Section 6.1 Entire Contract and Amendments. This Agreement (together with the Exhibits A to J, inclusive, attached hereto) is the entire contract between the City and Carle relating to the subject matter hereof, supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the City and Carle, and may not be modified or amended except by a written instrument executed by both of the parties.

Section 6.2 Third Parties. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other persons other than the City and Carle and their respective successors and assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to either the City or Carle, nor will any provision give any third parties any rights of subrogation or action over or against either the City or Carle. This Agreement is not intended to, and does not create any third party beneficiary rights whatsoever.

Section 6.3 Counterparts. Any number of counterparts of this Agreement may be executed and delivered and each will be considered an original and together they will constitute one agreement.

Section 6.4 Special and Limited Obligation. This Agreement will constitute special and limited obligation of the City according to the terms hereof. This Agreement will never constitute a general obligation of the City to which its credit, resources or general taxing powers are pledged.

Section 6.5 Time and Force Majeure. Time is of the essence of this Agreement; provided, however, neither Carle nor the City will be deemed in default with respect to any performance obligations under this Agreement on their respective parts to be performed if any such failure to timely perform is due in whole or in part to the following (which also constitute "unavoidable delays"): any strike, lockout or other labor disturbance (whether legal or illegal, with respect to which Carle, the City and others will have no obligations hereunder to settle other than in their sole discretion and business judgment), civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruption of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God or third parties, or any other cause beyond the reasonable control of Carle or the City, or for any other reasons not within Carle's or the City's control.

Section 6.6 Waiver. Any Party to this Agreement may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver will be deemed to exist unless such waivers are in writing. No such waiver will obligate the waiver of any other right or remedy hereunder, or will be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

Section 6.7 Cooperation and Further Assurances. The City and Carle each covenants and agrees that each will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments and documents supplemental hereto and

such further acts, instruments, pledges and transfers as may be reasonably required for the better assuring, mortgaging, conveying, transferring, pledging, assigning and confirming unto the City or Carle or other appropriate persons all singular the rights, property and revenues covenanted, agreed, conveyed, assigned, transferred and pledged under or in respect of this Agreement.

Section 6.8 Severability. If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of such section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

Section 6.9 Notices. All notices, demands, request, consents, approvals or other communications or instruments required or otherwise given under this Agreement will be in writing and will be executed by the party or an officer, agent or attorney of the party, and will be deemed to have been effective as of the date of actual delivery, if delivered personally or by telecommunication actually received, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows (unless another address is provided in writing):

To Carle:

Carle Foundation

Chief Executive Officer

611 West Park Street

Urbana, Illinois 61801

To the City:

City of Urbana, Illinois

400 South Vine Street

Urbana, IL 61801

Attention: Chief Administrative Officer

TEL: (217) 384-2454

FAX: (217) 384-2363

with a copy to:

Legal Division

400 South Vine Street

Urbana, IL 61801

TEL: (217) 384-2464

FAX: (217) 384-2363

Section 6.10. Condition Precedent. The terms and conditions outlined in this Agreement are contingent upon Carle securing evidence of a land exchange with the Urbana Park District allowing the construction of the McCullough/Church Street Loop Road and IDOT's approval of a traffic signal installation at McCullough Street and University Avenue.

Section 6.11. Successors in Interest This Agreement will be binding upon and inure to the benefit of the parties hereto and their respectively authorized successors and assigns; provided, however, that Carle may not assign its rights under this Agreement prior to completion of the Private Development without the express written approval of the City, except that Carle may assign rights under this Agreement for collateral purposes, but only with the City's written consent which will not be reasonably withheld.

Section 6.12. No Joint Venture, Agency, or Partnership Created. Nothing in this Agreement nor any actions of the parties to this Agreement will be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

Section 6.13. Illinois Law. This Agreement will be construed and interpreted under the laws of the State of Illinois.

Section 6.14. No Personal Liability of Officials of City. No covenant or agreement contained in this Agreement will be deemed to be the covenant or agreement of any official, officer, agent, employee or attorney of the City, in his or her individual capacity, and neither the members of the Corporate Authorities nor any official of the City will be liable personally under this Agreement or be subject to any personal liability or accountability by reason of the execution, delivery and performance of this Agreement.

Section 6.15. Repealer. To the extent that any ordinance, resolution, rule, order or provision of the City's Code of Ordinances or any part thereof is in conflict with the provisions of this Agreement, the provisions of this Agreement will be controlling.

Section 6.16. Term. This Agreement will remain in full force and effect until said Agreement is mutually amended or rescinded however, the provisions requiring dedication of right-of-way or easements will survive the termination of this Agreement in perpetuity.

IN WITNESS WHEREOF, the City and Carle have caused this Agreement to be executed by their duly authorized officers as of the date set forth above.

CITY OF URBANA, ILLINOIS

By: Tom Sattelmeyer

Mayor

Date: 12/12/95

ATTEST:

Phyllis D. Clark

City Clerk

Date: December 12, 1995

CARLE FOUNDATION

By: Michael H. Fry

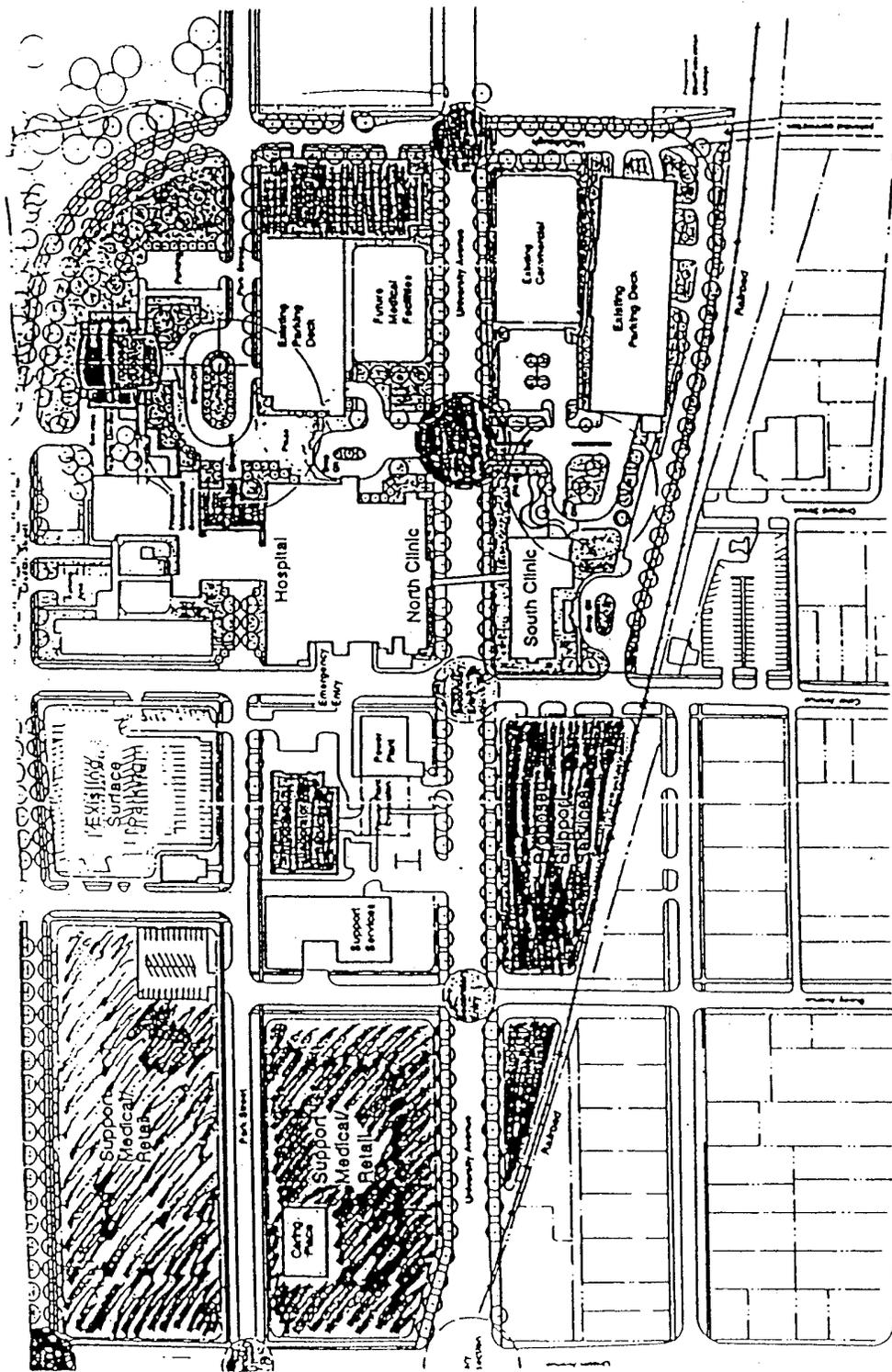
Its: President

Date: 1/12/96

ATTEST:

Karen S. Shelley

Date: January 12, 1996



Carle Medical Campus

Exhibit A - Master Site Plan



North

- Exhibit A - Master Site Plan
- Exhibit B - Zoning Ordinance Amendment
- Exhibit C - Legal Description
- Exhibit D - Schematic of Orchard Street Pedestrian Mall
- Exhibit E - Area Subject to Carle Acquisition Prohibition and Sale
- Exhibit F - Agreed Upon Sales Prices for Specific Properties
- Exhibit G - Properties South Subject to Demolition
- Exhibit H - Description of Bike Path Area between Carle and Downtown

(Agt7/9)

ORDINANCE NO. 9596-48

AN AMENDMENT TO THE ZONING ORDINANCE TEXT AND MAP
OF THE CITY OF URBANA, ILLINOIS

Medical Institutional Campus Zoning District Provisions

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance #9293-124 on June 21, 1993 which adopted the 1993 Comprehensive Amendment to the 1979 Zoning Ordinance of the City of Urbana which is also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Urbana Zoning Ordinance; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1592-M-95; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing to consider the proposed amendment on August 24, September 7, September 21, October 5 and October 19, 1995; and

WHEREAS, the Urbana Plan Commission voted at its regular meeting on October 19, 1995 to forward Plan Case No. 1592-M-95 and the proposed amendments to the Urbana City Council with a recommendation for approval; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to amend the text and map of the Urbana Zoning Ordinance as described herein.

WHEREAS, the City Council finds that the lands described in Section 2 herein which contain one of Urbana's major medical institution land uses which are of special and substantial significance to the City of Urbana. In a desire to effectively and efficiently achieve community goals, to assist and encourage the development of medical institutional land uses utilizing a campus development framework important to the continued growth and vitality of the City, and to enable the City, the surrounding neighborhood, and the presently established medical institutional campus to effectively plan for the future public capital and private

investment, the City Council hereby creates a special zoning overlay district. This determination is based upon the following specific findings:

- (a) The existing land use patterns of the specific area described herein have been shaped in large part by the developments of Carle Foundation. The structures erected by this institution create an arrangement of buildings with similar uses and interconnected relationships unique to this City.
- (b) Carle Foundation leases space to Carle Clinic which conducts its group practice of medicine in Urbana. As that practice has grown, the Foundation's physical campus has grown to include, in either current development or in short term redevelopment plans, approximately 25 acres in Urbana.
- (c) These properties support approximately 1,030,939 square feet of clinical, laboratory research, and education space, patient and support space.
- (d) Carle Foundations and its associates employ approximately 3200 employees in Urbana and generate approximately 5,000 employee, patient and visitors to the Urbana campus every weekday.
- (e) Carle Foundation has developed its "Vision 2000" Plan and its Master Site Plan which delineates areas of future growth and investment including the creation of a campus environment to reduce pedestrian/vehicular conflicts, allow for the more efficient functioning of the Carle facilities and to inform the public and the City of Urbana of its plans for future growth and development. The Vision 2000 Plan includes over \$45 million of new construction in the Urbana Campus.
- (f) Carle Foundation and its associates have developed over the course of over 75 years, dating back to its original conception in 1918. Over that time, Carle had to either request rezoning or special use permits before applying for building permits and beginning construction. Repeated applications for rezoning or special use permits results in both the City and Carle Foundation bearing needless expenses in application development and processing for proposals of an already approved Master Site Plan. In addition, Carle Foundation loses flexibility and potential economies by waiting periods imposed by the City's development processes.
- (g) Since the City of Urbana has approved an amendment to the City's Comprehensive Plan including the specified area of the Carle Master Site Plan, it is in the best interest of the community and Carle to further acknowledge the future plans by incorporating them into a City of Urbana Zoning Ordinance provision. In the absence of this zoning and planning amendment, for the long term, Carle Foundation is unable to confidently plan for future investment and growth in Urbana without assurance of permitted uses of its

land. The City is similarly unable to confidently program its long-range capital investment or assure the surrounding neighborhood of defined Carle expansion areas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS that the Zoning Ordinance of the City of Urbana, Illinois is hereby amended as follows:

Section 1. PURPOSE. Article IV. Section IV-2 entitled "Purpose of Districts" is hereby amended to add the following:

I. The Medical Institutional Campus district is intended as an overlay district to assist and encourage the development of the medical institutional and complementary land uses in a campus setting by creating special zoning approaches. These new zoning approaches are applicable to institutions which have multi-block common ownership of lands, have developed a long-range master site plan, and thereby have developed a campus support system of parking, loading and materials handling, decentralized support facilities reducing campus congestion and interconnecting system of above and below ground corridors. At present, the Carle Foundation is the only medical institution land owner with these qualities which define a campus style and development approach and therefore a campus style zoning approach is reasonable.

It is the intent that the lands within the boundaries of the area described herein will constitute the Special District. All special regulations created by this Special District will only be applicable and in force on properties which are or will be developed as a hospital or related medical use and their support uses. To the extent properties within this Special District are not, or will not, be developed with a Medical Related Use, the special regulations created by this Special District shall not apply and the use of such property shall be regulated by the property's underlying zoning district, unless the property is rezoned to MIC per Article XI of the Urbana Zoning Ordinance.

MIC Special District Described: The regulation herein after established by this ordinance will be effective in the following described lands in the City of Urbana, County of Champaign, State of Illinois generally described as those within the boundaries of Lincoln Avenue, Church Street, the Conrail Railway Company right-of-way, and McCullough Street extended north to Church Street, more particularly described as follows:

Beginning at the intersection of the east Right-of-Way line of Lincoln Avenue with the centerline of the Consolidated Rail Corporation mainline track; thence, northerly, along said east Right-of-Way line, 684.6 feet to the north Right-of-Way line of Church Street; thence, easterly, along said north Right-of-Way line, 627.0 feet to the west Right-of-Way line of Busey Avenue; thence, northerly, along said west Right-of-Way line, 20.00 feet to the westerly extension of the

north Right-of-Way line of Church Street; thence, easterly, along said north Right-of-Way line and the extensions thereof, 762.96 feet to the east Right-of-Way line of Orchard Street, said point also being 60.00 feet northerly of the northwest corner of a tract conveyed to The Carle Foundation by a Deed dated June 26, 1958 and recorded on June 27, 1958 in Book 599 at Page 172, as Document No. 612079 in the Office of the Recorder, Champaign County, Illinois; thence, easterly, along the extension of said north Right-of-Way line of Church Street, 466.33 feet, to the northerly extension of the east Right-of-Way line of McCullough Street; thence southerly, along said east Right-of-Way line and the extensions thereof, 749.60 feet to the south Right-of-Way line of University Avenue; thence, westerly, along the south right-of-way line of University Avenue, 10.45 feet, to the northeast corner of a tract conveyed to The Carle Foundation by a deed dated May 19, 1982 and recorded March 10, 1983 in Book 1314 at Page 794 as Document No. 83R3466 in the Office of the Recorder, Champaign County, Illinois; thence, southerly, along the east line of said tract, and the southerly extension thereof, 273.61 feet to a point on a north line of a tract conveyed to The Carle Foundation by a deed dated January 27, 1982 and recorded February 1, 1982 as Document No. 82R1375 in the Office of the Recorder, Champaign County, Illinois; thence, easterly, along said north line, 15.73 feet, to a northeast corner of said tract; thence, southerly along the east line of said tract, and the southerly extension thereof, 159.00 feet to the centerline of the Consolidated Railway Company mainline track; thence northwesterly, along said centerline, to the Point of Beginning.

Applicability: The Special District established by this ordinance shall be an overlay zoning district with unique development standards and procedures applicable to development on the properties defined as the Medical Institutional Campus which are those properties lying within the area described above. For such properties the underlying zoning districts and regulations will remain in effect, will govern the permitted use or uses of such properties and will appear on the official City of Urbana Zoning Map until such time as the City of Urbana issues a building permit to the property's owner of record for the development of said property for a medical related use, as that term is defined in this Ordinance. Upon the owner's receipt of a such a building permit, the subject property will automatically convert to the MIC zoning district. If the owner does not commence construction under the terms of said building permit within one (1) year of its issuance, the MIC zoning will revert to the original zoning in effect as of the date of this Ordinance. Unless otherwise specified within these regulations all other standards and requirements of the Urbana Zoning Ordinance remain in effect. Uses in the Medical Institutional Campus District are for the purpose of definition considered nonresidential uses. Annual updates of the Official Zoning Map of the City of Urbana shall reflect the change in zoning.

SECTION 2. MEDICAL RELATED USES DEFINED. Article II, Section 11-3 entitled "Definitions" is hereby amended to include the following in its alphabetical listing:

Medical Related Use: Medical Related Uses shall include doctors' offices, laboratory facilities, rehabilitation services, alternative medical practices such as acupuncture or massage therapy, insurance or health maintenance organization office, sale of medical supplies, prosthesis, medicines and other uses which are supportive of or affiliated with medicine, hospital, or clinic and accessory parking for said uses.

SECTION 3. APPLICABILITY TO EXISTING MEDICAL USES. Properties within the MIC which are already occupied by medical uses and more particularly described below are hereby rezoned to MIC:

Lots 2, 3, 4, 5, 6, the western fifty (50) feet of Lot 7, Lots 8, 9, 10 and 11 of Busey's Subdivision, and the vacated right-of-way formerly known as Park Street; Property Index Numbers: 91-21-08-309-001, 91-21-08-309-002, 91-21-08-309-003, 91-21-08-309-005, 91-21-08-309-006, 91-21-08-309-007, 91-21-08-309-008, 91-21-08-309-009, (commonly referred to as the Americana Nursing Home, the North Tower, the Park Street Concourse, and surface parking; and

Lot 1 of Busey's Subdivision, Property Index Number 91-21-08-310-001 (commonly referred to as the Parkview Building, the Rogers Building, the Center Building and the North Clinic); and

Lots 5, 6, 7, 8, 9, and adjoining vacated alley, except the east twelve feet of Lot 9, the south eight feet of lot 8, the east twelve feet and the south eighty feet of Lot 7 of the Simeon H. Busey's Addition, Property Index Number: 91-21-08-307-001 (commonly referred to as the Support Services Building); and

Lots 1, 2, 3, and 4 of Simeon H. Busey's Addition and adjoining vacated alley, Property Index Number: 91-21-08-307-002 (commonly referred to as surface parking); and

The north seventy feet of Lot 12 and the north seventy feet and eastern thirty-three feet of Lot 11 of the Simeon H. Busey's Addition and adjoining vacated alley, Property Index Number: 91-21-08-307-005; and the southern seventy feet of Lot 12 and the southern seventy feet and eastern thirty-three feet of Lot 11, Property Index Number: 91-21-08-307-006 (commonly referred to as the Power Plant); and

Lots 8 and 9 of the Subdivision of Part of the N.W. 1/4 of the S.W. 1/4 of Section 8, Property Index Number: 91-21-08-303-024 (commonly referred to as Surface Parking); and

Tract 4 of the Big Wheel Survey, Property Index Number 91-21-08-376-007 (commonly referred to as parking); and

The east sixty feet of Lot 9 of Col. M. W. Busey's Heir's Addition, Property Index Number 91-21-08-356-002; and Lot 8 of Col. M. W. Busey's Heir's Addition, and adjoining vacated right-of-way, Property Index Number 91-21-08-356-003 (commonly referred to as the Facilities Planning and Engineering Building and surface parking); and

Lots 3, 4, 5, and 6 of the, Property Index Number: 91-21-08-327-013 (commonly referred to as the North Garage); and

The east 54 feet of Lot 11 of S.M. Busey's Third Addition, Property Index Number: 91-21-08-327-012 (commonly referred to as the Hoover Building); and

The west 50 feet of Lot 5, Lot 6, and the north 132 of Lot 7, Property Index Number 91-21-08-304-018 (commonly referred to as The Caring Place Day Care Center); and

Lots 1 through 10 of M. W. & G. W. Busey's Subdivision, Property Index Numbers 91-21-08-306-005, 91-21-08-306-004, 91-21-08-306-003, 91-21-08-306-002, 91-21-08-306-001, 91-21-08-306-006, 91-21-08-306-007, 91-21-08-306-008, 91-21-08-306-009, 91-21-08-306-010, respectively (commonly referred to as the Medical Research Building and surface parking); and

The southern 281.6 feet and 529.98 western feet of the S.H. Busey Survey, totaling 2.88 acres more or less, Property Index Number: 91-21-08-326-002 (commonly referred to as surface parking); and

Tract 1:

Lot 1 of Colonel M.W. Busey's Heirs Addition to the town, now the City of Urbana, Illinois, the plat of which is recorded in Book 8 on Page 444 of the records of Champaign County, Illinois, except that part taken for highway as shown in Common Law No. 63-L-365 being a triangular tract of land out of the North West corner of Lot 1 of Colonel M.W. Busey's heirs addition to the City of Urbana, said tract having one side 17.94 feet in length coinciding with the west line of said Lot 1 and another side of 18.02 feet in length coinciding with the north line of said Lot 1, also except that part conveyed to the State of Illinois for highway purposes described as follows:

A tract of land off of the Northerly end of Lot 1 of Colonel M.W. Busey's Heirs Addition to the City of Urbana, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, being the intersection of the South right-of-way line of University Avenue and the West right-of-way line of Orchard Street; thence South 00 degrees, 22 minutes, 13 seconds West, 12.00 feet along the West line of Orchard Street; thence North 89 degrees, 50 minutes, 08 seconds West, parallel with the existing South right-of-way line of University Avenue, 210.23 feet to its intersection with the present right-of-way line of University Avenue; thence North 45 degrees, 48 minutes, 13 seconds East, 17.16 feet to the South line of University Avenue; thence South 89 degrees, 50 minutes, 08 seconds East along the South right-of-way line of University Avenue, 198.00 feet to the West line of Orchard Street and the point beginning, situated in Champaign County, Illinois.

And also:

Tract 2:

Part of Lot 2 in Colonel M.W. Busey's heirs addition to the town, now the City of Urbana, Illinois, the plat of which is recorded in Book 8 on Page 444 of the records of Champaign County, Illinois, more particularly described as follows:

From the intersection of the Southerly line of University Avenue (66 feet in width) with the westerly line of Orchard Street (66 feet in width), measure southerly along said westerly line of Orchard Street 148.5 feet to the northeasterly corner of said Lot 2, to the point of beginning; thence measure Southerly along the said westerly line of Orchard Street 99.5 feet to a point; thence deflecting 90 degrees to the right measure Westerly 146.8 feet to a point; thence deflecting 11 degrees 20 minutes to the right measure Westerly 71.2 feet to a point in the Easterly line of Coler Street that is distant Southerly 85.5 feet from the Northwest corner of said Lot 2 as measured along the Easterly line of Coler Street; thence deflecting 78 degrees, 40 minutes to the right measure Northerly along said Easterly line of Coler Street 85.5 feet to the Northwest corner of Lot 2; thence deflecting 90 degrees to the right measure Easterly along Northerly line of said Lot 2, 216.7 feet (216.48 feet as platted) to the point of beginning.

And also:

Tract 3:

All that portion of the vacated alley formerly known as Mulberry Alley which lies between Coler Street and Orchard Street on the east and west respectively and between University Avenue and Clark Street on the north and south, respectively, situated in the City of Urbana, Champaign County, Illinois.

And also:

Tract 4:

Commencing at the north east corner of Lot 2 in Colonel M.W. Busey's Heirs Addition to the City of Urbana, said addition as recorded in Book 8 at Page 444 in the Champaign County Recorder's Office, Urbana, Illinois; proceed southerly along the West Line of now vacated Orchard Street (66 feet wide) a distance of 99.50 feet to the true point of beginning; thence continuing southerly along said West Line of Orchard Street a distance of 39.60 feet; thence westerly deflecting to the right 104 degrees, 42 minutes, 33 seconds, a distance of 151.71 feet; thence easterly deflecting to the right 164 degrees, 52 minutes, 10 seconds, a distance of 146.80 feet to the true point of beginning.

And also:

Tract 5:

Lots 5, 6, 7 and 8 in Block 2 of Colonel S. T. Busey's Second Addition to the City of Urbana, situated in the City of Urbana, in Champaign County, Illinois, except the following described tract deeded to the State of Illinois for highway purposes:

A tract of land across the northerly portion of Lots 5, 6, 7 and 8 in block 2 of Colonel S.T. Busey's Second Addition, situated in Urbana, Illinois, and more particularly described as follows:

Beginning at a point which is the intersection of the south line of University Avenue and the east line of Orchard Street; thence South 89 degrees, 50 minutes, 08 seconds East along the existing south line of University Avenue, 250.56 feet to the North east corner of said Lot 5, being the intersection of University Avenue right-of-way line with the west right-of-way line of a 16 foot alley; thence South 00 degrees, 22 minutes, 13 seconds West along the west line of said alley, 6.53 feet; thence South 85 degrees, 45 minutes, 49 seconds West, 71.04 feet; thence North 39 degrees, 50 minutes, 08 seconds West, 54.47 feet, said point being on the west line of said Lot 6; thence South 44 degrees, 40 minutes, 52 seconds West, 39.27 feet; thence North 89 degrees 50 minutes, 08 seconds West, parallel with the south right-of-way line of the existing University Avenue, 60.00 feet; thence North 53 degrees, 17 minutes, 25 seconds West, 46.99 feet to a point on the west line of Lot 8; thence North 00 degrees, 22 minutes, 13 seconds East, 12.00 feet along the east line of Orchard Street to the point of beginning.

Tract 6:

A part of vacated Orchard Street and Sassafras Alley described as beginning at a point of the west line of Orchard Street, 12.00 feet South of the North East corner of Lot 1 of Colonel M.W. Busey's Heirs' Addition to the City of Urbana, Champaign County, Illinois; thence South 89 degrees, 50 minutes, 08 seconds East, 66 feet to the west line of Lot 8 of Colonel S.T. Busey's Second Addition to the City of Urbana; thence South 00 degrees, 22 minutes, 13 seconds West along the West line of said Lot 8, 124.43 feet to the southwest corner of said Lot 8; thence South 37 degrees, 33 minutes, 40 seconds East along the south lines of Lots 5, 6, 7 and 8 of Colonel S.T. Busey's, Second Addition, 250.72 feet; thence South 00 degrees 22 minutes 13 seconds West 16 feet to the south line of an existing 16 foot alley; thence North 37 degrees, 33 minutes, 40 seconds West along said south line of said alley, 250.72 feet to the east line of Orchard Street; thence South 00 degrees, 22 minutes, 13 seconds west, 95.69 feet along the east line of Orchard Street; thence North 89 degrees, 37 minutes, 47 seconds West, 66 feet to the west line of Orchard Street; thence North 00 degrees, 22 minutes, 13 seconds East along the west line of Orchard Street, 235.88 feet to the point of beginning.

And also:

Tract 7:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 19 North, Range 9 East of the third principal meridian in the City of Urbana, Champaign County, State of Illinois, being more particularly described as follows:

From the intersection of the southerly line of University Avenue, (66 feet in width) with the easterly line of Orchard Street (66 feet in width) measure easterly along said southerly line of University Avenue 484.80 feet to a point; thence deflecting 90 degrees, 15 minutes, 00 seconds to the right, measure southerly 165 feet to the point of beginning; thence continuing southerly along the last described course, 107.13 feet to a point; thence deflecting 89 degrees, 51 minutes, 00 seconds to the left, measure easterly 43.06 feet to a point; thence deflecting 2 degrees, 01 minutes, 00 seconds to the right, measure easterly 43.00 feet to a point, thence deflecting 88 degrees, 21 minutes, 00 seconds to the right measure southerly 127.50 feet to a point that is distant Northerly 29.5 feet as measured at right angles from the centerline of the present main tract of the Peoria and Eastern Railway Company; thence deflecting 95 degrees, 06 minutes, 00 second the right, measure westerly along a line parallel with said centerline, 208.69 feet to a point of curve; thence measure Westerly a distance of 324.06 feet along a curve to the right, concentric with said centerline, and tangent to the last described course and having a radius of 1993.25 feet, and a central angle of 09 degrees, 19 minutes, 00

seconds to a point of tangency; thence Westerly along a line tangent to the last described curve and parallel with said centerline 45.02 feet to a point on the easterly right-of-way line of Orchard Street; thence deflecting 75 degrees, 06 minutes, 00 seconds to the right, measure Northerly along said easterly line of Orchard Street 155.01 feet to a point on the southerly line of a 16 foot east and west alley; thence deflecting 92 degrees, 06 minutes, 00 seconds to the right, measure Easterly along the southerly line of said alley 266.31 feet to the point formed by the intersection of the southerly line of said alley with the easterly line of a 16 foot north and south alley; thence deflecting 2 degrees, 18 minutes, 06 seconds to the left, measure Easterly 218.92 feet to the point of beginning.

And also:

Tract 8:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 19 North, range 9 East of the third principal meridian, situated in the City of Urbana, in Champaign County, Illinois, being more particularly described as follows:

Beginning at a point on the south line of University Avenue, 486.20 feet East of the east line of Orchard Street; thence continuing East along said south line of University Avenue, 65.0 feet; thence South 00 degrees, 51 minutes East, 211.98 feet; thence South 90 degrees West, 69.21 feet; thence North 00 degrees, 15 minutes East, 211.97 feet to the point of beginning,

having Property Index Number: 91-21-08-376-021 (commonly referred to as the South Clinic, South Parking Deck, and surface parking).

SECTION 4. DEVELOPMENT REGULATIONS. Article V is hereby amended to add the following:

Section V-10. Additional Regulations in the MIC District. All development regulations of the B-4E zoning district shall apply to said properties with the following exceptions or additions:

A. The following uses are permitted by right in this Overlay Zoning District: medical related uses, drugstore; day care center, hospital or clinic, ambulance service medical carrier service, home for the aged; nursing home; fitness center; and health care-related business or professional medical office building.

B. The following uses are permitted by right in this Overlay Zoning District if constructed with the same structure as a health care-related business: professional office, institution of an educational, philanthropic or eleemosynary nature; telegraph office;

university or college; barber shop; beauty shop; fitness center; dry cleaning or laundry establishment; laundry and/or dry cleaning pick-up; self-service laundry; mortuary; bank or savings and loan association; vocational, trade or business school; restaurant; cafe; photographic studio and equipment sales and service; fast-food restaurant; dairy store; confectionery store; stationery-gift shop-art supplies; florist; bookstore. The health care-related or professional medical office use must be the principal use and exceed the following percentages of the structure's net floor area as outlined below or the property must be rezoned to MIC to allow any of these uses as a stand alone use per Section XI-7 of the Urbana Zoning Ordinance:

1. If the structure is 0 to 20,000 square feet, the health care-related or professional medical office use must exceed sixty (60) percent of the building's net floor area.
2. If the structure is 20,001 square feet to 50,000 square feet, the health care-related or professional medical office use must exceed seventy (70) percent of the building's net floor area.
3. If the structure is 50,001 square feet or more, the health care-related or professional medical office use must exceed eighty (80) percent of the building's net floor area.

C. Uses in this overlay district must provide 100% of the required off-street parking per Table VIII-6 "Parking Requirements by Use".

D. The maximum floor area ration (FAR) for the MIC district is 9.0.

SECTION 5. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the _____ day of December, 1995.

PASSED by the City Council on this _____ day of December, 1995.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of December, 1995.

Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ___ day of December, 1995, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN AMENDMENT TO A PART OF THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS AND THE ZONING MAP OF URBANA, ILLINOIS- Medical Institutional Campus Zoning District Provisions", which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ___ day of _____, 19___, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ___ day of _____, 19___.

(SEAL) _____
Phyllis D. Clark, City Clerk

Exhibit C

CARLE DEVELOPMENT AGREEMENT LEGAL DESCRIPTION

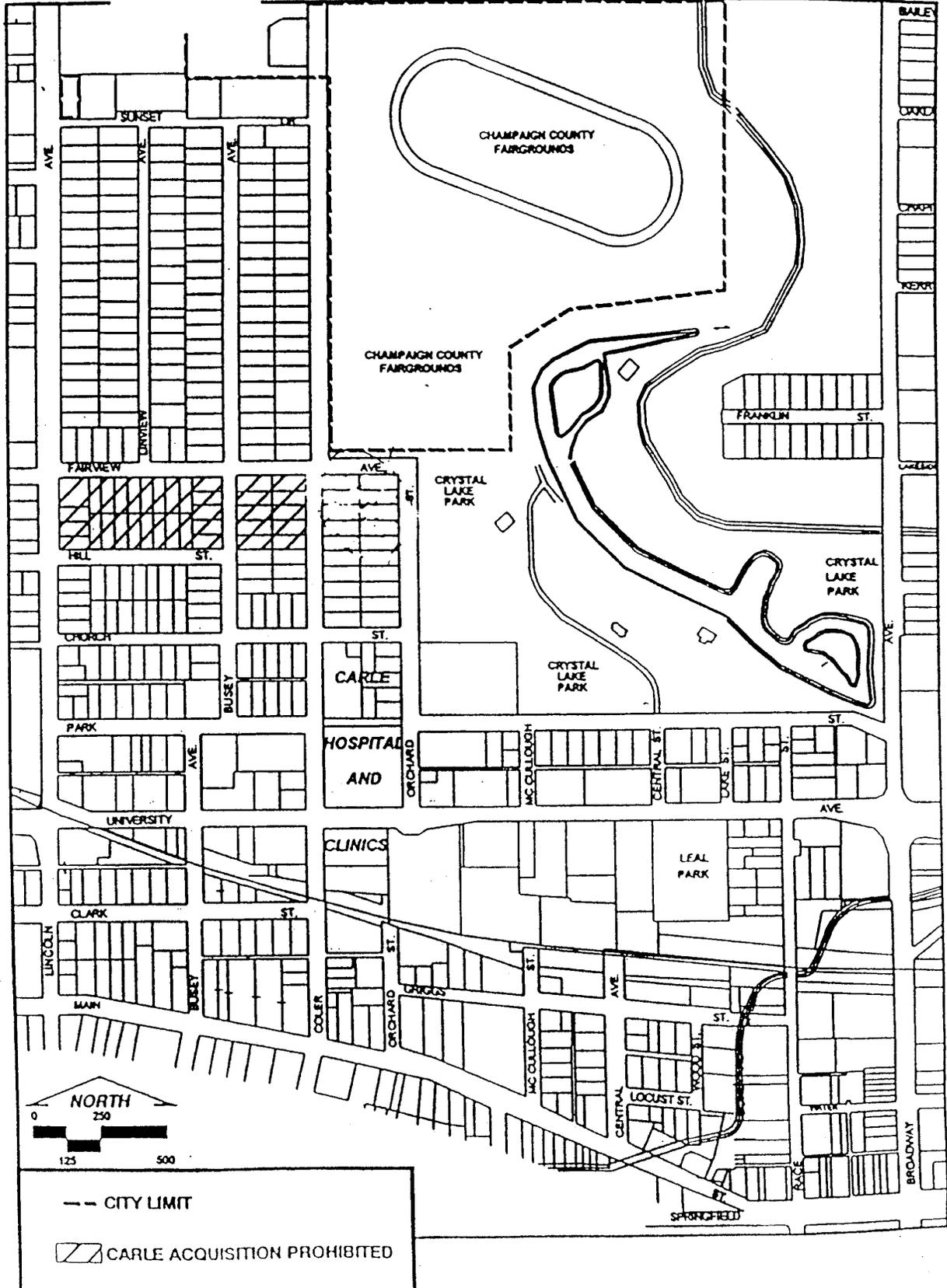
Beginning at the intersection of the east Right-of-Way line of Lincoln Avenue with the centerline of the Consolidated Rail Corporation mainline track; thence, northerly, along said east Right-of-Way line, 684.6 feet to the north Right-of-Way line of Church Street; thence, easterly, along said north Right-of-Way line, 627.0 feet to the west Right-of-Way line of Busey Avenue; thence, northerly, along said west Right-of-Way line, 20.00 feet to the westerly extension of the north Right-of-Way line of Church Street; thence, easterly, along said north Right-of-Way line and the extensions thereof, 762.96 feet to the east Right-of-Way line of Orchard Street, said point also being 60.00 feet northerly of the northwest corner of a tract conveyed to The Carle Foundation by a Deed dated June 26, 1958 and recorded on June 27, 1958 in Book 599 at Page 172, as Document No. 612079 in the Office of the Recorder, Champaign County, Illinois; thence, easterly, along the extension of said north Right-of-Way line of Church Street, 466.33 feet, to the northerly extension of the east Right-of-Way line of McCullough Street; thence southerly, along said east Right-of-Way line and the extensions thereof, 749.60 feet to the south Right-of-Way line of University Avenue; thence, westerly, along the south right-of-way line of University Avenue, 10.45 feet, to the northeast corner of a tract conveyed to The Carle Foundation by a deed dated May 19, 1982 and recorded March 10, 1983 in Book 1314 at Page 794 as Document No. 83R3466 in the Office of the Recorder, Champaign County, Illinois; thence, southerly, along the east line of said tract, and the southerly extension thereof, 273.61 feet to a point on a north line of a tract conveyed to The Carle Foundation by a deed dated January 27, 1982 and recorded February 1, 1982 as Document No. 82R1375 in the Office of the Recorder, Champaign County, Illinois; thence, easterly, along said north line, 15.73 feet, to a northeast corner of said tract; thence, southerly along the east line of said tract, and the southerly extension thereof, 159.00 feet to the centerline of the Consolidated Railway Company mainline track; thence northwesterly, along said centerline, to the Point of Beginning.

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CARLE NEIGHBORHOOD PLAN

WHERE CARLE CANNOT ACQUIRE PROPERTY

Exhibit E



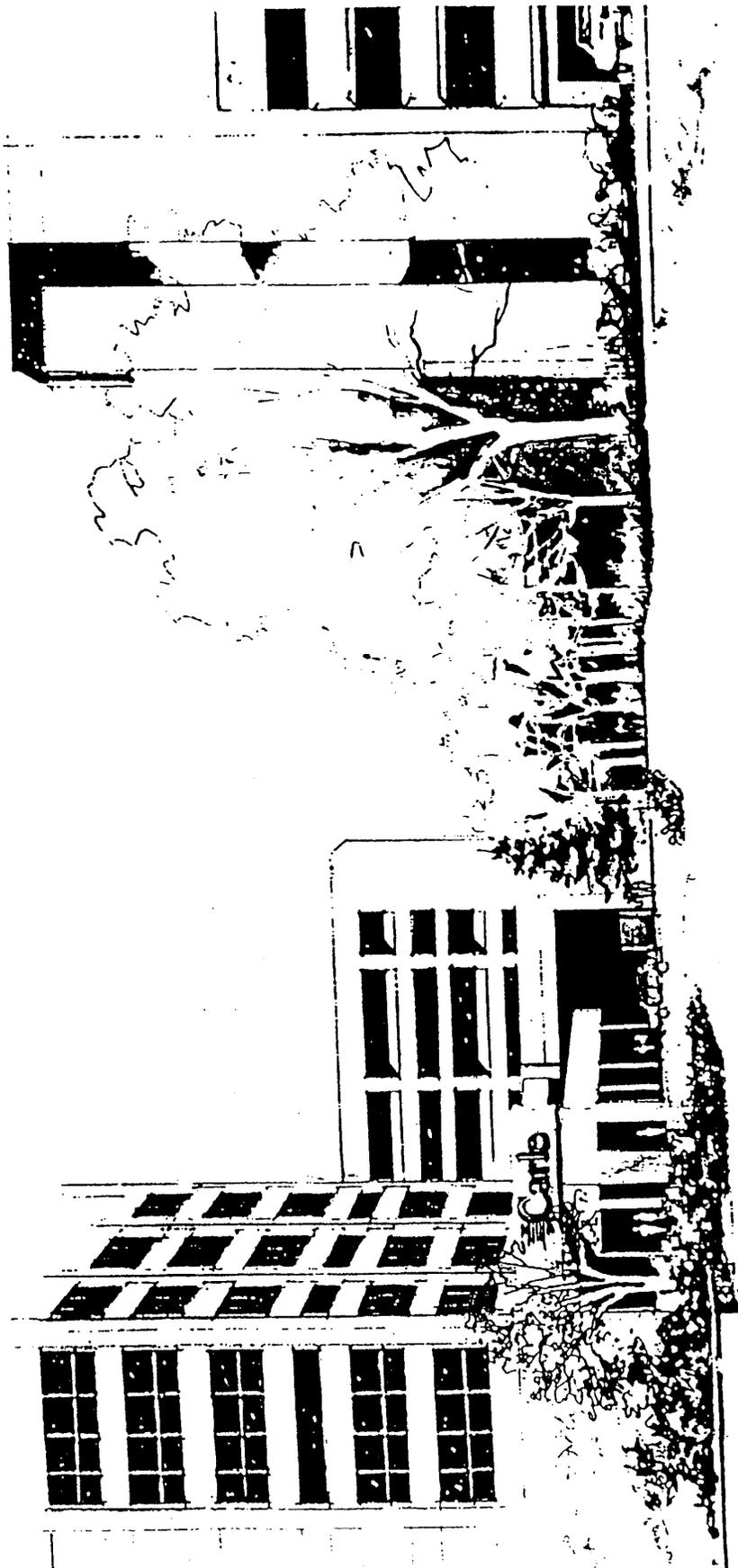


EXHIBIT D

EXHIBIT F

Specific Property Breakdown Through April 1995

Address	Acq Date	Acq Value and Improvements
804 North Lincoln	11/91	\$39,169.59
822 & 822.5 Hill	4/95	\$44,192.92
812 Hill	10/89	\$47,782.72
808 Hill	8/91	\$41,749.85
804 Hill	5/93	\$44,147.35
801 North Busey	8/91	\$46,597.36
805 North Busey	11/91	\$39,975.34
807 North Busey	12/92	\$33,869.73
809 North Busey	3/92	\$ 8,104.35**
808 North Busey	3/95	\$31,896.21
801 Coler	11/94	\$48,932.02
805 Coler	10/91	\$61,155.38
805 Fairview	6/95	\$47,500.00

**Land - No Building Recorded

c:\wpdocs\adg\carleagt.79

Exhibit G

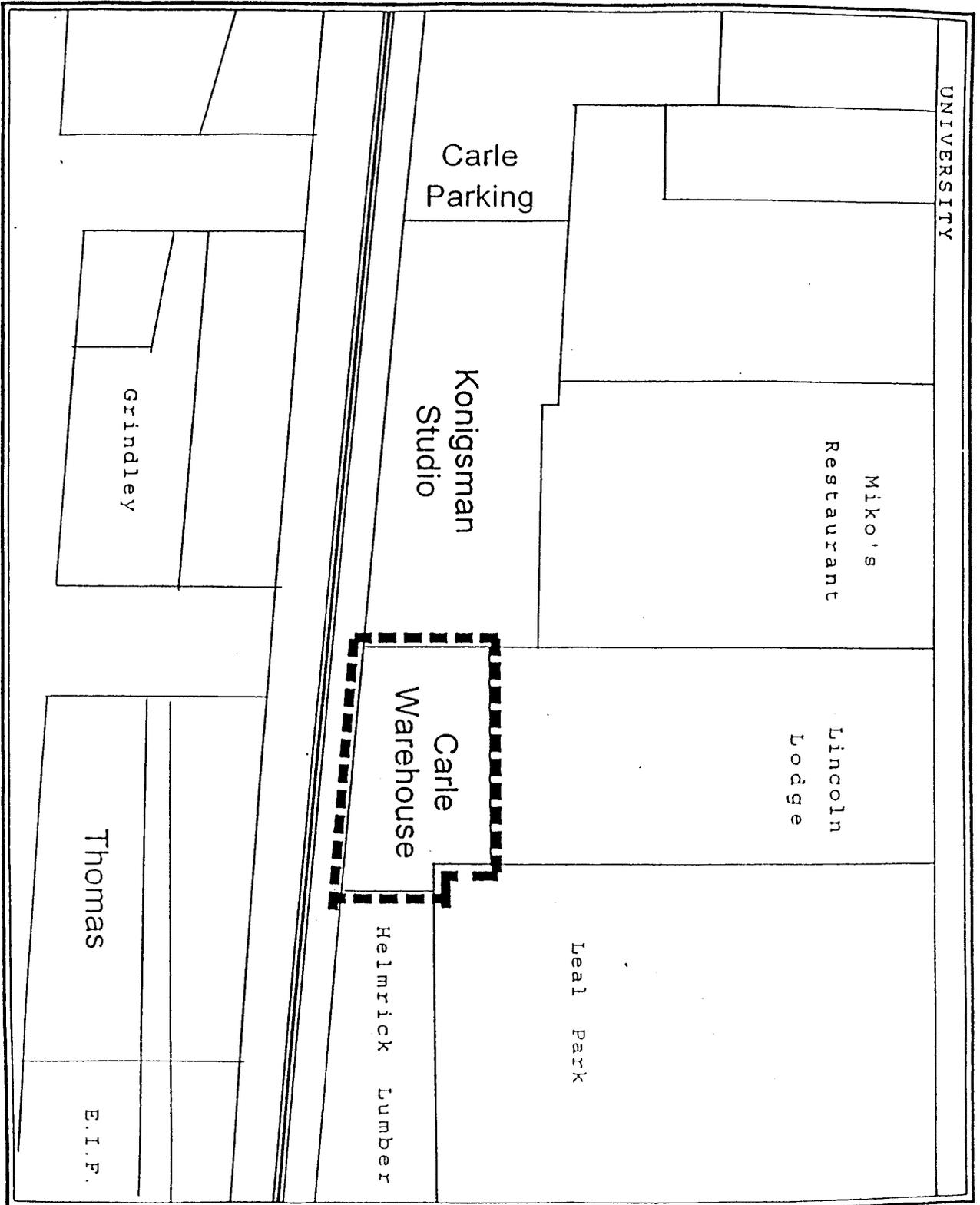
Property Subject to Demolition

802 W. Park Street, Urbana

817 Church Street, Urbana

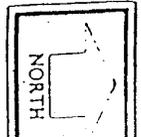
709 Orchard Street, Urbana

811 Church Street, Urbana



Carle to Downtown Railroad Walkway

EXHIBIT H





Supporting Documents

Carle Foundation 1995
Master Plan

Master Plan for Development



**Johnson Johnson & Roy/inc
Summer 1994**

**CARLE MEDICAL CAMPUS
MASTER PLAN FOR DEVELOPMENT**

Urbana, Illinois

Summer, 1994

Prepared by:

**Johnson Johnson & Roy/inc
30 W. Monroe Street
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Carle Medical Campus

SECTION I

Johnson Johnson & Roy/inc

INTRODUCTION

The Carle Hospital and Clinic celebrated their sixtieth anniversary during 1991. They grew from humble beginnings in a single family homestead on a quarter acre lot at the corner of Orchard Street and University Avenue, to a modern multifaceted health care complex covering twenty contiguous acres and owning approximately seventy-five residential and commercial parcels primarily north and west of the original site.

Over the years Carle has responded to the increasing health care needs of Urbana. The Clinic has expanded several times to provide facilities, specialties and capacity to serve a growing and aging population. The hospital was built in 1950. It has expanded to include 300 beds, a level one trauma center, 14 surgical suites, and rehabilitation and therapy services. Carle provides over three thousand jobs in Urbana, making it a major employer, second only to the University of Illinois.

Carle has also become a major force in providing health care to outlying areas of central Illinois and Indiana with eleven satellite locations within a sixty mile radius around Urbana. This approach to serving people from rural settings, small towns, and medium sized cities illustrates how the face of health care is changing. The

Carle system has carefully considered its service strategy, and built facilities that were flexible for the future. This approach continues today, as health care providers move into increasingly complicated and turbulent times.

In 1993, Carle undertook a massive capital improvement plan, committed to investing over \$41 Million in physical facilities systemwide, with \$31.5 Million poured into the Urbana complex. Although the future of health care is filled with uncertainties, it is clear that Carle must retain its flexible philosophy and foresight to be able to respond to the many challenges that will be faced moving into the twenty-first century.

The Carle Foundation commissioned this Master Plan in the summer of 1993. Its purpose was to help explore existing issues and generate creative site solutions for the expansions to-date. Further, the assignment was to develop a vision for the future physical form of the growing and vital Urbana complex. Years of growth within the neighborhood setting have yielded a **"medical campus"** that must be acknowledged and accommodated to assure that Carle, its adjacent neighbors and the City of Urbana can harmoniously co-exist. This plan has been developed through a cooperative effort between all parties that focused on improving public safety, access, circulation and parking, while



designing new site improvements that unify the campus and provide broad aesthetic appeal.

PROJECT OBJECTIVES

The Carle administration and board have been going through a series of strategic planning efforts in recent months, leading to the decision to complete several important planning tasks including the preparation of this Master Plan for Site Development. In undertaking this project, five initial objectives were formulated that helped to guide the focus of the study:

1. Address the increasing traffic safety concerns facing employees, patients and visitors to the Carle complex.
2. Respond to the recent facility improvements at the complex with corresponding site improvements; especially circulation, parking, and pedestrian access.
3. Examine the future organization of the complex to understand land acquisition requirements, relationships to surrounding properties, infrastructure modifications and development requirements.
4. Develop a plan that provides guidance to Carle and an un-

derstanding by its neighbors of future needs and actions necessary to meet those needs.

5. Create a more unified and aesthetically pleasing campus environment.

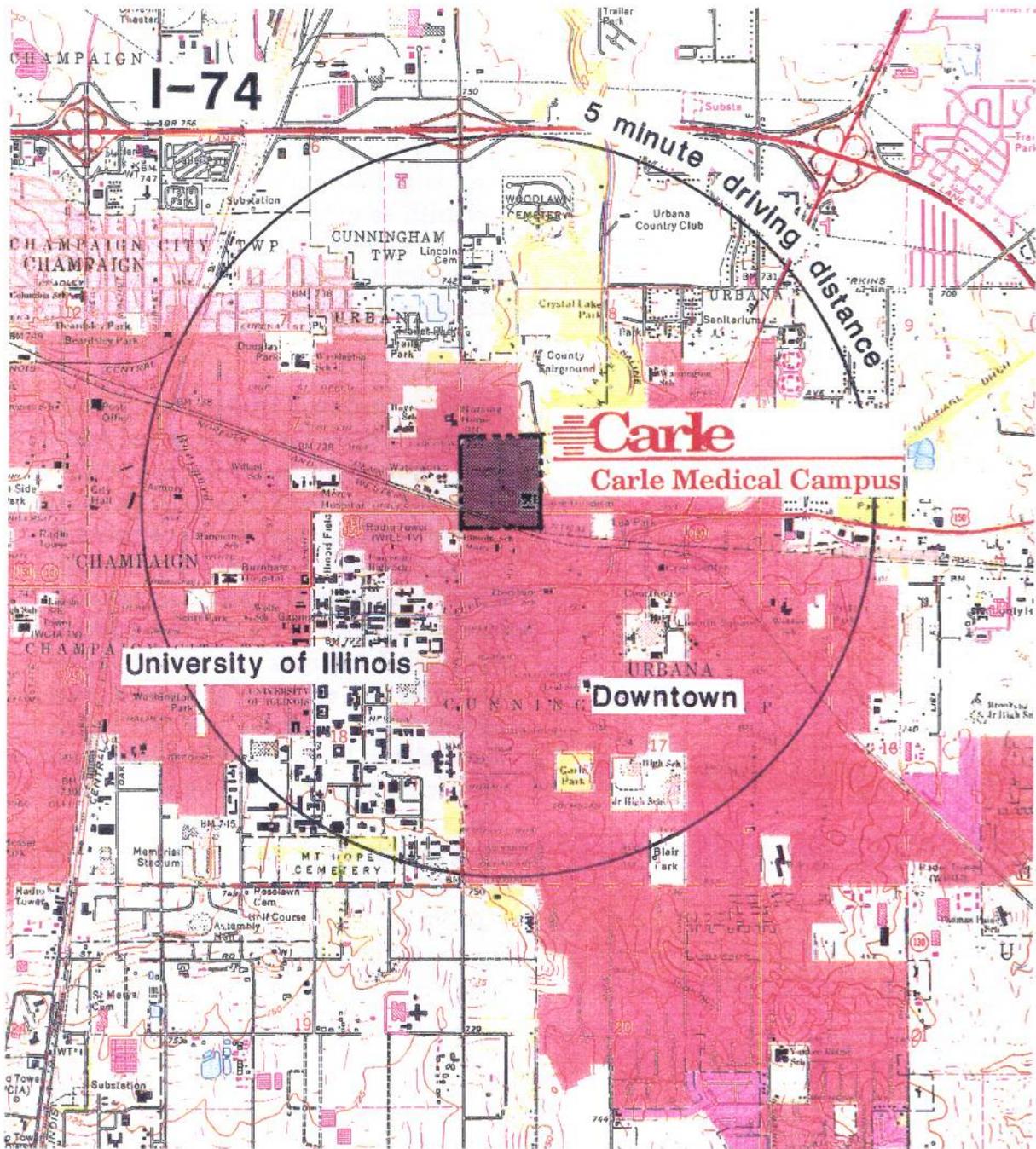
The project has been organized around generating a plan that would meet these requirements and incorporate the many issues that either relate to or supplement the five objectives. The Master Plan report has been organized to chronicle the progression of the process and the products leading to the Carle Medical Campus Master Plan.

CAMPUS SETTING

The Carle Medical Campus is located along University Avenue, the main east-west roadway spine connecting the Champaign and Urbana communities. One of the primary intersections in the community is defined where Lincoln Avenue meets University, a junction located two blocks west of Carle. The main hospital and clinic lie in a three block area bounded by Church Street on the north, Orchard Street on the east, the Conrail line on the south, and Coler Street on the west. Five blocks further east lies the edge of downtown Urbana.

Figure 1 illustrates the locale of the Carle Medical Center within its com-





Community Context

munity context. The Champaign-Urbana metropolitan area is the nationally recognized site of the main campus of the University of Illinois. This institution is flanked by Champaign (population 64,350) to the west and Urbana (population 36,344) to the east.

The Carle Medical Campus is a landmark in its own right within the Champaign-Urbana community, and is easily accessed from both cities and the surrounding region. East/west Interstate 74 is just a five minute drive from Carle. About five minutes further west on I-74 is the interchange with I-57 (the Chicago/St. Louis highway), bringing patients to Carle from as far north as Kankakee and further south than Effingham. Carle's Level-one Trauma Center, as the only facility of its kind in the area, serves patients from the entire southeast region of Illinois. The major highway routes provide easy access to people living throughout Carle's service area, stretching ninety miles in all directions.





SECTION II

PLANNING PROCESS

An interactive planning process was used in developing the master plan for the Carle Medical Campus. It began with interviews, progressed into working sessions, and culminated with informational presentations to include the community and government agencies. It has been an extensive attempt to understand the issues, balance Carle's needs with those of the community, and devise solutions that are in the best interest of the overall planning area where Carle is located.

The first step in the process was a series of personal interviews and group meetings. During these sessions, not only Carle administrators were contacted, but Carle doctors, operations personnel, and support function viewpoints were solicited. Additionally, the project team reached out to surrounding property owners and government officials including neighborhood groups, the Urbana Park District, the County Fairground Association, and within the City structure: the Mayor's office, the City Manager, the Community Development Director, and the Public Works Director.

The individual interviews allowed multiple perspectives to provide input, and critical issues to be identified. All of this information was beneficial to the discovery process that helps to

uncover the right mix of planning and design solutions for this complex development.

The next step in the process was workshop sessions with Carle's Master Plan committee to explore issues, examine alternatives and make recommendations to the President and Board of Directors. These meetings included facts and figures, discussion and debate, conviction and compromise to arrive at a workable series of solutions and projects that Carle could pursue in short and longer term timeframes.

Most importantly, the working sessions revealed the vision of what the Urbana campus represents to the Carle system, and how critical its growth and progress are tied to the overall success of the organization. Further, the intertwined nature of an urban medical campus and its surrounding community was evident in both the discussions and the special attention paid to finding a balance between Carle and its neighbors.

Once a draft plan was developed, the process moved into a phase of education, explanation and evolution to arrive at the plan contained in this document. It was discussed with several levels of representation within the Carle organization; it was reviewed with the Park District and the City's leadership; and open meetings



were conducted with the public, the City Planning Commission, and the City Council to provide multiple forums for discussion and revision.

The process has been an essential component of the new Master Plan for Carle, as it has been part of a broader program to better communicate the needs and desires of all affected parties sharing the same section of Urbana. It is the firm belief of the consulting team that this process has yielded a plan that is superior to one that would have been generated in the vacuum of a consultant's office without the interactive approach. The cooperative spirit that generated this plan inspires confidence that it will have equal success in the implementation phases as Carle and its neighbors work together to improve the Urbana community.

ISSUES AND OPPORTUNITIES

As the Carle complex has grown, it has generally expanded north-south and vertically for health care services, then in a westerly direction for support facilities, toward the major intersection of Lincoln and University Avenues. This tendency has confined what could otherwise be a sprawling medical mall to a compact urban campus. The future would suggest that as growth occurs, the campus could expand for many years within the boundaries of Lincoln, Church, McCullough and the Conrail railroad.

ANALYSIS

Figure 2 shows a summary of the physical analysis of the immediate vicinity of the Carle Medical Campus. It defines some of the issues and opportunities facing Carle as options are explored for developing the Master Plan. The information has been catalogued under five categories for description:

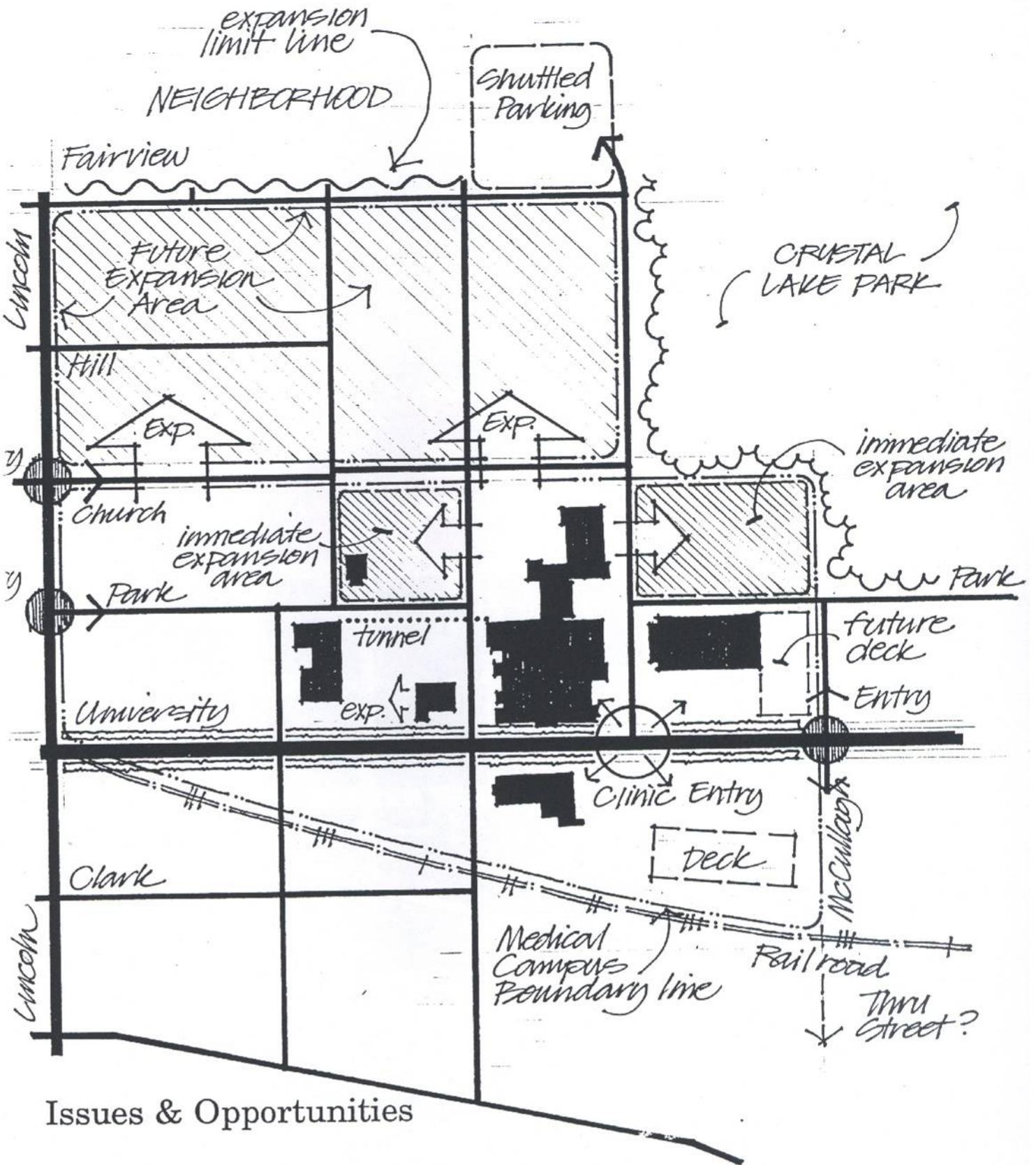
- A. Vehicular Circulation
- B. Parking
- C. Pedestrian Circulation
- D. Open Space
- E. Development Patterns

A. Vehicular Circulation

The Carle Campus fits within the standard urban street grid of Urbana. It is characterized by a series of 300' x 300' blocks, occasionally grouped as double blocks. While the grid is an efficient means of organizing urban development and orienting both users and visitors, it provides multiple access and circulation conflicts in the immediate proximity of the Carle Hospital and Clinic.

One of the most significant considerations in the vehicular circulation system is University Avenue as it passes directly through the Carle complex.





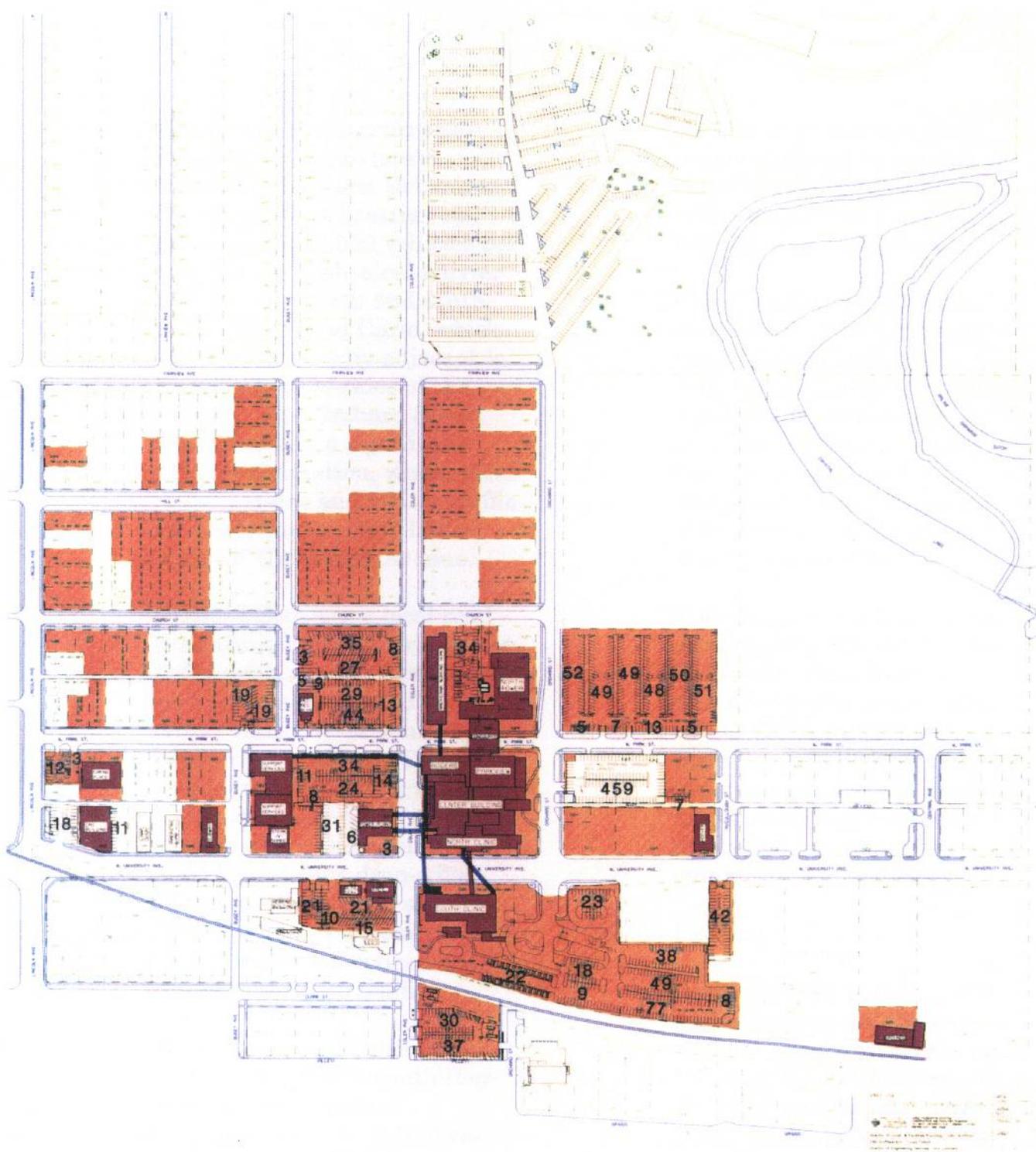
Issues & Opportunities



Carle Medical Campus

Figure 2

Johnson Johnson & Roy/inc



Carle Property Ownership

University is the main east-west thoroughfare (state trunkline) between Urbana and Champaign, and carries approximately 26,500 vehicles per day. This is a physical barrier between the north and south clinic facilities of Carle, which are located directly adjacent to their respective sides of the Avenue. The Orchard Street intersection is a significant point of congestion, where most of the patient and visitor traffic for Carle turns either left or right off University Avenue.

Orchard Street is a local road that also serves as Carle's main entry drive. It has three intersections that are noted for either vehicular or vehicular/pedestrian conflicts. The first was mentioned above; the second is the point north of University where the main hospital and North Clinic drop-off occurs; and the third is at Park Street, where the block between Orchard and Coler has been closed to through traffic.

Lincoln Avenue, which is the closest main north-south thoroughfare (also a state trunkline) carries 15,000 vehicles per day. Lincoln functions more compatibly with Carle than University Avenue

does, as it passes along the western edge of the complex, providing multiple access points to the campus at Fairview, Church and Park Streets.

Coler Avenue is one of the few residential streets in the area that connects Urbana's Main Street with the neighborhood north of the railroad tracks. It is also the street on which Carle's Emergency Department entry is located, providing substantial activity and confusion for local motorists.

The remainder of the streets around Carle are local residential roads. They have occasional vehicular conflicts between Carle and neighborhood traffic, primarily attributable to peak campus arrival/departure times, and on-street parking in the neighborhood by Carle employees and visitors.

B. Parking

Carle provides nearly 2,250 parking spaces in eighteen parking areas around the campus (see Figure 2a for specifics). This includes surface parking lots, a parking deck, and long term leased space at the County Fairgrounds. Technically, Carle meets the parking requirements

of the local zoning code. Practically, human nature has shown that people want to park as close as possible to their destination, which in Carle's case translates into using neighborhood streets. This represents a point of frustration for both the neighborhood and Carle, and is a parking management issue that will require ongoing dialog and cooperation between Carle, the neighborhood and the City of Urbana.

As the Carle Medical Campus continues to grow, it will likely consume the nearby parking areas for buildings. One desirable technique to keep the campus compact when this occurs, is the addition of parking structures to offset the loss of surface lots. A logical distribution would suggest that a structure (currently under construction) added on the south campus as it grows, and a site to the west of the hospital, plus expansion of the existing deck could fulfill the parking requirements with an even distribution and easy access to all parts of the medical campus.

C. Pedestrian Circulation

Foot traffic around the Carle complex can be challenging.

The pedestrian is generally expected to utilize the city sidewalk system adjacent to the vehicular roadways. This is a traditional means of accommodating pedestrians, but does not engender a feeling of safety in several situations around the site. In some cases, there is no alternative to walking out in front of traffic to gain access to the hospital and clinic facilities.

The pedestrian safety issue is particularly notable along University Avenue, Orchard Street, and to some extent along Coler Avenue. At the University Avenue intersections, pedestrians are intimidated by the dimension of the roadway and the volume of moving traffic. Pedestrian crosswalk signals help, but the overall psychological impression of University is one of a barrier for the pedestrian. Carle has provided an overhead crosswalk between the north and south clinics to alleviate some of this concern; however, pedestrians are likely to take the shortest route, not necessarily the safest, to their destination.

Walking along University Avenue is also of concern, as widening the street within its available right-of-way to accom-

moderate additional traffic lanes has forced the sidewalks to be located directly adjacent to the roadway. This setting creates both a perceived and a real danger to pedestrians.

Orchard Street has two primary pedestrian crossings besides the University Avenue intersection. They are at the main entrance to Carle, and at Park Street. In the former case, the linkage between the parking deck and the hospital/clinic requires walking across Orchard Street. A permanent solution would find a way to directly link pedestrians to the popular parking areas without the vehicular conflict. Park Street is a four-way stop at Orchard, and while the sight lines are good at this corner, it requires alert drivers and pedestrians to assure the safe interaction of both. Closing Park Street to through traffic between Orchard and Coler has reduced traffic volumes along Park, improving pedestrian safety at this location.

At the south end of Orchard Street, the entry to the south clinic has a similar condition, where pedestrians are crossing from the parking lot to the building entrance. One advantage at this location is the south

clinic is the final destination in this direction, therefore, only traffic with Carle business needs to be in this traffic pattern.

The overall pedestrian system around the Carle campus could be improved to provide a more pleasant experience for non-motorist. The City of Urbana has identified some greenway and bikeway connections that could improve linkages between Carle and the downtown area. In addition, connections to Crystal Lake Park should be encouraged to allow Carle employees and visitors direct access to this magnificent urban open space.

D. Open Space

There is very little planned open space at the Carle Medical Campus, and it is an opportunity for the future improvement of the site. Part of the reason for this condition has been the need to respond to the constraints of the existing urban grid as the health care facilities have been expanded. Another aspect is the need to plan for some open space areas as new facilities are developed.

Most of the open space system follows the roadway corridors, in the form of sidewalks and streetscapes. One important exception to this system is the adjacency of Crystal Lake Park and its beautiful setting within two minutes of the heart of the Carle complex.

Other courtyards, plazas and hospital dedicated open spaces have proven most effective in many health care centers. They provide a pleasant setting for patients and families to enjoy fresh air and sunlight in a location more appropriate to the needs of the ill or recovering.

E. Development Patterns

The Carle Medical Campus is generally oriented on a north-south axis with the Hospital on the north end, the Clinic on the south, and the common shared support facilities in the middle. This has been an efficient means of growing and retaining flexibility in the development of the complex. The five minute walking distance across the center is also a convenient timeframe for meeting the needs of most users at Carle. In the future, it is envisioned by the planning team that Carle would be best served to begin to

establish an east-west axis along Park Street to meet future growth needs. As illustrated in Figure 2, this would suggest using the first block adjacent to the existing medical center on either side for medically related expansion. It is important to retain these blocks for this purpose, and plan accordingly for interim uses. This requires careful consideration of small individual buildings, phasing and the eventuality of pushing parking (structures) toward the perimeter of the larger complex.

Other development patterns show that the expansion of the South Clinic is somewhat constrained by its relationship to the railroad line, which acts as a southern boundary for Carle's building massing.

Moving due west of the hospital/clinic blocks finds the power plant and support services functions. These will need to expand over time, and the substantial infrastructure included suggests nearby growth. At the furthest western limits, Carle has begun to add facilities that are indicative of modern health care system needs. Whether this includes patient supplies, pharmacy,

outpatient rehabilitation centers, or day care services for employees, this medical support area is an important component of the 21st century medical campus. All of these uses require planning and space to fit in to the long term master plan.

Carle's land ownership (June, 1994) patterns are depicted in the orange parcels on Figure 2a. Carle has been acquiring property on an as available basis primarily west and northwest of the medical campus complex. As may be seen, property control up to Fairview Avenue is significant, and a longer term strategy for land acquisition is an important issue to Carle's future. The strong relationship between existing ownership and future development patterns is a primary consideration in the growth of the campus.

PLANNING PRINCIPLES

The next step in the process was to generate a series of principles that would assist the Master Plan Committee in evaluating proposals for future development. These principles are a core element of the planning process and provide a link to future plans and planning committees who must understand what has come before to effectively shape the future.

SYSTEMS

Each of the five planning systems was broken down into planning principles that can be used to guide future development decisions. They have been generated based on the understanding of issues and opportunities, information gathered from individual interviews, and input from the professional planning team. These statements comprise the basic framework of elements to consider as physical growth occurs on the Carle campus.

Vehicular Circulation

1. Develop clearly understood interfaces with Lincoln and University Avenues as the major trunklines connecting Carle to the community.

Once the overall campus circulation pattern is defined, the entries to the campus and traffic controls must guide users safely and efficiently to their destinations. Since these arteries run along and through the Carle campus, they are an important part of the vehicular circulation system.

2. Respect the urban grid of the city, and modify it only to unify the campus development units while improving local traffic patterns.

The grid of Urbana provides a clear organizing structure for vehicular circulation. However, around the Carle facilities this structure experiences congestion and confusion that should be improved.

3. Provide easily understood, multiple entries and drop-off zones for employees and visitors. The Carle campus functions most effectively when several entry points can be used for various aspects of operations. These multiple entry points should be reinforced and improved to guide campus users to the simplest access point(s) for their needs.

Parking

1. Reinforce perimeter parking to keep the auto orientation on the campus edges. Auto intrusion in modern society mandates clear direction relating to parking and pedestrian systems around the campus. Once a user has arrived and dropped off passengers, wayfinding to parking areas should be clear and simple.
2. Utilize a multiple parking deck approach to keep the campus compact and readily accessible. Distribute parking decks

around the facilities core plus expansion areas to assure safe and convenient access.

3. Continue to use the Fairgrounds site (and other remote options) to satisfy overflow and construction parking requirements. The Carle campus will be under construction for several years into the future and can effectively use remote parking with a shuttle bus connection to meet its interim requirements.

Pedestrian Circulation

1. Strengthen safe access from designated Carle parking areas to the hospital/clinic campus without vehicular conflicts. Pedestrian bridges and improved at-grade crossings should be designed to improve the pedestrian access to Carle complex. Wherever possible, this should occur without crossing streets.
2. Establish a well organized system of pedestrian circulation and functional open spaces within the campus. Once the transition has been made from parking or external pedestrian systems to the campus core, the future interior circulation system should provide convenient

and pleasant access to facilities and exterior open space rooms.

3. Develop linkages between the campus pedestrian system and the community pedestrian system. Direct pedestrian links should be made to Crystal Lake Park, Urbana's rail-to-trail link to downtown, and the surrounding neighborhoods. Walkway widths, safety and fire access regulations, landscape treatments, number of routes, and signing will all contribute to a functionally successful pedestrian system.

Open Space

1. Expand and enhance the open space component of the Carle campus. Carle is at a defining moment in the improvement of the character of its site from a collection of buildings in a neighborhood to the formal commitment to the medical campus. As this philosophy is pursued, the visual image of Carle will be improved, and the campus will take on additional functional capabilities with open space as a planned component of each new addition.
2. Improve open space edges to enhance the appearance of the

campus and surrounding properties. Carle recognizes the important aesthetic appeal through cooperative open space enhancement projects.

Development Patterns

1. Build on the core campus of hospital and clinic facilities by expanding east/west off the existing north/south spine of structures. Sites located immediately east and west of the existing hospital and clinic complex should be reserved for medical expansion. Sites further from the core can be reserved for parking, support services and free standing facilities related to but not directly linked to the main complex.
2. Continue to acquire properties as available north to Fairview Avenue between Lincoln Avenue and Orchard Street for long term phased growth. Carle must retain long term flexibility to provide necessary health care facilities.

Long term use of the property north to Fairview has been established as a reasonable acquisition strategy for a 25- year planning horizon.
3. Focus on building campus relationships through future land acquisi-



tion and development patterns.

This principle is representative of thinking holistically about the campus and the impacts on all of its systems each time a development decision is made. Consideration should be given to how new facilities can be accommodated while improving circulation, parking, open space, and the visual appeal of Carle.

THE CAMPUS PLAN

Once the issues and opportunities had been reviewed, a Master Plan was developed (illustrated in Figures 3 and 3a) that provides a framework of systems within which development can occur in a logical and planned fashion. It can accommodate changing conditions and relies on the planning principles plus sound design recommendations to provide guidance for future decisions.

For consistency, the plan is broken down into the five systems used in the issues and opportunities and planning principles sections.

Vehicular Circulation

Vehicular circulation is the travel network of modern American society as it provides maximum convenience and mobility to a large segment of the population. Even those who do not

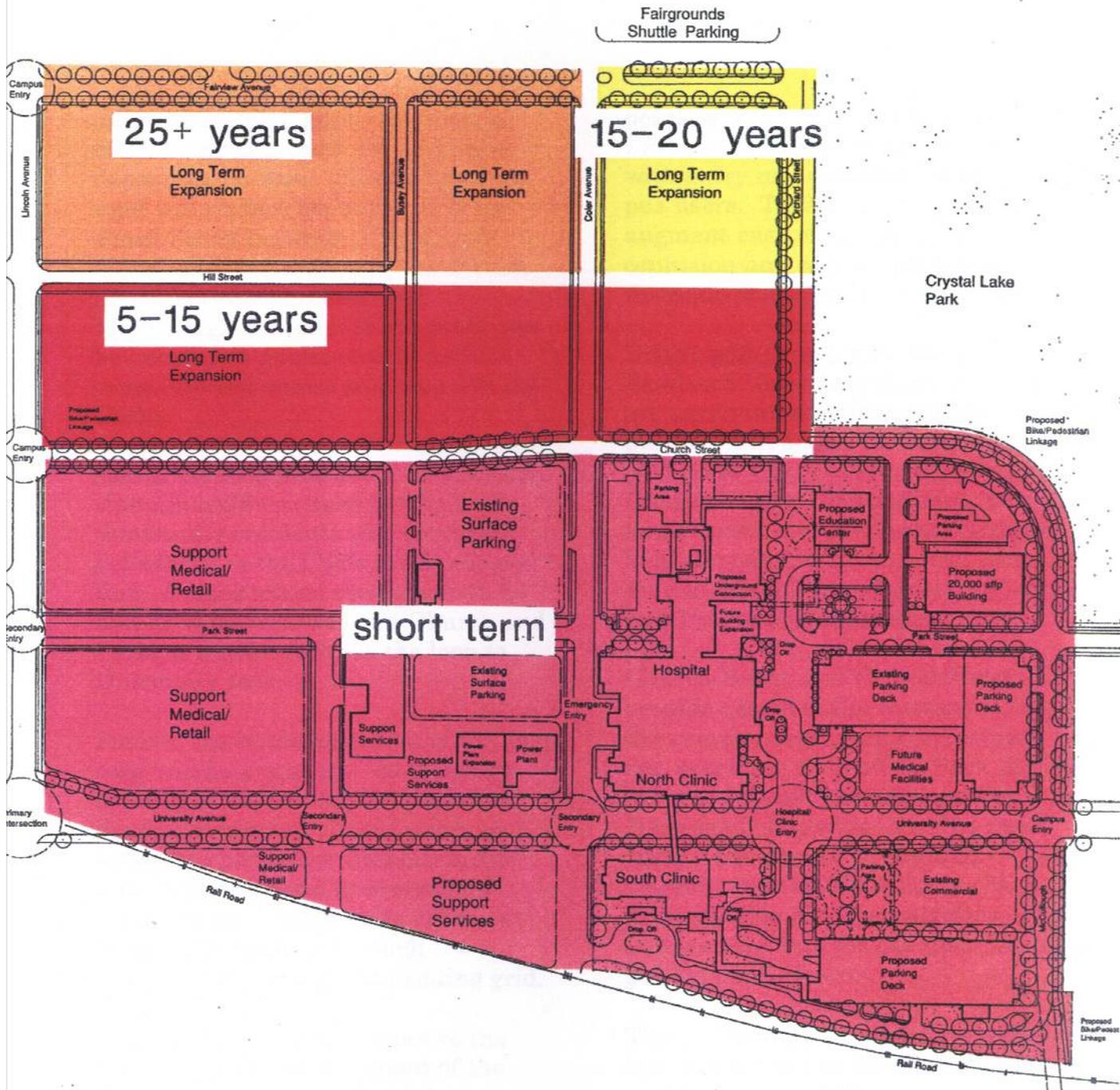
own personal automobiles rely on rubber tire transportation in the form of buses and taxis to move from home to workplace to services and leisure activities. It is therefore fitting that the vehicular circulation system should lay the basic foundation for the Carle Master Plan as most of the campus users arrive by motor vehicle.

Roadway modifications are one of the cornerstones of the recommended modifications to the existing infrastructure around the Carle campus. In fact, the modifications suggested will create much more of a campus environment than has historically been the case at Carle.

The primary element of this system is a loop road that utilizes the existing rights-of-way from Church and McCullough Streets, then ties them together with a new segment bordering Carle's parking lot on the edge of Crystal Lake Park. Once the loop road crosses University Avenue, it would use a Carle linear parking lot, then link to Carle's service drive for the south clinic, which ties back to Coler Street. This would provide a loop around the Carle hospital and clinic with multiple access points to the facilities.

The loop road accomplishes several things for both Carle and the community. First, it move the congestion that so frequently chokes Carle's main





Long Term Master Plan

entry to the loop where users can be distributed to several drop-off areas depending on need. Second, the loop road will replace the segment of Orchard Street between Church and University, and that segment of Park Street between Orchard and McCullough Streets. These roads can be vacated as public streets and become internal access and drop-offs for Carle.

Third, the loop provides a more usable through traffic pattern for the local community residents who currently get caught in the Carle traffic congestion. Neighborhood residents will be able to move east/west via Church and Park, or north/south via the loop to University Avenue.

Fourth, the implementation of the loop road will be a proactive step toward creating a campus environment for the Carle complex. It will move vehicles to a perimeter circulation system that penetrates at designated entry points. This is quite different from traffic passing through and around Carle on the existing grid.

Entry Points - A complement to the loop road is the development of the identifiable entry points to the campus.

Two main entries to the campus occur at the intersections of Lincoln/Church and University/McCullough. These

points are the first clue to arriving at Carle and must be clearly marked with entry monuments to orient campus users. Traffic controls should augment ease of access to minimize confusion and congestion moving from the main roads to the campus loop.

Drives and Drop-Offs - Along the loop Road and University Avenue, there are seven intersections where a campus user can access an entry drive to a particular site location including: Church/Busey; Church/Coler; new access point east of Church/Orchard; McCullough, Park; the south clinic service drive/Coler; University/Coler and University/Orchard.

Church/Busey and Church/Coler provide access to the western side of the complex including surface parking, employee drop-off on Park Street, campus support services and the Emergency Department. The new entry drive east of Orchard on Church, and the McCullough/Park drive provide an improved drop-off and waiting area for the main hospital patients and visitors.

The south clinic service drive at Coler is a direct entry to the south clinic parking area and the cancer treatment center drop-off. It is a service drive today, but will eventually be incorporated into the loop road concept.



University/Coler provides the main access point for the Emergency Department. University/ Orchard is the main drop-off decision point for accessing the hospital or clinic, depending on user destinations. These two intersections are critical points along the busy University Avenue thoroughfare where Carle must successfully interface from entry point to internal drop-off. Their controls and signs must be carefully coordinated with the City of Urbana and the Illinois Department of Transportation.

Parking

The plan recommends parking on the periphery of the campus whenever possible. This includes the parking deck(s) and surface lots.

Parking Structures - The core of the Carle parking system is three parking decks that will be located east, south, and west of the main hospital complex. The east deck already exists and can be expanded with a second module abutting McCullough Street (loop road). The second deck is south of University Avenue on the south clinic site and is currently being designed. The third deck is proposed to be located west of Busey Street, leaving room to expand the medical facilities in the block bounded by Church, Coler, Park and Busey.

The parking decks provide convenient high volume capacity for campus users while they occupy a minimum of land area and can be directly linked to the adjacent medical facilities. Every effort needs to be made, in the design of new decks to accommodate user needs for access, safety and convenience to assure the successful integration of each facility as Carle continues to grow.

Surface Parking - Miscellaneous parking lots around the campus serve individual buildings and/or occupy future development sites. These sites provide valuable additional capacity for today's needs, and convenient parking for the campus. As growth and consolidation of parking into ramps occurs, there will be fewer and fewer surface lots in the system.

Remote Parking - A valuable parking asset for Carle are the spaces available at the County Fairgrounds site located two blocks north of the campus. This remote lot provides staff parking and construction parking, with shuttle services to the campus. The plan recommends utilizing the arrangement at the Fairgrounds for the foreseeable future.

Pedestrian Circulation

The plan suggests that the recommended roadway and access modifica-



tions will enhance the pedestrian system by providing non-conflict access to Carle. This is a dramatic change from existing conditions, and represents another cornerstone element of the plan. The safe movement of persons in a pleasant pedestrian environment once they have left their vehicles will strengthen both the function and image of the campus.

Parking Decks to Hospital/Clinic - The key pedestrian element in the proposed plan is the separation of vehicles from pedestrian plazas that link parking decks to the front doors of Carle's main facilities. On the north, this will occur at the Orchard Street plaza; on the south at the south clinic entry. In both cases, the pedestrian environment is envisioned as a smooth transition for users from their cars to the inner circulation and open space system of the campus.

Community Linkages - Another important aspect of the pedestrian system is linkages between Carle and the community. Although these links are abundant in the form of city sidewalks, two other special opportunities exist.

The first is the obvious connection to Crystal Lake Park. What better open space connection could a hospital have than direct adjacency to a beautiful and serene community open space.

Carle should provide easy access for patients, visitors, physicians and staff to experience the regenerative qualities of a park within the urban setting.

The second opportunity is connection to a "rails-to-trails" proposal the City of Urbana is proposing to connect Carle to the downtown core. The rail line running south of the Carle campus provides a corridor for a "greenway" system that would contain a paved trail, lighting and landscaping. This connection can parallel the loop road and run directly into Crystal Lake Park providing pedestrian and bicycle paths for Carle users and neighborhood residents. The plan recommends implementation of both connections to the pedestrian system.

Open Space

The concept of open space reinforces the "campus" environment that Carle is becoming. Each time a facility is planned, associated open space should be planned with it. The open space areas of the campus create the sense of place for various functions of the outdoor setting. In some cases, it is the busy entry connection to parking and drop-off. In another, it is an outside corridor leading from public right-of-way to the Carle entries. In yet another setting, it could be the courtyard of a hospital visiting or eating area with sunlight, plants and fresh air.



Plazas - The most pressing open space recommendations are tied to the improved circulation and drop-off system at the hospital and clinic. These plazas will set the tone for future landscape image at Carle. The plazas should be attractive and functional translations of the principles guiding the plan. They will provide an attractive and positive invitation to Carle.

University Avenue Corridor - University Avenue represents a corridor of confusion around the Carle campus. The street is wide and busy. The sidewalks are narrow and too close to the street. The landscaping is minimal, save Carle's entry area. In general, it is a space that requires improvement. The plan recommends establishing a character for future streetscape treatments along University Avenue by redesigning the block between Coler and Orchard Streets. This approach will require innovation and cooperation between Carle and government units to achieve the desired objectives of safety, clear organization of elements and an aesthetically pleasing appearance.

Campus Edges - As Carle interfaces with the surrounding community, edges are formed that require open space attention. In particular, the loop road and its design characteristics will help establish the setting perception of roadway and safe move-

ment of vehicles/pedestrians. The loop road is envisioned as a parkway with trees and lawn and lighting that conveys an attractive relationship shared by Carle and the community.

Future Open Space - Open space is one of the critical infrastructure systems of the campus and should be carefully considered as each development decision is made. New open spaces will provide the setting for Carle's expanded facilities and become the unifying fabric for the campus. It is a high priority in the future development of Carle.

Development Patterns

The framework of circulation, open space and linkages described above provides a series of development envelopes within the campus setting. These envelopes help to shape development patterns for future growth.

Based on the planning principles of encouraging compactness and ease of accessibility, the plan recommends that Carle expand medical facilities east/west along Park Street to complement the existing north/south axis. Four sites offer the bulk of the development opportunities in this regard.



The first is the block bounded by Church Street, Coler Avenue, Park Street and Busey Avenue, and offers a full city block for hospital expansion. This site could be linked across Coler to the obvious long term expansion site for the existing North Tower of the hospital (the Americana site).

The second site is the Carle surface parking lot in the southwest corner of Crystal Lake Park. This site offers a beautiful setting or lower density development fronting on the park, with linkage potential to the North Tower.

The third site is the surface parking lot directly north of the power plant. This site is about one half of a city block, but has direct linkage potential to the existing underground tunnel system between the main hospital and support services. It could also be linked to the first site described above.

The fourth site is the south clinic site, which is not located along Park Street, but does reinforce the principles of compactness and east/west axis expansion. The South Clinic parcel is well defined by University Avenue, McCullough Street (extended), the Conrail line, and Coler Avenue. It is programmed for clinic expansion and a parking deck to support the enlarged facility. The plan supports as much self sufficiency as possible for the parking/building relationship on

this site to minimize user need to cross the busy arterial of University Avenue.

Beyond the medical development pattern, parking, hospital/clinic support services and support/medical retail sites have been identified. Parking is largely comprised of the multiple deck approach, with the existing deck expanding onto the site immediately east to McCullough, the South Clinic deck (in progress), and another site west of Busey Avenue to be determined. Hospital/clinic support services are envisioned on the current blocks where these facilities are located, bounded by Park Street, Coler Avenue, the Conrail line, and Busey Avenue (separated by University Avenue). Support medical/retail, including outpatient services, day care, and pharmacy or other medical retail facilities can occupy the remainder of the campus sites west to Lincoln Avenue, as need warrants.

Figure 3a illustrates long term land acquisition patterns for future growth anticipated by Carle. The short term area falls into a five year horizon. Other blocks of properties range from 5-15 years, 15-20 years and 25+ years until the limit of growth is reached at Fairview Avenue.



SECTION III

PHASING AND ACTION PROJECTS

Once the campus plan is in place, project planning can move forward with confidence. With parameters established for infrastructure systems the focus can shift to facility design and site planning. Several immediate and short term projects have been identified for consideration.

ACTION PROJECTS

The five action project identified in this section are at varying stages of development. Some are immediate, and are in the design phase as a result of this planning process. Others relate to recommendations of the plan regarding systems and the opportunities associated with making the Carle campus operate more safely and efficiently. Still others illustrate the upgrades in image and aesthetic appeal of the campus. The five projects include (see Figures 12-16):

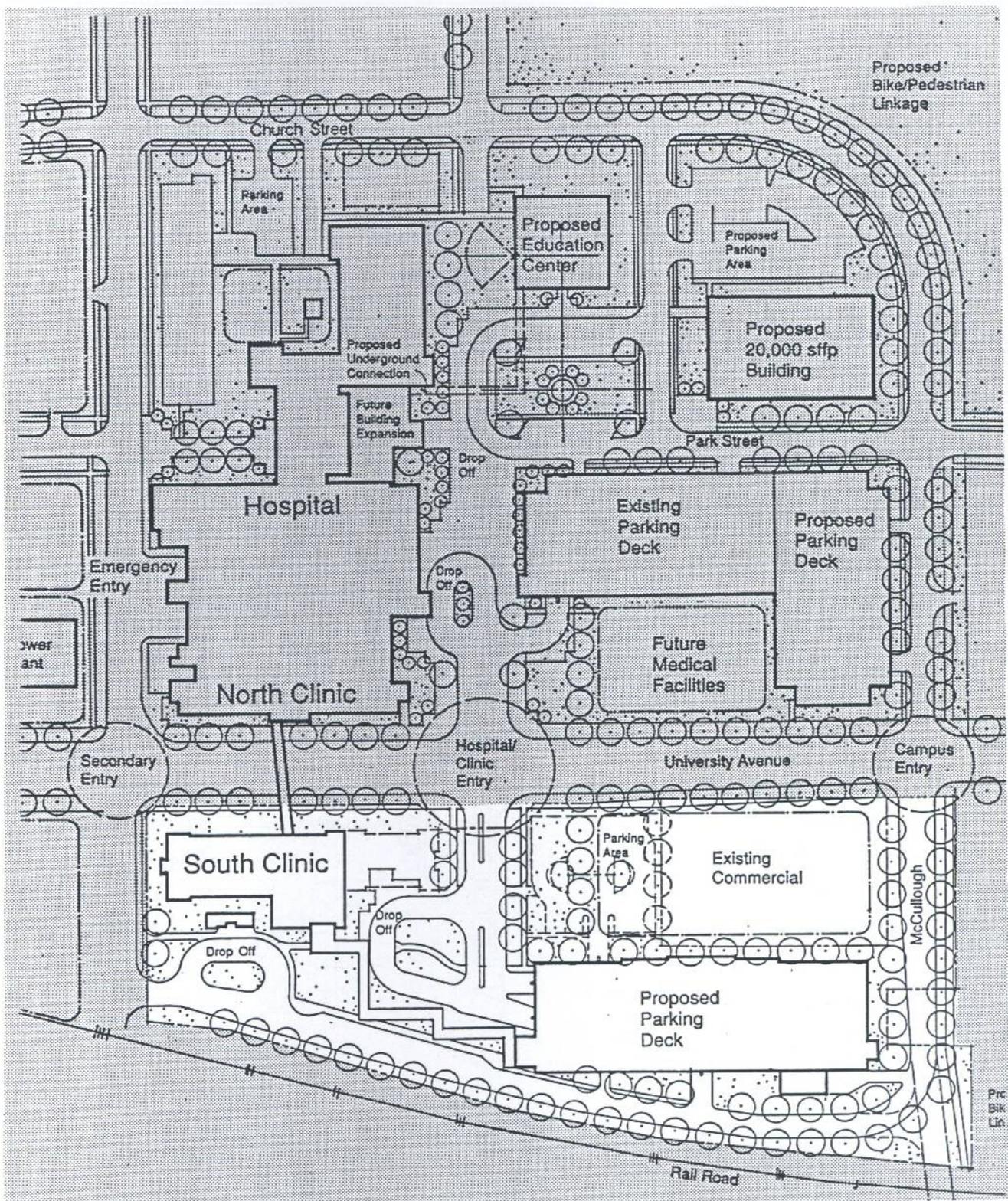
- A. South Clinic Improvements
 - B. University Ave. Streetscape
 - C. Northern Loop Road
 - D. Loop Road Development Sites
 - E. Orchard St. Entry Plaza
- A. South Clinic Improvements

Figure 4 is the current site plan for the south clinic improvements, showing the new park-

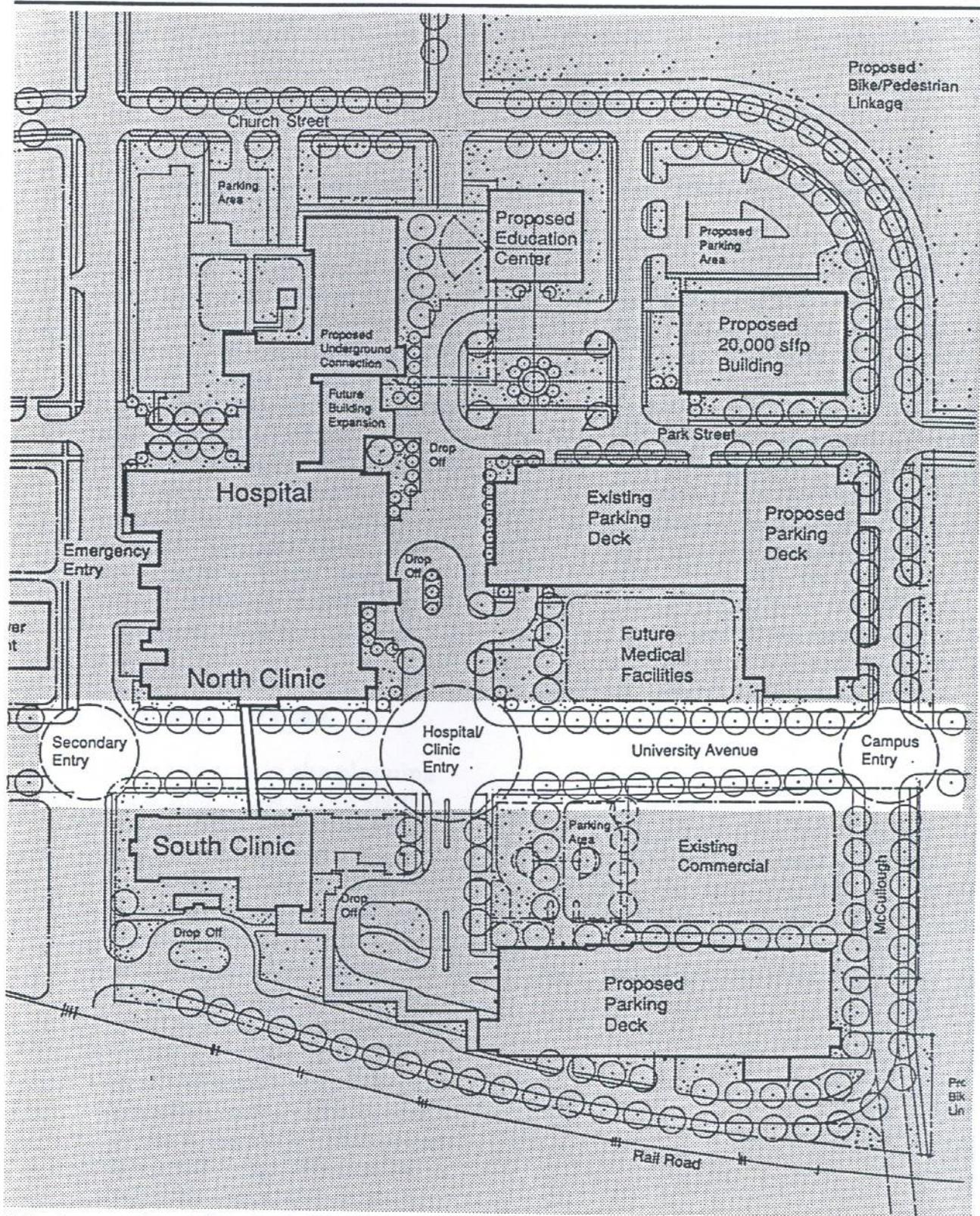
ing deck site and its relationship to the clinic building, which is currently undergoing significant expansion. This plan anticipates the future loop road around the parking deck and clinic, and the vehicular drop-off to the main entry of the building. Other aspects of the plan include the site landscaping around all improved areas, and a new at-grade pedestrian connection from the clinic to the parking deck, unobstructed by roadway crossings. This project will be completed during 1995.

B. University Avenue Streetscape

Figure 5 depicts one block of the proposed streetscape improvements along University Avenue around the Carle campus. It is the primary image block for Carle, as it is the point where the north and south clinics meet. The design problem is one resulting from the major thoroughfare between Urbana and Champaign being widened to the point of consuming most of its available right-of-way (R.O.W.). The solution requires moving the sidewalk out of the R.O.W. and into Carle's property to provide a safe pedestrian environment, and the opportunity to upgrade the design image consistent with the



South Clinic Improvements



University Avenue Streetscape

the recommended landscape approach for the campus.

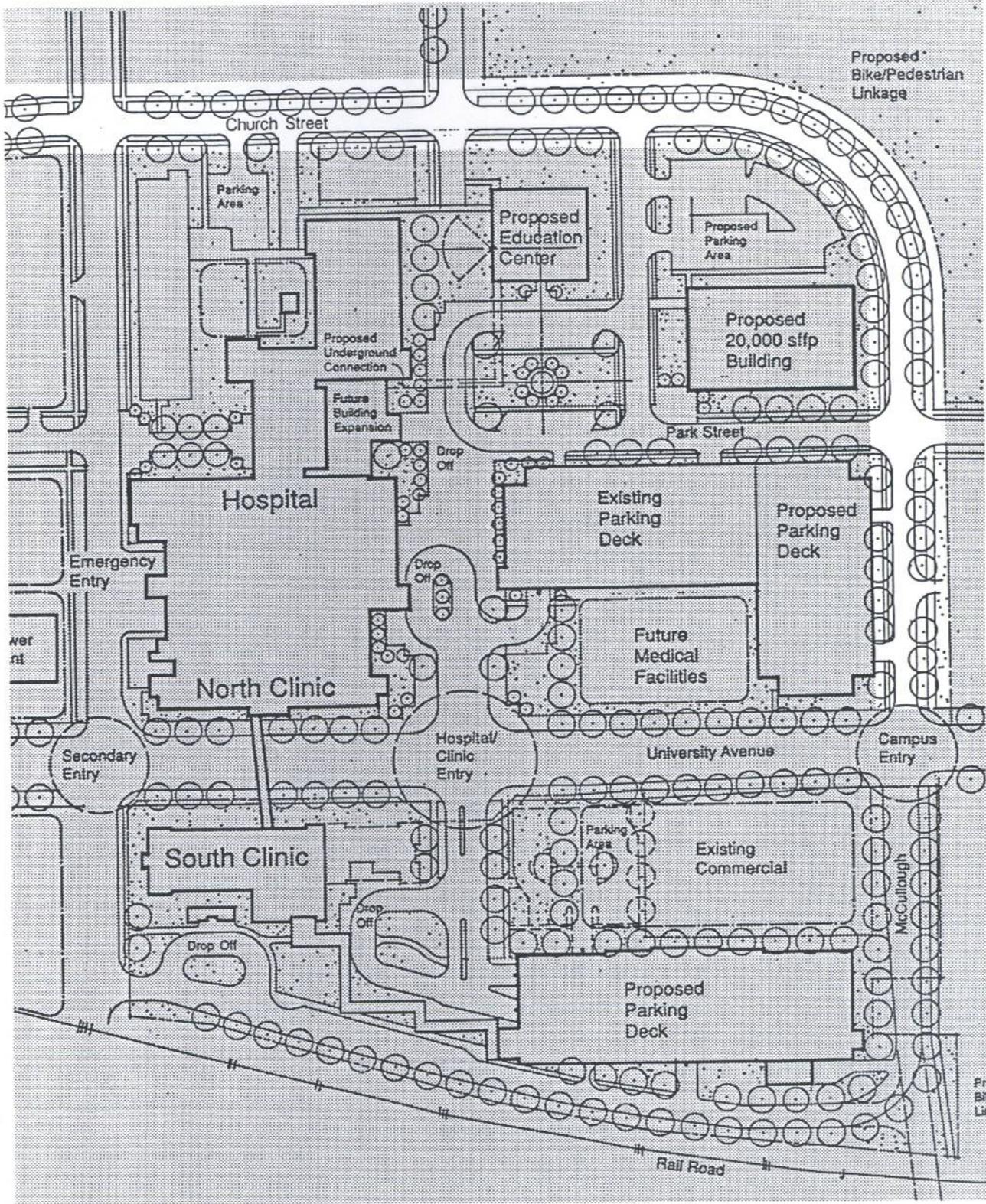
This block of streetscape treatment represents one of several that needs to be addressed between McCullough Street and Lincoln Avenue. Each will have somewhat different components of this proposed project based on land available and status of the block as it relates to distance from the heart of the campus. The long term intent is to create a "Carle" segment along University Avenue that is consistent with the campus image.

C. Northern Loop Road

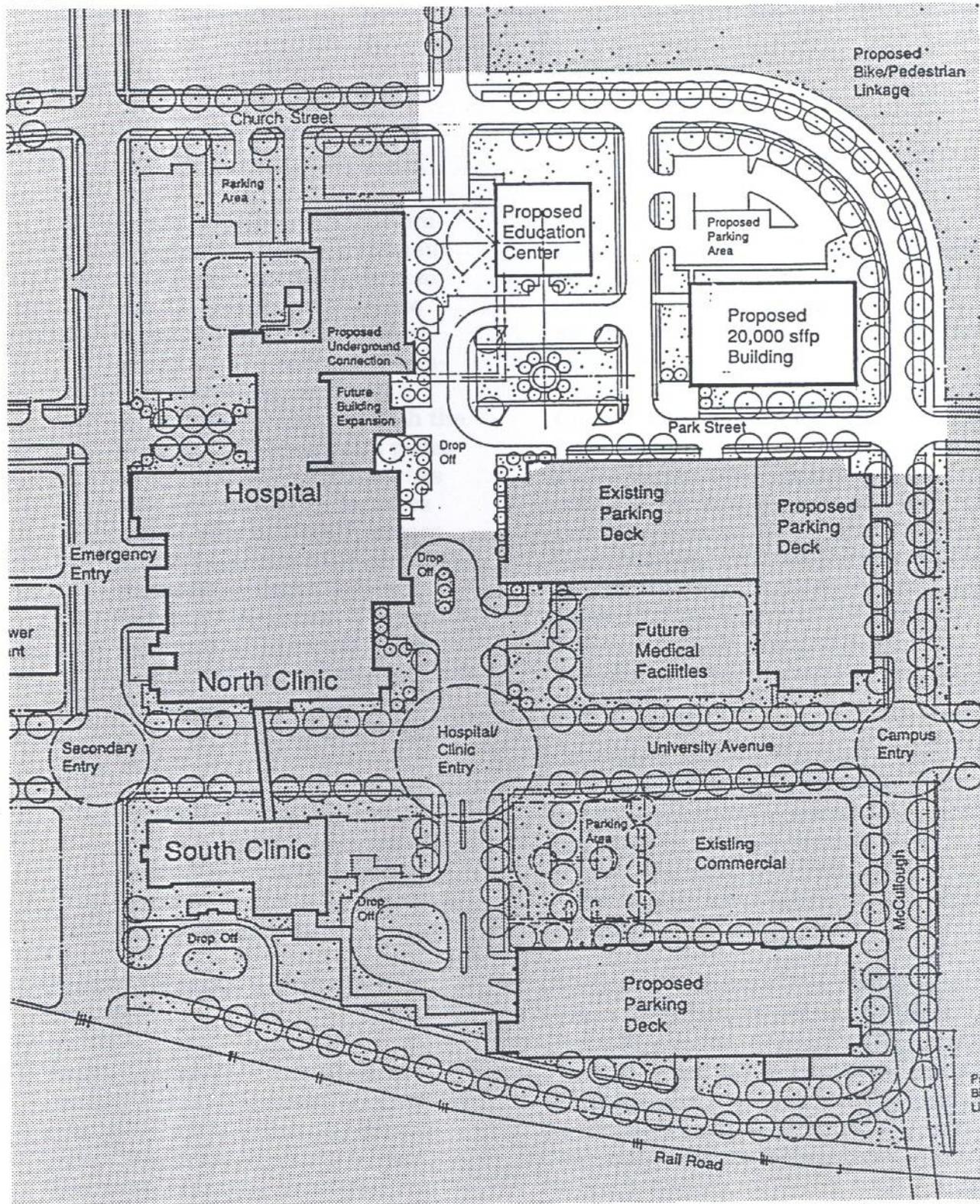
This project is in the planning stage, and is one of the significant recommendations of the Campus Plan infrastructure modifications. Figure 6 shows the alignment of the loop road, connecting Church Street with McCullough to University Avenue. The loop road is envisioned to have a parkway cross section, with trees lining its edges and a greenway bikepath connection to the Urbana and Crystal Lake Park. This project represents a significant edge shared by Carle, the neighborhood and the Park District, requiring a coordinated design effort.

D. Loop Road Development Sites

Project C defines a new area of development sites that can be very special to the Carle campus, as diagrammed in Figure 7. These sites have frontage on both Crystal Lake Park and the Carle campus. They will probably be low density because of their proximity to the park and the desire to step down from the massing of the hospital to the natural groundplane of the park. Currently, Carle is proposing an Institute for Rural Health and Farm Safety on the northwest part of the site with an underground link to the hospital complex. Other parts of this site can be dedicated to another building, and a significant upgrade in the image and drop-off area for the main hospital/clinic entrance. The Institute for Rural Health and Farm Safety is currently in the fundraising stage and will proceed in the near future.



Northern Loop Road



Loop Road Development Sites

E. Orchard Street Entry Plaza

Figure 8 depicts the most impressive hardscape treatment envisioned for the Carle campus, the main entrance site improvements. This project completes the concept of combining the loop road and a public street vacation, with the improved vehicular and pedestrian circulation systems. As with the South Clinic, users will be able to directly access the hospital/clinic complex from the parking decks, without crossing a roadway. The resulting plaza will provide a dramatic new entry image for Carle in addition to a substantial increase in auto/pedestrian safety.

All of the action projects cited represent efforts that are considered short term and first phase in the broader picture of this Campus Plan.

CONCLUSIONS AND NEXT STEPS

The future for the Carle Medical Campus holds significant opportunity to improve its function and appearance. This is based on the project objectives, planning principles and resulting framework of systems that allow for long term growth consistent

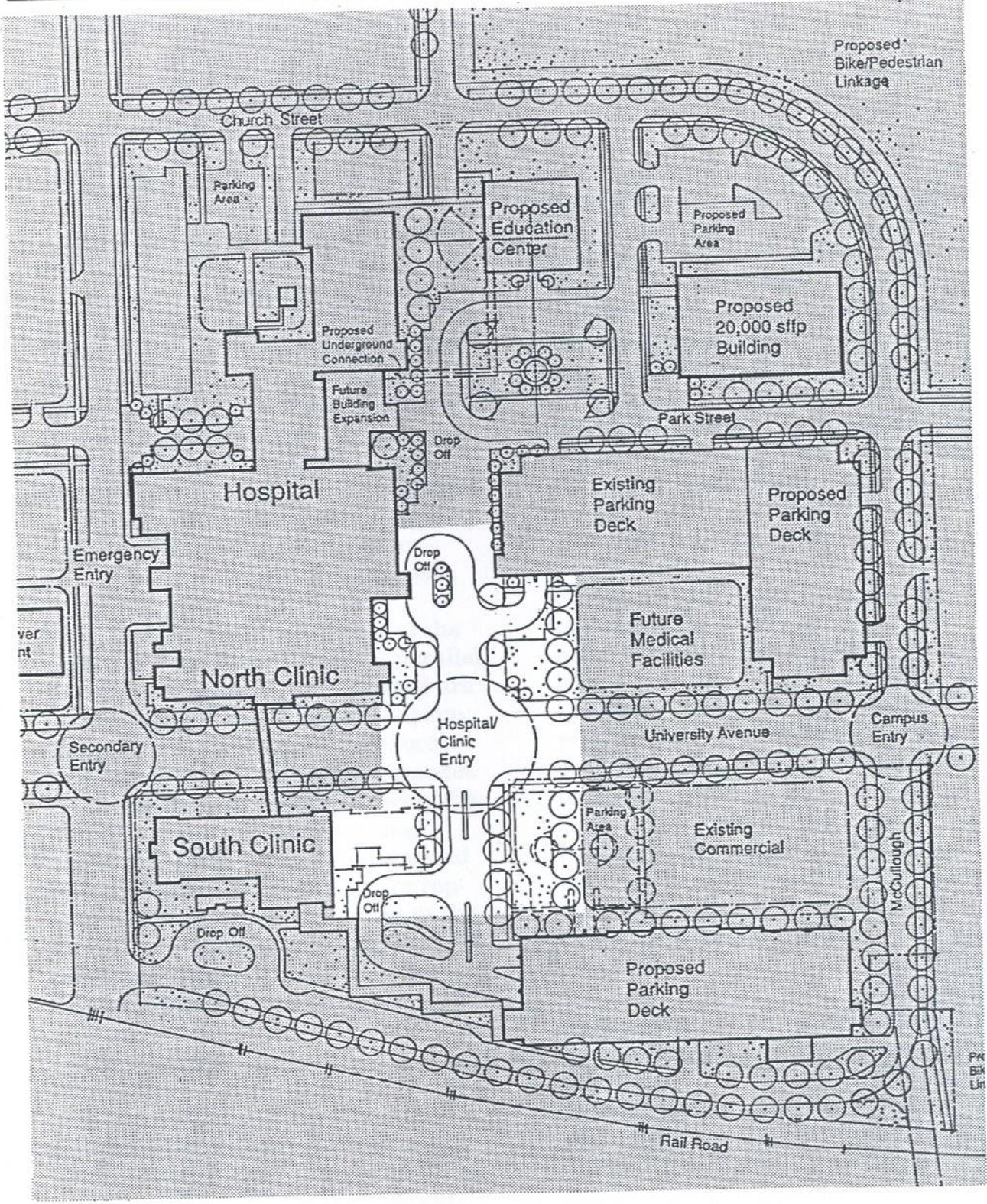
with Carle and community needs.

The spirit of communication and cooperation fostered during this master planning process is also a contributing factor to the successful implementation of the plan's recommendations. Working with the City of Urbana, the Urbana Park District, the County Fairgrounds and the neighborhood organizations, Carle has produced a plan that has initiated a dialogue for discussing issues and provided a forum for resolving conflicts between affected parties. In the future, this communication will help Carle and the City find solutions to difficult planning considerations associated with the medical campus expansion.

The Carle Medical Campus Plan recommends a series of physical improvements that improves access and circulation, defines development opportunities for future land uses, and weaves together a fabric of landscape elements.

This provides clear direction on the short term infrastructure modifications like roads, drop-off and parking, that will lead to the long term accomplishment of a unified Urbana campus with new facilities, greenspace and amenities that translate the Carle dream into reality.





Orchard Street Entry Plaza

IMPLEMENTATION

The path to implementing the medical campus plan requires many steps and an ongoing commitment to planning by both Carle and the City of Urbana. While Carle is moving forward on its Vision 2000 plans, there is a need to act immediately on a series of steps that will institutionalize this plan for future improvements consistent with its contents. This will allow projects to be compared to the planning principles and framework to make informed decisions about future needs.

Therefore, the implementation of the campus plan encompasses two parallel processes; 1) ongoing projects that are consistent with the plan and its principles; and 2) the formal procedural response to the plan that incorporates it into development planning with the City of Urbana. Several ongoing pending projects have been discussed earlier in this document and are represented in drawings contained in the plan. The second process entails several next steps described below that will formalize the plan.

Traffic Analysis

The first step in plan approval is a comprehensive traffic analysis that has been commissioned by the City of Urbana with Carle support. Its purpose is to examine the conceptual provisions of the Campus Master Plan

and assess the impacts on Carle and its neighboring land uses as the plan's proposed modifications to the street networks are implemented. This study will extend beyond the Carle campus in all directions to examine various traffic issues of interest to the City and neighborhood groups. It is anticipated that this study will be completed by the fall of 1994, and that the following steps can proceed while this study is underway.

Development Agreement

Carle and the City of Urbana agree in principle that a development agreement between them would be one effective mechanism for implementing the Campus Master Plan. This tool would specify certain obligations by each party to perform actions consistent with the plan. For example, Carle would be required to provide the means for the loop road to occur and the City would in turn, vacate parts of Orchard and Park Streets to allow Carle to develop necessary entry/drop-off modifications.

This agreement provides a short-term and specific set of performance objectives that can help Carle through immediate implementation issues while assuring the City that it is protected, and that the plans are sound improvements to the Urbana community. It is currently expected that the development agreement can



be executed by January of 1995.

Comprehensive Plan

The City of Urbana maintains a Comprehensive Plan as the guiding document for development decisions for the community. It is recommended that the Carle Medical Campus Plan (in its adopted form) be incorporated into the City's Comprehensive Plan to ensure acceptance by both Carle and the City for longer term guidance with respect to the Carle campus.

This is logical extension of the planning process, and provides future City leaders and Carle administrators with a solid implementation framework for years to come. It also provides Carle and the City with certain assurances that their ongoing dialogue regarding development at the campus will have a formal basis of understanding as contained in the City's modified Comprehensive Plan. The Comprehensive Plan can be amended, under the proposed implementation schedule, by January of 1995.

Zoning Ordinance

The Urbana Zoning Code is the City's legal translation of planning theory and application. It provides the City and its residents with protection of their property through zones that permit and prohibit land uses for various purposes according to numer-

ous specifications regarding setbacks, height, massing, parking, open space, public access and relationships to surrounding properties. The Urbana zoning ordinance currently permits hospital uses in several of its categories, but does not allow for the special requirements of a modern medical campus.

This step suggests that the City add appropriate language to its zoning code to provide sufficient flexibility to allow implementation of this plan within agreed upon parameters acceptable to both Carle and the City. A new zoning category, an overlay zone or modifications to existing zoning categories are all being explored. Such modifications are envisioned to occur concurrently with the Comprehensive Plan amendment and provide a complete package for City Council action early in 1995.

Once all of these steps are completed, Carle and the City of Urbana can move forward in implementing this plan with confidence. It is a prudent and methodical approach to accommodating the growing needs of Urbana's second largest employer while giving due consideration to the many and varied needs of Urbana's residents and visitors. The improved quality of life in the community will be an impressive result from all the hard work by many persons and groups that contributed to this plan and its implementation process.





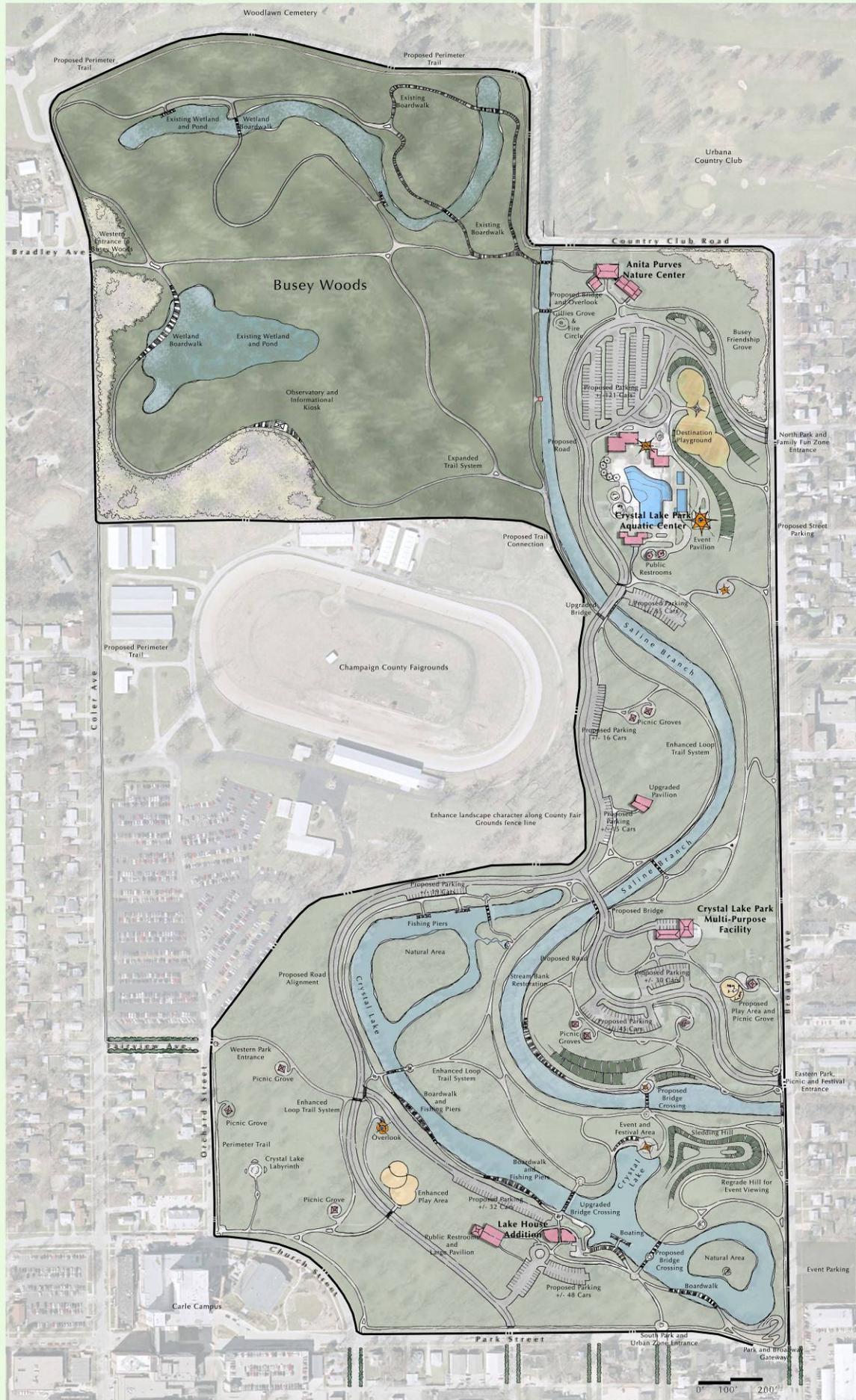
Carle Master Plan Update



2007 Draft



Crystal Lake Park Master Plan



North

CRYSTAL LAKE PARK MASTERPLAN PROGRAM

PARK-WIDE PROGRAM ELEMENTS

PATHS & TRAILS

- Provide an expanded, multi-use trail system that provides a series of loops, neighborhood access points and interpretive opportunities to promote and enhance greater connectivity.
- Differentiate hard and soft trails within CLP, and indicate the appropriate use and design standards for each.
- Provide a connected peripheral trail system that parallels all of CLP's boundary roads.
- Link the CLP trail system to area trails and destinations.

PARK ROADWAYS

Short Term

- Develop a limited park roadway system that connects key activity nodes and allows for circulation within CLP without overwhelming the park with paving.
- Connect the park roadway system to the pool/nature center area at the north end of CLP.
- Remove unneeded sections of roadway and use appropriate land/edges for enhanced shoreline treatments and trails.
- Promote a perimeter trail system around Crystal Lake Park utilizing both on/off road access from Broadway Avenue, Country Club Road, Coler Avenue, Park Street and /or other appropriate connections to provide greater connectivity to/from Crystal Lake Park, Carle campus, adjacent neighborhoods, adjacent businesses and other trail linkages in Urbana.

Longer Term

- Re-route the park roadway system as appropriate to reflect future park opportunities and needs, and use newly-available land for enhanced shoreline treatments and trails.

OVERALL CLP PARKING

- Determine appropriate/suitable parking demand level and appropriate parking supply to be provided within CLP for both short and long term needs.
- Allocate appropriate parking supply at activity nodes throughout CLP.
- Increase the use of existing nearby parking to help meet CLP overflow parking needs.
- Develop and enforce policy on whether CLP roadways and grass areas are acceptable for parking.
- Re-configure parking and access at the Lake House and Pool/Nature Center area.
- Investigate the feasibility of providing limited parking along Broadway at the east edge of CLP.

PARK AMENITIES

- Provide at least one public restroom facility to serve each "activity zone" of the park.
- Explore the feasibility of using composting toilets or other "green" techniques.
- Provide multi-use shelters, pavilions, seating and picnicking areas where appropriate throughout CLP.
- Establish/enhance rentable spaces and explore revenue-generating opportunities throughout CLP.
- Remove old playground equipment in central area of CLP.

GATEWAYS/SIGNAGE/ INTERPRETATIVE SIGNAGE

- Design and implement a comprehensive park-wide interpretative and way-finding signage system throughout CLP.
- Make CLP more visible/enhance image from the adjacent neighborhoods.
- Provide more prominent signage at major CLP entry points/perimeter.

GREEN INFRASTRUCTURE

Short and Longer Term

- Improve CLP's general ecological condition and aesthetic character, including new approaches to shoreline treatment and vegetative management and sustainable practices for all new park construction.
- Update and enhance the physical infrastructure associated with Crystal Lake and Saline Creek, and exploring "green" solutions that are more sensitive ecologically and aesthetically.
- Improve and enhance physical and visual access throughout CLP by providing an improved trail system, implementation of appropriate vegetative management plans for Crystal Lake Park/Bussey Woods and/or other recommended methods.

BUILT INFRASTRUCTURE

Short and Longer Term

- Develop and implement updated lighting standards throughout the park to improve efficiency and function.
- Update park electrical service to serve daily and special event needs.
- Upgrade park water service, storm and sanitary sewers to serve current and future needs.
- Develop design standards for park roads, parking areas and trails that fulfill functional needs while recognizing site specific requirements. Implement these standards as new projects are constructed.

SPECIFIC PROGRAM ELEMENTS

BUSEY WOODS

- Expand the accessible and soft trail systems, in conjunction with an overall review of the existing trails within Bussey Woods.
- Include additional interpretative stations and overlooks, accessed from the expanded trail system.
- Provide a new pedestrian entry/trailhead at Bradley Avenue.
- Improve the link to Anita Purves Nature Center and interpretation of adjacent woods and Saline Creek with a new, more visible pedestrian bridge over Saline Creek.
- Provide for appropriate fencing, signage, key entryway locations, maintenance access areas, nodes/boundary markers around perimeter of Bussey Woods to enhance use/image of Bussey Woods.
- Remove old docks, stairs, small bridges within Bussey Woods and replace with new bridges, overlooks, interpretive stations, sections of boardwalks as determined.
- Provide for a new trail system in various areas of Bussey Woods to replace worn trails and improve connectivity.
- Re-evaluate water flow/drainage impacts on Bussey Woods and provide for a plan to mitigate flooding/drainage impacts in an environmentally sensitive manner.

ANITA PURVES NATURE CENTER

- Assess building needs and limitations, and the market potential for additional programming and associated building expansion.
- Determine true parking needs in association with Crystal Lake Park Pool.
- Explore multi-use "green" solutions for overflow parking needs.
- Re-develop the grass area for uses supportive of the Anita Purves Nature Center/ CLP pool.
- Provide a new shelter/support facility near/adjacent to Anita Purves Nature Center, for the children's day camp.
- Relocate t-ball field to other suitable Park District location.
- Improve fire access to the north side of the building.

CRYSTAL LAKE PARK POOL

- Provide for an improved outdoor pool facility as community-wide water recreation attraction.
- Enhance outdoor pool facility with complimentary features (incl. water play elements, destination playground, sand play area, outdoor pavilions, other rentable spaces and/or other appropriate features) to expand revenue potential.
- Consolidate all CLP water play features in pool area.
- Upgrade support facilities and infrastructure, in particular the bath house building and supporting infrastructure.
- Utilize the adjacent hillside for uses supportive of the CLP pool and the Anita Purves Nature Center.
- Improve lighting, signage, access, parking and drop-off.
- Provide new sanitary sewer lines for the pool, connecting into City sewer service.

COUNTY FAIR GROUNDS

Short Term

- Improve the visual quality of the existing fence line through landscaping and other aesthetic treatments in the park.
- Hold discussions about possible expanded UPD use of facilities.
- Improve the security between the fairgrounds and CLP.
- Initiate discussions with adjacent/interested parties on potential cooperative efforts to include future land uses, right of ways, access, comprehensive trail systems, etc. to enhance the CLP master plan.

Longer Term

- Adjust and improve the aesthetics of the physical and programmatic interface between the Fairgrounds property and CLP, maximizing shared programming opportunities.

CRYSTAL LAKE / SALINE CREEK

- Improve the ecological condition and aesthetic character of the Crystal Lake, including shoreline treatment, vegetative management and the integration of additional programmable space such as accessible fishing platforms, promenade with interpretive overlooks and pedestrian bridges.
- Update the physical infrastructure associated with Crystal Lake, including piping and control structures, and explore "green" solutions that are more sensitive ecologically and aesthetically.
- Improve physical and visual access to Crystal Lake through an improved trail system and selective removal of invasive understory vegetation.
- Improve the ecological condition and aesthetic character of the southeast island, including shoreline treatment, vegetative management, integration of environmental art and/or wildlife habitat feature (such as a rookery) as a park gateway element.
- Collaborate with the Drainage District to improve the ecological condition and aesthetic quality of Saline Creek, recognizing the creek's function as a regional drainage element.
- Consider relocating the children's day camp from the north woods and relocating the teen camp.

FRANKLIN STREET/901 FACILITY – PLANNING AND OPERATIONS

Immediate Term

- Determine and implement 901 facility efficiency and life safety improvements.
- Develop a facility plan for the phased conversion the 901 facility into a CLP-specific support facility.

Short Term

- The Urbana Park District should get out of the property management business in CLP.
- Acquire Franklin Street properties as they become available and convert them immediately into Park District use.
- Implement short term of a neighborhood park, including flexible turf areas, trails, shade/shelter and special features such as a neighborhood-scale playground.
- Utilize 901 to provide public amenities such as public restrooms, parking and Park District personnel who can provide supervision for adjacent parkland.
- Develop incremental plan for expanded neighborhood park.
- Implement a phased process for relocating and developing a new Planning and Operations facility at a suitable location within Urbana.

Longer Term

- Complete the acquisition of Franklin Street properties as they become available.
- Implement plan for expanded neighborhood park as property is acquired.
- Complete the relocation of district-wide operations & maintenance to a suitable location in Urbana.

BROADWAY AVENUE ("SHELBY") PARKING LOT

- Continue to utilize as daily and overflow CLP parking
- Explore potential of leasing to commercial development as revenue-generator

LAKE HOUSE

Short Term

- Increase the marketing effort for staging private events in the Lake House.
- Consider the market feasibility of expanded lake house-area programming, including remodeling or expansion of the building and the surrounding deck, pavilions, other options for boat rental and concessions, and other potentially rentable space.
- Consider adding a lake edge boardwalk that would link to the park entry at Park & Broadway.
- Increase visibility from the upper level of the park and reconfigure parking and trails as needed to improve public access and use.
- Determine true parking needs in association with the surrounding park area.
- Consider relocation of the teen camp from the Lake House to another area of the park or to other Park District locations.
- Install new vegetation on surrounding hillsides to control erosion and improve aesthetics.
- Replace aging wood retaining walls with more durable and attractive materials consistent with building and site aesthetics.

Longer Term

- Renovate or expand the Lake House and reconfigure the surrounding site to accommodate the conclusions of the above feasibility consideration.
- Reconfigure the parking to support the Lake House renovation or expansion, as appropriate.

SOUTHERN PARK EDGE

- Maintain and enhance the historic park character while improving links to University Avenue and Downtown.
- Provide comprehensive interpretive signage highlighting the ecological features of the southeast island and other features in CLP.
- Better utilize the Cannonball Hill area for larger public gatherings, improving function, access and aesthetics.
- Explore the potential for shared use of the southwest parking lots at Fairview Ave