



DATE: Monday, June 05, 2023
TIME: 7:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

Chair: Shirese Hursey, Ward 3

A. Call to Order and Roll Call

B. Approval of Minutes of Previous Meeting

1. 04-03-2023 Minutes

C. Additions to the Agenda

D. Presentations and Public Input

1. **Presentation: Budget Introduction**
2. **Presentation: Police Safe-T Act Training**
3. **Presentation: IT Business Analyst & UPTV Program Manager**
4. **Presentation: Library Budget**

E. Staff Report

F. New Business

1. **Resolution No. 2023-06-065R:** A Resolution Approving and Authorizing the Execution of a Community Partnership Agreement for Visit Champaign County Foundation– African American Heritage Trail - CD
2. **Ordinance No. 2023-06-017:** An Ordinance Approving a Special Use Permit (1202 E Harding Dr/Plan Case 2469-SU-23) - CD
3. **Resolution No. 2023-06-066R:** A Resolution for Improvement under the Illinois Highway Code (State Motor Fuel Tax for Lincoln Avenue Corridor Study from Florida to Green) - PW
4. **Resolution No. 2023-06-067R:** A Resolution for Improvement under the Illinois Highway Code (State Motor Fuel Tax for Lincoln Avenue Complete Streets Project from Wascher to Killarney) - PW
5. **Resolution No. 2023-06-068R:** A Resolution for Improvement under the Illinois Highway Code (State Motor Fuel Tax for Florida Avenue Improvement Project from Wright to Hillcrest) - PW

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://urbanaininois.us/uptv>

- [6.](#) **Resolution No. 2023-06-069R:** A Resolution for Improvement under the Illinois Highway Code (State Motor Fuel Tax for Florida Avenue Shared-Use Path from Lincoln to Race) - PW
- [7.](#) **Resolution No. 2023-06-070R:** A Resolution for Improvement under the Illinois Highway Code (State Motor Fuel Tax for Bakers Lane Shared-Use Path) - PW

G. Council Input and Communications

H. Adjournment

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions, and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and the general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner. Public Input will be taken in the following ways:

Email Input

Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: citycouncil@urbanaininois.us. The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than two (2) hours, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under "Verbal Input". Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the

meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City Clerk's Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: CityClerk@urbanillinois.us



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Economic Development Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and Urbana City Council Members

FROM: Darius L. White, Economic Development Coordinator
 Stepheny McMahon, Economic Development Supervisor
 Kimberly I. Smith, Community Development Services Director

DATE: June 1, 2023

**SUBJECT: A RESOLUTION APPROVING AND AUTHORIZING THE
 EXECUTION OF A COMMUNITY PARTNERSHIP AGREEMENT FOR
 VISIT CHAMPAIGN COUNTY FOUNDATION – AFRICAN AMERICAN
 HERITAGE TRAIL**

Introduction

The City Council voted to allocate \$2,500,000 from the American Rescue Plan Act (ARPA) for the standard allowance, which was transferred to the General Fund in the Spring of 2022. The Mayor proposed that \$50,000 of the standard allowance be allocated to the African American Heritage Trail (AAHT). Staff has prepared an agreement with Visit Champaign County Foundation (VCCF) for implementation of the AAHT in Urbana. The City Council is asked to consider a resolution adopting the agreement that outlines the planned use of the \$50,000 allocated to the AAHT.

Discussion

The tourism industry provides economic benefits to Urbana and the greater Champaign County area, affecting a variety of sectors. Visitors will come from within the County, nearby counties, nationally, and internationally for the AAHT. While visiting, tourists spend money at local restaurants and retail, stay at local hotels, and utilize public transportation.

VCCF has worked with many community organizations, including City of Urbana staff to establish an AAHT Committee to assist in the creation of the AAHT. The Trail is a community-driven and volunteer-led initiative. It is a celebration of the lives and contributions of African Americans in the Champaign County area. The mission is to educate today's residents and visitors about the rich cultural history of a people whose stories have been largely unrecognized, but who directly shaped the place we call home. The vision is to inspire conversation, expand understanding, and contribute to a better society. An important goal for the Trail is to provide an accessible experience for visitors and all community members. More information on the AAHT can be found at <https://ccafricanamericanheritage.org>.

Fiscal Impacts

The \$50,000 agreement is from ARPA standard allowance that was transferred to the General Fund in the Spring of 2022.

Options

The City Council has the following options with respect to this proposed agreement:

1. Forward the Resolution to City Council with a recommendation for approval as part of the consent agenda.
2. Forward the Resolution to City Council with a recommendation for approval with suggested changes.
3. Do not forward the Resolution to City Council

Recommendation

Staff recommends that the City Council forward the Resolution to City Council with a recommendation for approval as part of the consent agenda.

Attachments

I – Dr. Ellis Subdivision

II – The Ellis Drive Six and School Integration

**AGREEMENT BETWEEN
THE CITY OF URBANA & CHAMPAIGN COUNTY
CONVENTION AND VISITORS BUREAU**

THIS AGREEMENT ("Agreement") is entered into this _____ day of June, 2023 by and between the **City of Urbana** ("City") and **Visit Champaign County Foundation ("VCCF")**.

WHEREAS, the City is a home rule unit of local government pursuant to Section 6 of Article VII of the State of Illinois Constitution of 1970; and

WHEREAS, VCCF is an Illinois not-for-profit business league that has been granted tax- exempt status by the Internal Revenue Service pursuant to Section 501(c)(6) of the Internal Revenue Code (26 U.S.C. § *et seq.*) and is certified by the Illinois Office of Tourism as the Local Tourism and Convention Bureau for Champaign County; and

WHEREAS, VCCF is establishing an African American Heritage Trail for Champaign County; and

WHEREAS, the City is financially contributing to the development of the African American Heritage Trail – Urbana sites, marketing and website.

NOW, THEREFORE, the parties agree to the following:

I. SCOPE OF SERVICES

- The City will provide a representative for the African American Heritage Trail committee.
- VCCF will establish sites within Urbana for signage and murals.
 - Signage will consist of themes covering the following but not limited to:
 - Ellis Subdivision
 - Ellis Drive
 - Urbana Businesses/Shelton's Laundry
 - African American Elected Officials
 - African American Veterans
- VCCF will supervise any researcher(s) needed for gathering information on any theme listed above or agreed upon by the City and VCCF.
- VCCF will provide written report(s) quarterly to the City on the spending of funds allocated to VCCF for the African American Heritage Trail – Urbana sites, marketing and website.
- VCCF will present to City Council once all funds are spent to provide an overview of the African American Heritage Trail – Urbana sites and contributions.

II. DURATION OF SERVICE

Services provided by VCCF shall commence on the date this Agreement is signed by both parties and end once the total budget for Urbana has been used towards the African American Heritage Trail and a final report is given to and accepted by City Council on the use of the allocated funds, unless otherwise extended by written modification to this Agreement.

III. BUDGET

Total: \$50,000.00

IV. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the City under this Agreement shall not exceed Fifty Thousand Dollars and 00/100 (\$50,000.00) for the services described above. The payment of \$50,000.00 will be paid to VCCF prior to work completed to serve as matching funds required to obtain a DCEO grant received by VCCF.

V. NOTICES

Notices required by this Agreement shall be in writing and delivered via first-class mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notice sent in this manner shall be effective on the date of sending. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communication and details concerning this Agreement shall be directed to the following contract representatives:

City
Darius White
City of Urbana
Economic Development Coordinator
400 S. Vine St.
Urbana, IL 61801
dlwhite@urbanaininois.us

VCCF
Jayne DeLuce
President & CEO
Visit Champaign County
17 E. Taylor St.
Champaign, IL 61820
jayned@experiencecu.org

VI. SPECIAL CONDITIONS

None

VII. GENERAL CONDITIONS

A. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. VCCF shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The City shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as VCCF is an independent contractor.

B. Hold Harmless

VCCF shall hold harmless, defend and indemnify the City from any and all claims, actions, suits, charges, and judgments whatsoever that arise out of VCCF's performance or nonperformance of the services or subject matter called for in this Agreement.

C. Amendments

The parties may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing and signed by a duly authorized representative of each organization. Such amendments shall not invalidate this Agreement, nor relieve or release the City or VCCF from its obligations under this Agreement except and only to the extent that said

obligations are modified in said amendments.

The City may, in its discretion, amend this Agreement to conform with Federal, state, or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both the City and VCCF.

D. Default

In the event that either party to this agreement believes the other party has defaulted on the terms of this Agreement, notice shall be given and a reasonable period of time to cure the default shall be provided. If the default remains unresolved after a reasonable period of time, then this Agreement shall terminate and the City will be obligated to pay only for the services rendered up to the date of the default.

VIII. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby, and all other parts of this Agreement shall nevertheless be in full force and effect.

IX. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

X. WAIVER

The City's failure to act with respect to a breach by VCCF does not waive its right to act with respect to subsequent or similar breaches. The failure of the City to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

XI. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the City and VCCF for the use of funds received under this Agreement, and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the City and VCCF with respect to this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

City of Urbana

Visit Champaign County Foundation

By _____
Title _____
Date _____

By _____
Title _____
Date _____



CHAMPAIGN COUNTY
African American Heritage Trail
ccafricanamericanheritage.org

DR. ELLIS SUBDIVISION

The Dr. Ellis Subdivision, developed in 1961,

is the third single-family subdivision created for African Americans in Champaign-Urbana after Carver Park in 1951 and Crispus Attucks Place in 1953. The subdivision was originally just outside city limits on undeveloped farmland. Today, the subdivision is located in the historically African American North End Neighborhood, between Wright Street to the east and Goodwin Avenue to the west, and Eads Street to the south and Bradley Avenue to the north.

The Dr. Ellis Subdivision was named for Dr. Harry D. Ellis, born December 31, 1894, to Charles and Carrie Ellis in Springfield, Illinois. Ellis served in World War I as a musician from 1917 to 1919 with the all-African American 370th Infantry, 93rd Division. This Division was the only regiment commanded by African American officers. While most African American regiments were relegated to labor and service roles during World War I, the 93rd Division did see combat.

After the war, Ellis attended the University of Illinois Medical College and later became the second African American doctor to practice in the twin cities. His practice was located at 112 N. Walnut St. in Champaign.

Ellis was extremely active in the community. In the 1910s, he played banjo in the Raymond Scott Band. Later, he served as a founding member and treasurer of the William F. Earnest American Legion Post #559, treasurer of the Advisory Committee that helped open the Douglass Community Center, and President of the Frederick Douglass Civic League. When Dr. Ellis died in 1946, he lay in state at the Douglass Community Center, the place he helped build. He was buried in the World War I veterans' section of Mount Hope Cemetery in Champaign, Illinois.

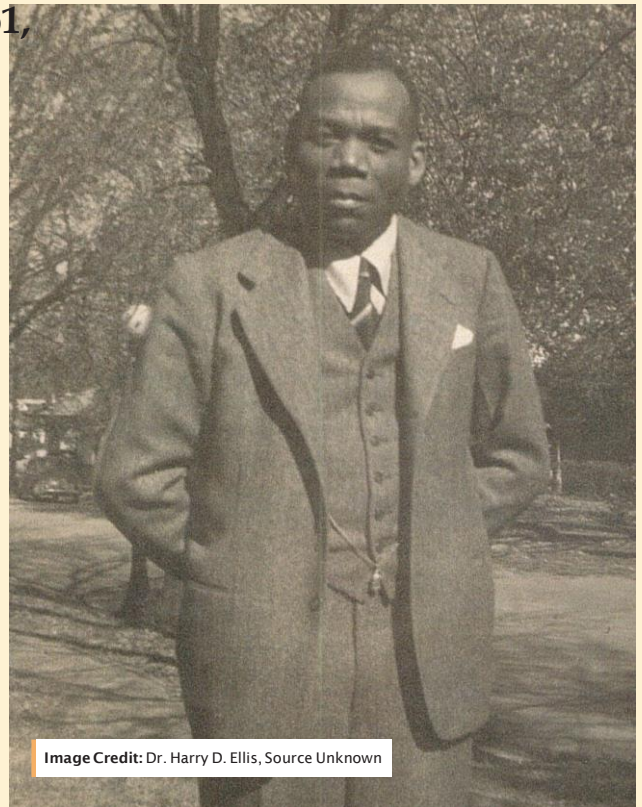


Image Credit: Dr. Harry D. Ellis, Source Unknown



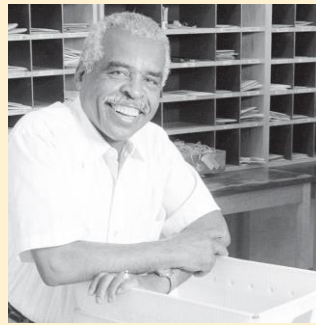


CHAMPAIGN COUNTY
African American Heritage Trail
ccafricanamericanheritage.org

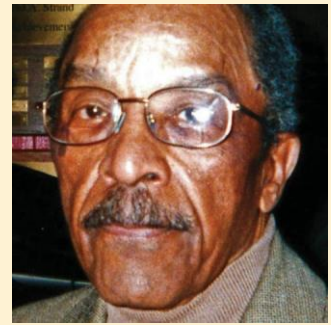
ELLIS DRIVE SIX

In 1965, two neighbors and University of Illinois mailmen, Carlos Donaldson and Paul Hursey, learned about a dissertation that identified achievement gaps between African American students who attended James Wellen Hays Elementary School and the other schools in Urbana School District 116. Realizing that their children were not receiving an equal education, Donaldson and Hursey, along with Willeta Donaldson, Shirley Hursey, Jo Ann Jackson, and Rev. Dr. Evelyn Underwood, formed the Hays School Neighborhood Association. They lived in the Dr. Ellis Subdivision—the first subdivision of single-family homes in Urbana developed for African Americans—and met, researched, and strategized about meeting with the Urbana School Board to address educational disparities and advocate for school integration in 1966. These neighbors became known as the Ellis Drive Six.

Their efforts to challenge and stand up against the all-white School Board were successful. In 1966, 12 years after *Brown v. Board of Education* declared that “separate-but-equal” schools were not, in fact, equal, Urbana School District 116 became the first school district statewide to institute a desegregation program. African American children who attended Hays School were sent to other schools in the district, and children of University of Illinois students who lived in Orchard Downs were brought to Hays. While there were challenges during the implementation of the integration program, most issues were resolved by 1968. Hays School was renamed as the Dr. Martin Luther King Jr. Elementary School in 1970, and the school remains open to this day.



Carlos Donaldson, Illinois News Bureau



Paul Hursey, News-Gazette



Willeta Donaldson, News-Gazette



Shirley Hursey



Jo Ann Jackson



Evelyn Underwood, News-Gazette



RESOLUTION NO. _____

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A
COMMUNITY PARTNERSHIP AGREEMENT FOR VISIT CHAMPAIGN COUNTY
FOUNDATION– AFRICAN AMERICAN HERITAGE TRAIL**

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the State of Illinois Constitution of 1970, and may exercise any power any function pertaining to its government and affairs, and the passage of this Resolution constitutes; and

WHEREAS, the City has determined that supporting the Champaign County African American Heritage Trail (AAHT) developed by the Visit Champaign County Foundation (VCCF) provides a benefit to the City; and

WHEREAS, the City and the VCCF have previously held a relationship related to promotion and marketing services to enhance tourism to Urbana.

NOW, THEREFORE, BE IT RESOLVED by the City Council, of the City of Urbana, Illinois, as follows:

Section 1. That an Agreement providing \$50,000 in City funds for the purpose of implementing the AAHT in Urbana, in substantially the form of the copy of said Agreement attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver said Agreement on behalf of the City.

PASSED BY THE CITY COUNCIL this _____ day of _____.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this _____ day of _____.

Diane Wolfe Marlin, Mayor



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Kimberly Smith, Community Development Services Director
Nick Olsen, Planner I

DATE: May 31, 2023

SUBJECT: An Ordinance Approving a Special Use Permit (1202 E Harding Dr/Plan Case 2469-SU-23)

Introduction

The applicant, 1919 Architects, on behalf of the Housing Authority of Champaign County (HACC), has requested approval of a special use permit to allow renovations to the existing multifamily apartment building commonly known as Steer Place apartments, located at 1202 East Harding Drive.

At its May 18, 2023, meeting, the Plan Commission unanimously recommended that City Council APPROVE the request (five ayes, zero nays); staff concurs with this recommendation.

Background

The property has been the site of Steer Place apartments, an affordable, age-restricted¹ apartment building owned by HACC, originally constructed in 1972. Steer Place is six stories tall and contains 104 units. In February 2023, the City Council awarded ARPA² funding to HACC for the proposed renovation project. An application for additional funding with the Illinois Housing Development Authority is pending.

Due to the extent of the proposed renovations and the location within the Southeast Urbana Overlay District, a special use permit is required. Section XIII-8.D. of the Zoning Ordinance requires a special use permit for renovations of multifamily buildings within the Southeast Urbana Overlay District for which estimated construction costs total more than 50% of the building's estimated market value. The majority of the proposed renovations at Steer Place are interior renovations, with some additional lighting and landscaping being added to the building exterior. The overlay district guidelines for construction primarily concern exterior work. Below is a table summarizing the proposed work and how that work conforms with the guidelines.

¹ Steer Place serves individuals age 55 and older.

² American Rescue Plan Act of 2021

Summary of proposed work and adherence to overlay district guidelines:

Proposed Work	Conforms To Guidelines For...
repair sidewalks and handrails	accessibility and pedestrian network
replace exterior and common area lighting with new LED fixtures equipped with sensors and timers	adjusting lighting levels as appropriate throughout the day
add landscaping; trim and maintain existing plants	sightlines and visibility
repair 6-foot transparent aluminum fence	transparent fencing
add new/renovate existing outdoor and indoor recreation and entertainment spaces	promoting healthy behaviors and reducing mental fatigue
replace exterior security cameras with new, high-definition system	security
do extensive interior renovation	n/a ; beyond scope of guidelines, not subject to special use permit

More details on the proposed renovations are available in the submitted project scope and site plan (Draft Ordinance, Attachments 1 and 2).

Summary of Findings

Full staff findings are available in the Plan Commission staff report (Exhibit B). In summary, staff find the request conforms to the Southeast Urbana Overlay guidelines for construction, as the proposal primarily consists of repairing and upgrading existing site infrastructure, which would generally improve accessibility and security on the site. Staff also find that the request meets the general special use permit criteria and the goals of the 2005 Comprehensive Plan.

Public Input

Staff published a legal ad in *The News-Gazette* to notify the public of the request, sent notices to owners of 50 neighboring properties, and posted a public hearing sign on the property. Staff received no public input on the case. No members of the public spoke at the meeting.

Commission Vote and Recommendation

At its May 18, 2023, meeting, the Plan Commission voted unanimously – with five ayes, zero nays – to forward Plan Case 2469-SU-23 to the Urbana City Council with a recommendation to APPROVE the special use permit request as submitted, with the following condition:

1. The renovations shall generally conform to the submitted project scope and site plans (Ordinance Attachments 1 and 2).

Staff concur with Plan Commission's recommendation.

Options

City Council has the following options in Plan Case 2469-SU-23:

1. Approve the Ordinance; or
2. Approve the Ordinance with certain terms and conditions; or
3. Deny the Ordinance

Attachments:

Draft Ordinance and Attachments (Project Scope and Site Plans)

Council Exhibit A: 5/18/2023 Plan Commission Staff Report

Council Exhibit B: Draft 5/18/2023 Plan Commission Meeting Minutes

ORDINANCE NO. _____**AN ORDINANCE APPROVING A SPECIAL USE PERMIT****(1202 E. Harding Dr. / Plan Case 2469-SU-23 – Steer Place Renovations)**

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, 1919 Architects, on behalf of the Housing Authority of Champaign County, has petitioned the City for approval of a special use permit to allow renovations of Steer Place apartments at 1202 East Harding Drive, a property in the Southeast Urbana Overlay District; and

WHEREAS, the Zoning Ordinance requires a special use permit for renovations of multifamily buildings within the Southeast Urbana Overlay District for which estimated construction costs total more than 50% of the building’s estimated market value; and

WHEREAS, the proposed renovations would be conducive to the public convenience, as they would allow Steer Place apartments to continue serving as an affordable housing resource for the Urbana Community; and

WHEREAS, the proposed renovations would not be injurious or detrimental to the R-6 zoning district, or injurious to the general public, as they would improve conditions at an existing site; and

WHEREAS, the proposed renovations would conform to the regulations and standards of, and preserve the essential character of, the R-6 zoning district; and

WHEREAS, the proposed renovations are consistent with the 2005 Comprehensive Plan as it pertains to protection and preservation of Urbana’s neighborhoods; and

WHEREAS, the location, size, and type of development on the site would be unchanged by the proposed renovations; and

WHEREAS, the proposed renovations conform to guidelines contained in Section XIII-8 of the Urbana Zoning Ordinance, Southeast Urbana Overlay District; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on May 18, 2023, and voted with five (5) ayes, and zero (0) nays to forward Plan Case 2469-SU-23 to the Urbana City Council with a recommendation to approve the request for a special use permit, subject to the conditions specified in Section 1 herein; and

WHEREAS, approval of the special use permit, with the condition set forth below, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Procedures, and with the general intent of that section of the Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

A Special Use Permit is hereby approved to allow renovations of Steer Place apartments at 1202 East Harding Drive, a property in the Southeast Urbana Overlay District, with the following condition: Construction must be in general conformance with the attached project scope, entitled “Project Scope – 1202 East Harding Drive” (Attachment 1) and with the attached site plans, entitled “Site Plans – 1202 East Harding Drive” (Attachment 2).

Legal Description:

Lots 544 and 545 in Ennis Ridge Seventh Subdivision, as per Plat Recorded Book "O" at Page 36, Situated in Champaign County, Illinois and Lots 626-629 in Ennis Ridge Eighth Subdivision, as per Plat Recorded in Plat Book "P" at Page 9, situated in Champaign County, Illinois

P.I.N.: 93-21-21-176-017 Address: 1202 East Harding Drive, Urbana, Illinois

Section 2.

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this date day of Month, Year.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this date day of Month, Year.

Diane Wolfe Marlin, Mayor

Attachment 1: Project Scope – 1202 East Harding Drive

Steer Place Apartments

I. INFORMATION & CONDITIONS

- A. Project Scope Summary: This is a 108-unit midrise building which will be rehabilitated. The current accessible units will be remodeled to meet current ADA codes and additional units will be remodeled to meet IHDA's 10% Accessible unit requirements and the Illinois Accessibility codes adaptable units' requirements. Detailed Scope of Work as follows:

Environmental Testing Results

- Asbestos Containing Materials Found – (see full report)
 - o Found in some floor tiles, drywall joint compound and rope gasket in stairwell
 - o Soil testing and mediation at previously removed UST
 - o Radon system for the building

Gut Rehab Renovation

- o Address any environmental findings

Exterior

- o Caulk and seal exterior as needed
- o Repair concrete sidewalks around building as needed
 - North and East sidewalk areas are uneven and broken
- o Repair and paint guard / handrails on East side
- o Replace exterior lighting with LED fixtures / bulbs
- o Replace Asphalt parking lots and drive areas
- o Replace soffit lighting with modern LED fixtures
- o Repair areas of damaged fence and extend fencing around the site
- o Remove and place roof membrane with TPO roofing system
- o Replace roof hatch and install new hatch with guard rails
- o Accessible landscaping on one side yard and rear yard
- o Outdoor entertainment area with available seating to accommodate 25% of the residents
- o Exterior security camera system

Common areas, Hallways & Offices

- o Replace flooring with LVT type product
- o Replace drywall
- o Paint walls and ceilings
- o Remodel elevator cabs and upgrade elevator from hydraulic to electric
- o Replace switches and outlets and install new covers

- Install new sink and toilet shut offs (1/4 turn)
- Install new braided toilet supply lines with EFV valve
- Replace common area kitchen appliances
 - Energy star rated
 - Locally sourced
- Upgrade all lighting to LED
 - (90% are already upgraded)
- Replace bathroom Faucets
- Insulate accessible hot water lines
- Install smart programable thermostats in common area and offices
- Replace security cameras and install additional where needed
 - Interior and exterior
- Lever door hardware on all doors
- Rocker light switches
- Facility wide security camera system
- New computer room
- Adjustable shelving in the common area closets

Units

- Replace flooring with LVT type product
- Replace cove base molding
- Remove and replace drywall
- Paint all walls and ceilings
- Replace all appliances and provide VRF air conditioning
 - Energy star rated
 - Locally sourced
- Remove and replace Doors and casing
- Replace kitchen cabinets, countertops and sink (accessible sink depth). Cabinets with accessible handles/touch latches for doors and drawers
- Replace kitchen and bath faucets
- Replace bath fans
- Replace self-closing hardware on doors
 - Original hardware no longer working
- Remove locking hardware from entry door handle and install dead bolt and new non-locking handle
- Replace electrical panel
- Install GFCI outlet or breaker where required
- Replace unit lighting with LED type fixtures
- Replace switches and outlets and install new coves
- Replace living room smoke detector and add additional one in bedroom
- Replace shower valve and shower heads along with new shower unit and surrounds

- Replace faucet and toilet shutoff valves
- Replace toilet supply line with braided type with included EFV valve
- Replace windows with new thermally broken aluminum windows
- Entry door with dual viewers
- Lever door hardware on all doors
- Rocker light switches
- Microwave hood in every unit and countertop microwave for Accessible units.
- Adjustable shelving in the closets
- Under cabinet lights under wall cabinets
- Energy Star ceiling fans in living room and bedroom

Mechanical

- Replace emergency generator
 - Install new gas line
- Insulate accessible hot water lines after replacing domestic water lines
- Replace waste and vent piping
- Replace roof top Make up Air unit
- Replace trash compactor system

The ground floor will be completely renovated with new finishes and lighting. The units themselves will be renovated with new flooring, and microwave ovens. Each of the unit's kitchens will be renovated to provide more cabinet space and a better functioning layout. Project amenities will include community room, computer room, fitness center, and new library incorporated into the community room with a complete renovation with new finishes and lighting.

- B. Description of the projects construction: The present structure is a poured concrete system with use of precast concrete members and an exposed concrete and brick veneer. Replacement of designated exterior and common area doors.

II. GENERAL REQUIREMENTS

a. Structural Design Summary and Design Criteria

1. Code Regulatory Review requirements of all components
 - a. Building: International Building Code (IBC 2009) with local amendments
 - b. International Existing Building Code (IEBC 2009)
 - c. Mechanical: International Mechanical Code (IMC 2009) with local amendments
 - d. Electrical: National Electric Code (NEC 2008) with local amendments
 - e. International Fuel Gas Code (IFGC 2009) with local amendments
 - f. International Fire Code (IFC 2009)

- g. Plumbing Code: Illinois Department of Public Health Plumbing Code (Current addition)
- h. Accessibility: Illinois Accessibility Code
- i. Energy Conservation: International Energy Conservation Code (IECC 2021)

2. Loads:

- a. Dead Loads:
 - i. Roof Trusses= 10 PSF Top Chord, 10 PSF Bottom Chord
 - ii. Floor Trusses= 15 PSF Top Chord, 5 PSF Bottom Chord
 - iii. Wood Framed Walls= 10 PSF Interior, 10 PSF Exterior
 - iv. 8" CMU= 55 PSF
- b. Live Loads:
 - i. Private Rooms and Corridors Serving Them= 40 PSF
 - ii. Public Rooms and Corridors Serving Them= 100 PSF
- c. Snow Loads:
 - i. Ground Snow Load (P_g)= 30 PSF
 - ii. Snow Load Importance Factor= 1.0
 - iii. Exposure Factor (C_e)= 0.9 (Fully Exposed)
 - iv. Thermal Factor= 1.1
- d. Wind Loads:
 - i. Design Wind Load Based on Simplified Analysis
 - ii. Basic Wind Speed= 90 mph
 - iii. Exposure Category= C
- e. Seismic Loads:
 - i. Design Seismic Load Based on Simplified Analysis
 - ii. Spectral Response Acceleration: S_s = 0.052, S_1 = 0.037
 - iii. Site Class= D
 - iv. Spectral Response Coefficient: S_{ds} = 0.056, S_{d1} = 0.059
 - v. Seismic Importance Factor (I_e)= 1.0
 - vi. Seismic Use Group= II
 - vii. Seismic Design Category= A
 - viii. Seismic Force Resisting System= Bearing walls, light frame with wood shear walls
 - ix. Seismic Response Coefficient (R)= 6-1/2
- f. Soil Loads:
 - i. Frost Depth Protection= 42"

3. Sound Criteria

- a. Walls: STC 50
- b. Ceilings: STC 50

b. Structural Framing System

- 1. Floor Systems: Poured and precast concrete slabs with concrete topping.
- 2. Roof Systems: Poured and precast concrete.
- 3. Bearing Wall Systems: Masonry with brick veneer.
- 4. Columns: Poured in place reinforced concrete.
- 5. Foundation System: Formed cast in place concrete footings and foundation walls: 3,000 PSI
- 6. Footing Requirements: Formed cast in place concrete spread footings
- 7. Exterior Wall Construction: Concrete masonry units with brick veneer.

III. SITE CONSTRUCTION & DEMOLITION

- A. Present sidewalks and bituminous paving to be removed at the new construction additions. New concrete patio outside of the community room with modification of present bituminous removal paving.

IV. CONCRETE

- a. Cast-In-Place Concrete: 3,000 PSI Portland cement concrete
- b. Concrete topping: Light weight Portland cement concrete at 3,000 PSI

V. MASONRY

- a. Concrete Block: Standard units 16 x 8 inches, Load bearing units: ASTM C90, normal weight
- b. Brick: Modular units: Allowance \$650/1000

VI. METALS

- a. Structural Steel: Beams and Columns field bolted with ¾" ASTM A 325 Bolts
- b. Metal Fabrications
 - 1. Exterior Metal Fabrications: Loose lintels
- c. Cold form steel galvanized structural steel studs (2 x 6) with appropriate fasteners

VII. WOOD & PLASTICS

- a. Rough Carpentry
 - 1. 1/2" Den Glass Sheathing, R-13+R-7.5 continuous Insulation, 6mil vapor barrier, 1/2" drywall
 - 2. Party Walls: one- and two-hour assemblies
 - 3. Corridor Walls: Corridor and Unit Separation walls: 1 Hour rated 5/8" type drywall, both sides 2x6 stud, sound batts, and 1/2" resilient channels one side. (Where new walls are scheduled to be constructed)
 - 4. Interior Partition Walls: 1/2" drywall both sides, 2x4 walls, sound batts around bathrooms and rooms containing equipment, M.R. Drywall at wet locations
 - 5. Exterior Wall Sheathing: ½" Den Glass

- 6. Blocking: 2x lumber (Fire Treated)
- b. Finish Carpentry
 - 1. Hardwood: Red Oak quarter sawn
 - 2. Prefinished Wood: Moldings and trim
- c. Architectural Wood Casework
 - 1. Plastic Laminate countertops - Quartz as a Deductive Alternate
 - 2. Wood Casework Construction
 - 3. Cast Marble Fabrications
- VIII. THERMAL & MOISTURE PROTECTION
 - a. Horizontal Waterproofing Systems
 - b. Building Insulation: Blown in insulation: R-13+R-7.5 continuous walls at new construction areas and R-30 board insulation on the Roofs
 - c. Air and Moisture Barrier: Tyvek and or fluid applied
 - d. Sheet Metal Flashing & Trim: Prefinished Aluminum
 - e. Aluminum Soffit: soffit panels to match steel wall panels
 - f. TPO Roof Membrane
 - g. Firestopping: 3M products
 - h. Joint Sealant: Tremco silicone
- IX. DOORS & WINDOWS
 - a. Exterior Doors and Frames: Insulated steel doors and frames and Aluminum storefronts
 - b. Interior Doors and Frames: Prefinished wood flush panel doors
 - c. Door Hardware and Schedules: Grade 2 Schlage, Lever Handles
 - d. Access Doors and Panels: Milcor
 - e. Louver and Vents
 - f. Glass Glazing
 - 1. Exterior Glass Types: Low E, Argon Filled
 - 2. Interior Glass Types: Ceramic Fire Glazing
- X. FINISHES
 - a. Wallboard Systems: Gypsum Board Assemblies
 - b. Resilient Flooring: Luxury Vinyl wood plank flooring
 - c. Carpeting: Low cut pile direct glue down
 - d. Painting: Sherwin Williams
 - e. Acoustical Ceiling Tile: USG 2x2 and 2x4 with exposed aluminum "T" track (white)
- XI. SPECIALTIES, EQUIPMENT, AND FURNISHINGS
 - a. Signage: InPro Braille
 - b. Toilet and Bath Accessories (Unit and Public): American Specialties Stainless Steel
 - c. Wall and Corner Guards: InPro
 - d. Fire Protection Specialties: JL Industries 10# ABC Fire Extinguishers and cabinets
 - e. Manufactured Fireplaces
 - f. Postal Specialties: Authflorencia front loading mailboxes with parcel boxes
 - g. Wire Storage Shelving
- XII. EQUIPMENT
 - a. Residential Appliances: Energy Star Refrigerator, Electric Ranges, Rangehoods, and microwaves

- b. Common Area Appliances: Energy Star Refrigerator, Electric Ranges, Vented Rangehoods
- XIII. FURNISHINGS
 - a. Window Treatments: Aluminum Horizontal Louver Blinds with 1" slats
 - b. Residential Casework: Smart Cabinetry or equal
- XIV. CONVEYING SYSTEMS
 - a. Elevators
 - 1. Cabs to be renovated.
 - 2. New electric elevators. Machine room less
 - b. Waste Chutes: Wilkinson-Hi-Rise LLC
- XV. SPECIAL CONSTRUCTION
 - a. Wet Pipe Sprinkler System: NFPA 13 – changing heads to recessed in common areas.
 - b. Dry Pipe Sprinkler System: NFPA 13
- XVI. MECHANICAL
 - a. Air Distribution
 - 1. Common Areas: Insulated and un-insulated metal ducts
 - b. HVAC Equipment
 - 1. Common Areas: Hot water forced air units.
 - 2. Units: Hot water baseboard
 - 3. Replace RTU Make-up Air Unit
 - 4. Replace boiler circulation pumps as needed
 - 5. New energy VRF cooling units for the apartments
 - 6. New programmable thermostats
- XVII. PLUMBING
 - a. Piping: Type K Copper and PEX Tubing for water supply and PVC waste and vent piping, insulate exposed plumbing lines during construction.
 - b. Plumbing Fixtures: Low flow water Toilets, fiberglass shower units and surrounds, cultured marble vanities, and stainless-steel sinks with low flow water saving fixtures.
 - c. Replace Water Heater
 - d. Gas piping to generator
- XVIII. ELECTRICAL
 - a. Wiring: Copper wiring in conduit
 - b. Power
 - 1. Service Requirements: 3000 AMP 3 Phase
 - 2. Unit Requirements: 100 AMP panel
 - c. Light Fixtures: Energy Star rated fixtures
 - d. New receptacles and light switches – including new GFIC Receptacles
 - e. Install new generator
- XIX. ELECTRONIC SAFETY AND SECURITY
 - a. Replace security camera system to HD cameras
 - b. Replacement or addition of Smoke and CO2 detectors as addressable devices
- XX. EXTERIOR IMPROVEMENTS
 - a. Pavement sealing
 - b. Asphalt paving replacement and or patching
 - c. Concrete paving replacement

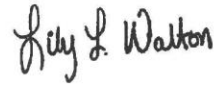
- d. Ornamental Steel Fencing Replacement/patching
- e. Landscaping upgrades and trimming

1919 Architects:

A handwritten signature in blue ink, appearing to read 'R. Billy, Jr.', with a stylized flourish at the end.

Ronald G. Billy, Jr., NCARB, LEED AP

Oak Grove Development Corporation

A handwritten signature in blue ink, appearing to read 'Lily L. Walton', written in a cursive style.

Lily Walton

Attachment 2: Site Plans – 1202 East Harding Drive

STEER PLACE APARTMENTS REHAB - SCATTERED SITES

PROJECT ADDRESS

OWNER:

OAK GROVE DEVELOPMENT CORPORATION

2008 N. MARKET ST.

CHAMPAIGN, IL 61822

217-578-7100

ARCHITECT:

1919 ARCHITECTS, P.C.

4000 MORRIS DRIVE

ROCKFORD, IL 61107

RONALD G. BILLY, JR., NCARB, LEED AP

815-229-8222

ENGINEERS:

TRC WORLDWIDE ENGINEERING

7202 SHADELAND AVE, SUITE 217

INDIANAPOLIS, IN 46250

317-691-4241

DEVELOPMENT CONSULTANT:

BAKER TILLY US, LLP

205 N. MICHIGAN AVE

CHICAGO, IL 60601

312-228-7333

CODE COMPLIANCE

TOTAL BUILDING SQUARE FOOT: **78,372 (SEE FLOOR PLANS)**

2009 INTERNATIONAL BUILDING CODE

2009 INTERNATIONAL RESIDENTIAL CODE

2009 INTERNATIONAL FIRE PREVENTION CODE

2009 INTERNATIONAL MECHANICAL CODE

2008 NATIONAL ELECTRICAL CODE

2014 ILLINOIS PLUMBING CODE

2018 ILLINOIS ACCESSIBILITY CODE

2010 ADA STANDARDS

2018 ILLINOIS ENERGY CONSERVATION CODE

SHEET INDEX

GENERAL:

G000

COVER SHEET

SITE AND LANDSCAPE:

C100

SITE PLAN

L100

LANDSCAPE PLAN

ARCHITECTURAL:

A6 - T

1ST FLOOR PLAN

A6 - U

2ND FLOOR PLAN

A6 - V

3RD FLOOR PLAN

A6 - W

4TH FLOOR PLAN

A6 - X

5TH FLOOR PLAN

A6 - Y

6TH FLOOR PLAN

A300

ENLARGED UNIT PLANS

A310

WALL SECTION

A311

WALL SECTION

A312

NORTH AND WEST ELEVATION

A313

EAST AND SOUTH ELEVATION

A608

ROOM FINISH SCHEDULE

STATEMENT OF COMPLIANCE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

Signed:



Architect/Engineer

ILLINOIS REGISTRATION NO.: 001 - 015480

Exp. Date: 11/30/24

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1919 ARCHITECTS

4000 MORRIS DRIVE

ROCKFORD, IL 61107

815-229-8222

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REGISTERED ARCHITECT

RONALD G. BILLY, JR.

NO. 001-015480

STATE OF ILLINOIS

ARCHITECT

OWNER

CONSULTANT

REVIS

DATE

22-1-14-372

12-28-2022

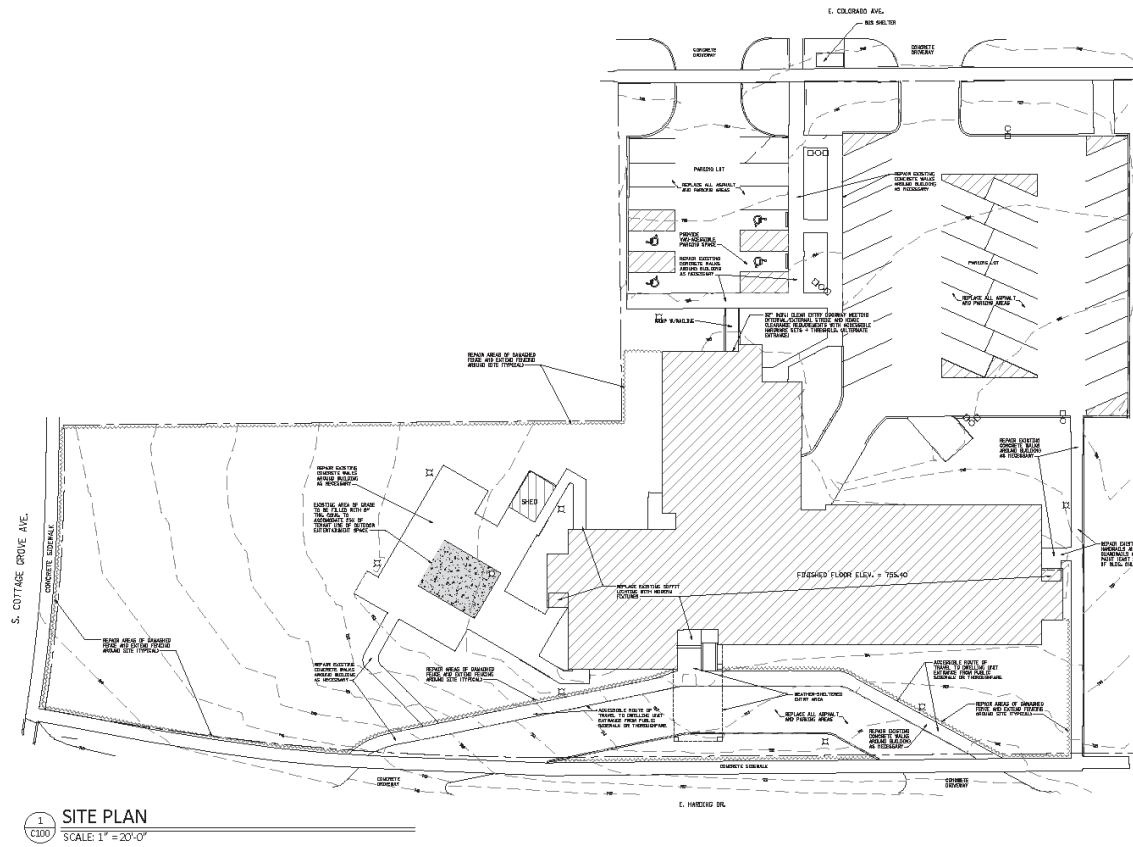
1919

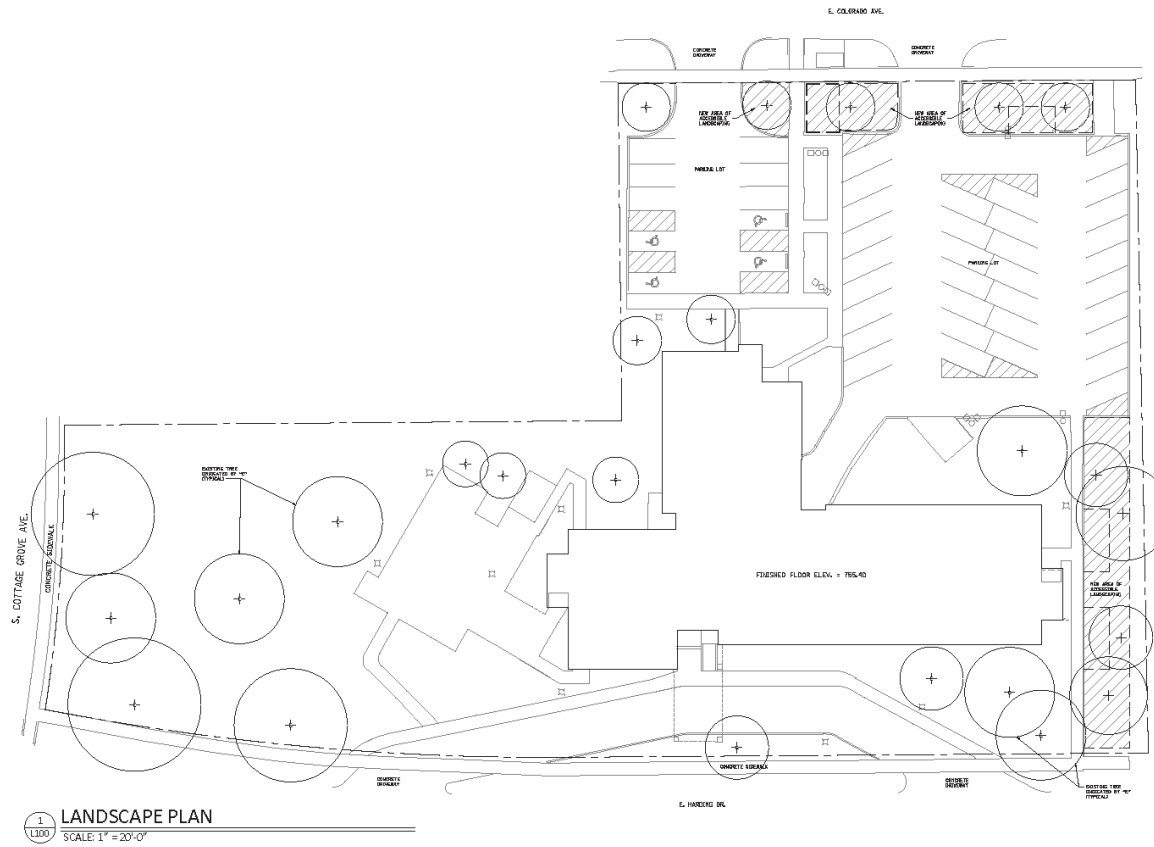
COVER SHEET

Sheet No.

G000

28





1 LANDSCAPE PLAN
L100
SCALE: 1" = 20'-0"

[illegible]

EXTERIOR COVERS, SCREENS, AND ENTRY
FRAMING UNIT ENTRY DOOR WITH DUAL VIEWERS, MOUNTED
PER ACCESSIBLE GUIDELINES FLOOR PLANS

GENERAL INTERIOR FEATURES

LEVER STYLE DOOR HARDWARE ON ALL INTERIOR DOORS WITHIN
COMMON AREAS AND UNITS
STRIVE EDGE CLOTHES RACKS AND ACCESSIBLE THRESHOLDS FOR ALL
DOORWAYS IN ALL COMMON AREAS AND UNIT ENTRANCES (REHAB ONLY)
ROCKER LIGHT SWITCHES AND CONTROLS AT ACCESSIBLE HEIGHTS IN
COMMON AREAS AND UNITS
PROVIDE ADJUSTABLE 10"-62" RODS/SHELVES WITHIN
CLOSETS IN COMMON AREAS AND UNITS

KITCHEN FEATURES

COMMON AREA KITCHEN SINK PROVIDED, AND ALL UNIT KITCHENS PROVIDED ON
ACCESSIBLE ROUTE OF TRAVEL (REHAB ONLY)
ACCESSIBLE APPLIANCES (DOORS, CONTROLS, ETC.)

ACCESSIBLE STOVE
ACCESSIBLE REFRIGERATOR
MICROWAVE PROVIDED ON THE COUNTERTOP OR MICROWAVE SHELF IN
BASE CABINETS NOT REDUCING A 3" WIDE INSURFACE
UNDERCABINET LIGHTING UNDER ALL WALL CABINETS
ACCESSIBLE HANDLES/TOUCH LATCHES FOR DOOR/DRAWERS
ACCESSIBLE SINK DEPTH

TOILET ROOM / BATHROOM / POWEROOM FEATURES

AT LEAST ONE FULL BATHROOM ON ACCESSIBLE ROUTE OF TRAVEL (REHAB ONLY)
STANDARD BATHTUB OR SHOWER WITH GRAB BAR REINFORCEMENT (REHAB ONLY)
SINGLE-HANDLE LEVER FIXTURES
OFFSET CONTROLS FOR EXTERIOR USE
STANDARD HED SET TOILET WITH 6" X 8" AIR REINFORCEMENT (REHAB ONLY)
ANTI-SLIP DEVICE FOR ALL SHOWERS (REHAB ONLY)
ANTI-SLIP DEVICES FOR ALL SINKS
ACCESSIBLE HANDLES/TOUCH LATCHES FOR DOORS / DRAWERS

UNIT LIVING SPACE FEATURES (REHAB ONLY)

LIVING ROOM ON ACCESSIBLE ROUTE OF TRAVEL
ALL ROOMS ON ACCESSIBLE ROUTE OF TRAVEL

BEDROOM FEATURES

ALL CLOSETS HAVE MINIMUM 32" CLEAR OPENING

LAUNDRY AREA FEATURES

ACCESSIBLE CABINETS, MINIMUM 2 C.F.F. PER ACCESSIBLE UNIT WITH REACH RANGE
ALL WASHERS AND DRYERS TO BE FRONT LOADING AT AN ACCESSIBLE HED SET

UNITS

REPLACE FLOOR RING WITH LVT TYPE PRODUCT
REPLACE COVE BASE MOLDING
REMOVE AND REPLACE DRYWALL
PAINT ALL WALLS AND CEILINGS
REPLACE ALL APPLIANCES AND PROVIDE VENT
AIR CONDITIOING
ENERGY STAR RATED, LOCALLY SOURCED
REMOVE AND REPLACE DOORS AND CASING
REPLACE KITCHEN CABINETS, COUNTERTOPS, AND SINK
REPLACE KITCHEN AND BATH FAUCETS
REPLACE BATH RING
REPLACE SELF-CLOSING HARDWARE ON DOORS
(OPTIONAL HARDWARE NO LONGER WORKING)
REMOVE LOCKING HARDWARE FROM ENTRY DOOR HANDLE
AND INSTALL DEAD BOLT AND NEW NON-LOCKING HANDLE
REPLACE ELECTRICAL PANEL
INSTALL GFCI OUTLET OR BREAKER WHERE REQUIRED
REPLACE UNIT LIGHTING WITH LED TYPE FIXTURES
REPLACE SWITCHES AND OUTLETS AND INSTALL NEW COVERS
REPLACE LIVING ROOM SMOKE DETECTOR AND ADD ADDITIONAL ONE IN BEDROOM
REPLACE SHOWER VALVE AND SHOWER HEADS ALONG WITH NEW SHOWER
UNIT AND SURROUNDS
REPLACE FAUCET AND TOILET SHUT OFF VALVES
REPLACE TOILET SUPPLY LINE WITH 8" DIA TYPE WITH INCLUDED EPV VALVE
REPLACE WINDOWS WITH NEW THERMALLY BROKEN ALUMINUM WINDOWS

OUTREACH RENOVATION

ADDRESS ANY ENVIRONMENTAL FINDINGS

ENVIRONMENTAL TESTING OF BUILDING

ASBESTOS CONTAINING MATERIALS FOUND - (SEE FULL REPORT)
FOUND IN SOME FLOOR TILES, DRYWALL JOINT COMPOUND AND
PORECEMENT IN STAIRWELL

COMMON AREA MAINTENANCE & UPDATES

REPLACE FLOOR RING WITH LVT TYPE PRODUCT
REPLACE DRYWALL
PAINT WALLS AND CEILING
REPLACE SHOWER CABS AND UPGRADE ELEVATOR
FROM HYDRAULIC TO ELECTRIC
REPLACE SWITCHES AND OUTLETS AND INSTALL NEW
COVERS
INSTALL NEW SINK AND TOILET SHUT OFFS (4" TURN)
INSTALL NEW BRAIDED TOILET SUPPLY LINES WITH EPV VALVE
REPLACE COMMON AREA KITCHEN APPLIANCES
ENERGY STAR RATED
LOCALLY SOURCED
UPGRADE ALL LIGHTING TO LED
ONE ARE ALREADY UPGRADED
REPLACE BATHROOM FAUCETS
INSULATE ACCESSIBLE HOT WATER LINES
INSTALL SMART PROGRAMMABLE THERMOSTATS IN COMMON AREA AND
OFFICES
REPLACE SECURITY CAMERAS AND INSTALL ADDITIONAL WHERE NEEDED
(INTERIOR AND EXTERIOR)

UNIT SERVICE APPLIANCES

ENERGY STAR-RATED CEILING FAN WITH SWITCHED
LIGHT FIXTURE IN EVERY LIVING ROOM AND BEDROOM
MICROWAVE HOOD IN EVERY UNIT COUNTERTOP
MICROWAVE FOR ACCESSIBLE UNITS

PROJECT BUILDING AMENITIES

CO METER ROOM EQUIPPED WITH ONE
COMPUTER FOR EVERY 15 UNITS
FACILITY INTERIOR AND EXTERIOR WIDE SECURITY CAMERA
SYSTEM IN OTHER DISTRICTS UNDER 12 YEARS SHALL BE
COMPLETELY REPLACED

RETURN DOWN UNITS TO MAKE IT READY
REPAIRS RECOMMENDED TO THE DOWN UNITS
INCLUDE REPAIRING DAMAGED PLUMBING LINES AND
FIXTURES, REPAIRING DAMAGED FLOORING, WALLS,
AND CEILING, AND REPAIRING DAMAGED CABINETS
AND COUNTERTOPS.

REPAIRS RECOMMENDED TO THE DOWN UNITS
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AND COUNTERTOPS.

REPAIRS RECOMMENDED TO THE DOWN UNITS
INCLUDE REPAIRING DAMAGED PLUMBING LINES AND
FIXTURES, REPAIRING DAMAGED FLOORING, WALLS,
AND CEILING, AND REPAIRING DAMAGED CABINETS
AND COUNTERTOPS.

1 2ND FLOOR
1/8" = 1'-0"

199' - 0"

504 SF 1BD
928 SF 2BD
13,062 SF/FLOOR



1919 Architects
4000 Morse Drive
Rockford, IL 61107
(815) 228-6222
www.1919architects.com

STEER PLACE APARTMENTS REHAB

REVISED DATE

2ND FLOOR PLAN
Sheet No:
A6-U

Project Status

2/13/2023 4:17:23 PM



RETURN DOWN UNITS TO MARKET READY.
 REPAIRS RECOMMENDED TO THE DOWN UNITS
 INCLUDE REPAIRING DAMAGED FLOORING LINES AND
 FLOORING, REPAIRING DAMAGED FLOORING, WALLS,
 AND CEILING, AND REPAIRING DAMAGED CABINETS
 AND COUNTERTOPS.

PLUMBING
 NO

FOR LOCAL UNIT (TYPICAL)
 SPLIT SYSTEM COOLING AND AIR
 HANDLING ARE 21 YEARS OLD AND
 APPROACHING THE END OF THEIR USEFUL
 LIVES AND REPLACEMENT IS RECOMMENDED.
 (TYPICAL)

CORNER (TYPICAL)

DOWN UP

GALVANIZED IRON STUDS PLUMBING
 NO IRON GALVANIZED
 REPLACE GALVANIZED PIPE
 (TYPICAL)

504 SF 1BD
 928 SF 2BD
 43,062 SF FLOOR

0-1

3RD FLOOR PLAN	SHEET NO: A6-V		REVISION DATE		11-25-2011 11-25-2011 05-18-2011 05-18-2011	PROJECT 11-25-2011 11-25-2011 05-18-2011 05-18-2011	AUTHOR 11-25-2011 11-25-2011 05-18-2011 05-18-2011	CHECKER 11-25-2011 11-25-2011 05-18-2011 05-18-2011	CONTRACTOR 11-25-2011 11-25-2011 05-18-2011 05-18-2011	BUILDING CO. 11-25-2011 11-25-2011 05-18-2011 05-18-2011	OWNER 11-25-2011 11-25-2011 05-18-2011 05-18-2011	ARCHITECT 11-25-2011 11-25-2011 05-18-2011 05-18-2011	1919 Architects 4000 Morse/Plus Rockford, IL 61107 (815) 228-8222 www.1919architects.com	

EXTERIOR DOORS, OPENINGS, AND ENTRY

PRIMARY ENTRY DOOR WITH DUAL VIEWERS, MOUNTED
FOR ACCESSIBLE GUIDELINES FLOOR PLANS.

GENERAL INTERIOR FEATURES

LEVER STYLE DOOR HARDWARE ON ALL INTERIOR DOORS WITHIN
COMMON AREAS AND UNITS
STRIKE EDGE CLEARANCES, AND ACCESSIBLE THRESHOLDS FOR ALL
DOORWAYS IN ALL COMMON AREAS AND UNIT ENTRIES (REHAB ONLY)
ROCKER LEVER SWITCHES AND CONTROLS AT ACCESSIBLE HEIGHTS IN
COMMON AREAS AND UNITS
PROVIDE ADJUSTABLE (20"-48") ROSS/SHELVE WITHIN
CLOSETS IN COMMON AREAS AND UNITS

KITCHEN FEATURES

COMMON AREA KITCHENS PROVIDED, AND ALL UNIT KITCHENS PROVIDED ON
ACCESSIBLE ROUTE OF TRAVEL, (REHAB ONLY)
ACCESSIBLE APPLIANCES (DOORS, CONTROLS, ETC.)

ACCESSIBLE STOVE
ACCESSIBLE REFRIGERATOR
MICROWAVE PROVIDED ON THE COUNTERTOP OR MICROWAVE SHELF IN
BASE CABINETS NOT REDUCING A 30" WIDE WORKSURFACE
UNDERCABINET LIGHTING UNDER ALL WALL CABINETS
ACCESSIBLE HANDLES/TOUCH LATCHES FOR DOOR REFRIGERATORS
ACCESSIBLE SINK DEPTH

TOILET ROOM (BATHROOM) / WALKER ROOM FEATURES

AT LEAST ONE FULL BATHROOM ON ACCESSIBLE ROUTE OF TRAVEL (REHAB ONLY)
STANDARD BATHTUB OR SHOWER WITH GRAB BAR REINFORCEMENT (REHAB ONLY)
SINGLE-WHOLE LEVER FIXTURES
0" FREE CIRCULARS FOR EXTERIOR USE
STANDARD HEIGHT TOILET WITH GRAB BAR REINFORCEMENT (REHAB ONLY)
ANTI-SLIP DEVICE FOR ALL SHOWERS (REHAB ONLY)
ANTI-SLIP DEVICES FOR ALL SHIMS
ACCESSIBLE HANDLES/TOUCH LATCHES FOR DOORS / DRAWERS

UNIT LIVING SPACE FEATURES (REHAB ONLY)

LIVING ROOM ON ACCESSIBLE ROUTE OF TRAVEL
ALL ROOMS ON ACCESSIBLE ROUTE OF TRAVEL

BEDROOM FEATURES

ALL CLOSETS HAVE MINIMUM 32" CLEAR OPENING

LAUNDRY AREA FEATURES

ACCESSIBLE CABINETS, MINIMUM 24" FOR ACCESSIBLE UNIT WITH REACH RANGE
ALL WASHERS AND DRYERS TO BE FRONT LOADING AT AN ACCESSIBLE HEIGHT

FINISHES

REPLACE FLOORING WITH LVT TYPE PRODUCT
REPLACE COVER HOLE HOLDING
REMOVE AND REPLACE DRYWALL
PAINT ALL WALLS AND CEILING
REPLACE ALL APPLIANCES AND PROVIDE VENT
AIR CONDITIONING
(ENERGY STAR RATED, LOCALLY SOURCED)
REMOVE AND REPLACE DOORS AND CASING
REPLACE KITCHEN CABINETS, CO. UTENSILS, AND SINK
REPLACE KITCHEN AND BATH FAUCETS
REPLACE BATH FANS
REPLACE SELF-CLOSING HARDWARE ON DOORS
(ORIGINAL HARDWARE NO LONG BRAND NAMED)
REMOVE LOCKING HARDWARE FROM ENTRY DOOR HANDLE
AND INSTALL DEAD BOLT AND NEW NON-LOCKING HANDLE
REPLACE ELECTRICAL PANEL
INSTALL GFCI/OUTLET OR BREAKER WHERE REQUIRED
REPLACE UNIT LIGHTING WITH LED TYPE FIXTURES
REPLACE SWITCHES AND OUTLETS AND INSTALL NEW COVERS
REPLACE LIVING ROOM SMOKE DETECTOR AND ADD ADDITIONAL ONE IN BEDROOM
REPLACE SHOWER VALVE AND SHOWER HEADS ALONG WITH NEW SHOWER
UNIT AND SHOWER INCHES
REPLACE FAUCET AND TOILET SHUTOFF VALVES
REPLACE TOILET SUPPLY LINE WITH 1/2" BRASS TYPE WITH INCLUDED EPV VALVE
REPLACE WINDOWS WITH NEW THERMALLY BROKEN ALUMINUM WINDOWS

OUTSIDE RENOVATION

ADDRESS ANY ENVIRONMENTAL FINDINGS

ENVIRONMENTAL TESTING RESULTS

AIRBORNE CONTAMINATING MATERIALS FOUND - 666 FULL REPORT
FOUND IN 90% OF FLOOR TILES, DRYWALL JOINT COMPOUND AND
ROSE GASKET IN STAIRWELL

COMMON AREA, HALLWAYS & OFFICES

REPLACE FLOORING WITH LVT TYPE PRODUCT
REPLACE DRYWALL
PAINT WALLS AND CEILING
REMODEL ELEVATOR CARS AND UPGRADE ELEVATOR
FROM HYDRAULIC TO ELECTRIC
REPLACE SWITCHES AND OUTLETS AND INSTALL NEW
COVERS
INSTALL NEW SINK AND TOILET SHUTOFFS (3/4" TURN)
INSTALL NEW BRASS TOILET SUPPLY LINES WITH EPV VALVE
REPLACE COMMON AREA KITCHEN APPLIANCES
ENERGY STAR RATED
LOCALLY SOURCED
UPGRADE ALL LIGHTING TO LED
(60% ARE ALREADY UPGRADED)
REPLACE BATHROOM FAUCETS
INSULATE ACCESSIBLE HOT WATER LINES
INSTALL SMART PROGRAMMABLE THERMOSTATS IN COMMON AREA AND
OFFICES
REPLACE SECURITY CAMERAS AND INSTALL ADDITIONAL WHERE NEEDED
(INTERIOR AND EXTERIOR)

UNIT SPECIFIC REMARKS

DENY'S DURABLE CEILING FAN WITH SWITCHED
LIGHT FIXTURE IN EVERY LIVING ROOM AND BEDROOM
MICROWAVE WOODS IN EVERY UNIT, COUNTERTOP
MICROWAVE FOR ACCESSIBLE UNITS.

PRODUCT QUALITY ASSURANCE

COMPUTER ROOM EQUIPPED WITH ONE
COMPUTER FOR EVERY 15 UNITS
FACILITY (INTERIOR AND EXTERIOR) VIDEO SECURITY CAMERA
SYSTEM, EXISTING SYSTEMS OLDER THAN 12 YEARS SHALL BE
COMPLETELY REPLACED

REDUCTION UNITS TO IMPROVE ACCESS
REPAIRS RECOMMENDED TO THE DOWN UNITS
INCLUDE REPAIRING DAMAGED PLUMBING LINES AND
FIXTURES, REPAIRING DAMAGED FLOORING, WALLS,
AND CEILING, AND REPAIRING DAMAGED CABINETS
AND COUNTERTOPS.

**GALVANIZED IRON SUPPLY PIPING
REPAIR ALLOWANCE
REPLACE GALVANIZED PIPING
(TYPICAL)**

**FAN COIL UNIT (CONDENSATE
SPLIT SYSTEM CONDENSERS AND AIR
HANDLERS ARE 20 YEARS OLD AND
APPROACHING THE END OF THEIR USEFUL
LIFESPAN. REPLACEMENT IS RECOMMENDED.
(TYPICAL)**

**GALVANIZED IRON SUPPLY PIPING
REPAIR ALLOWANCE
REPLACE GALVANIZED PIPING
(TYPICAL)**

504 SF 1BD
928 SF 2BD
13,062 SF/FLOOR

1 4TH FLOOR
1/8" = 1'-0"



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ARCHITECT	OWNER
CONTRACTOR	BOILING CO.

CHECKER
AUTHOR

05-18-2011
PROJECT NO. 1-32555
DATE

REVISION DATE

4TH FLOOR PLAN
Sheet No:
A6-W



EXTERIOR DOORS, WINDOWS, AND VENTS

PRIMARY UNIT ENTRY DOOR WITH DUAL VIEWERS, NO UNTD
 PER ACCESSIBLE GUIDELINES FLOOR PLAN.

GENERAL INTERIOR FEATURES

LEVER STYLE DOOR HANDLERS ON ALL INTERIOR DOORS WITHIN
 COMMON AREAS AND UNITS
 STRIKE EDGE CLEARANCES AND ACCESSIBLE THRESHOLDS FOR ALL
 DOORWAYS IN ALL COMMON AREAS AND UNIT ENTRANCES (REHAB ONLY)
 ROCKER LIGHT SWITCHES AND CONTROLS AT ACCESSIBLE HEIGHTS IN
 COMMON AREAS AND UNITS
 PROVIDE ADJUSTABLE (24"-48") RODS/SHELVES WITHIN
 CLOSETS IN COMMON AREAS AND UNITS

KITCHEN FEATURES

COMMON AREA KITCHENUP PROVIDED, AND ALL UNIT KITCHENS PROVIDED ON
 ACCESSIBLE ROUTE OF TRAVEL (REHAB ONLY)

ACCESSIBLE APPLIANCES (DOORS, CONTROLS, ETC.)

ACCESSIBLE STOVE
 ACCESSIBLE REFRIGERATOR
 MICROWAVE PROVIDED ON THE COUNTERTOP OR MICROWAVE SHELF IN
 BASE CABINETS NOT REDUCING A 32" WIDE WORKSURFACE
 UNDERCABINET LIGHTING UNDER ALL WALL CABINETS
 ACCESSIBLE HANDBLDS/TOUCH LATCHES FOR DOOR/DRAWERS
 ACCESSIBLE SINK DEPTH

TOILET ROOM (BATHROOM) / KITCHEN/DINING FEATURES

AT LEAST ONE FULL BATHROOM ON ACCESSIBLE ROUTE OF TRAVEL (REHAB ONLY)
 STANDARD BATHTUB OR SHOWER WITH GRAB BAR REINFORCEMENT (REHAB ONLY)
 SINGLE-HANDLE LEVER FIXTURES
 OFFSET COUNTERS FOR EXTERIOR USE
 STANDARD HED HT TOILET WITH GRAB BAR REINFORCEMENT (REHAB ONLY)
 ANTI-SCALD DEVICE FOR ALL SHOWERS (REHAB ONLY)
 ANTI-SCALD DEVICES FOR ALL SINKS
 ACCESSIBLE HANDBLDS/TOUCH LATCHES FOR DOORS/DRAWERS

UNIT LIVING SPACE FEATURES (REHAB ONLY)

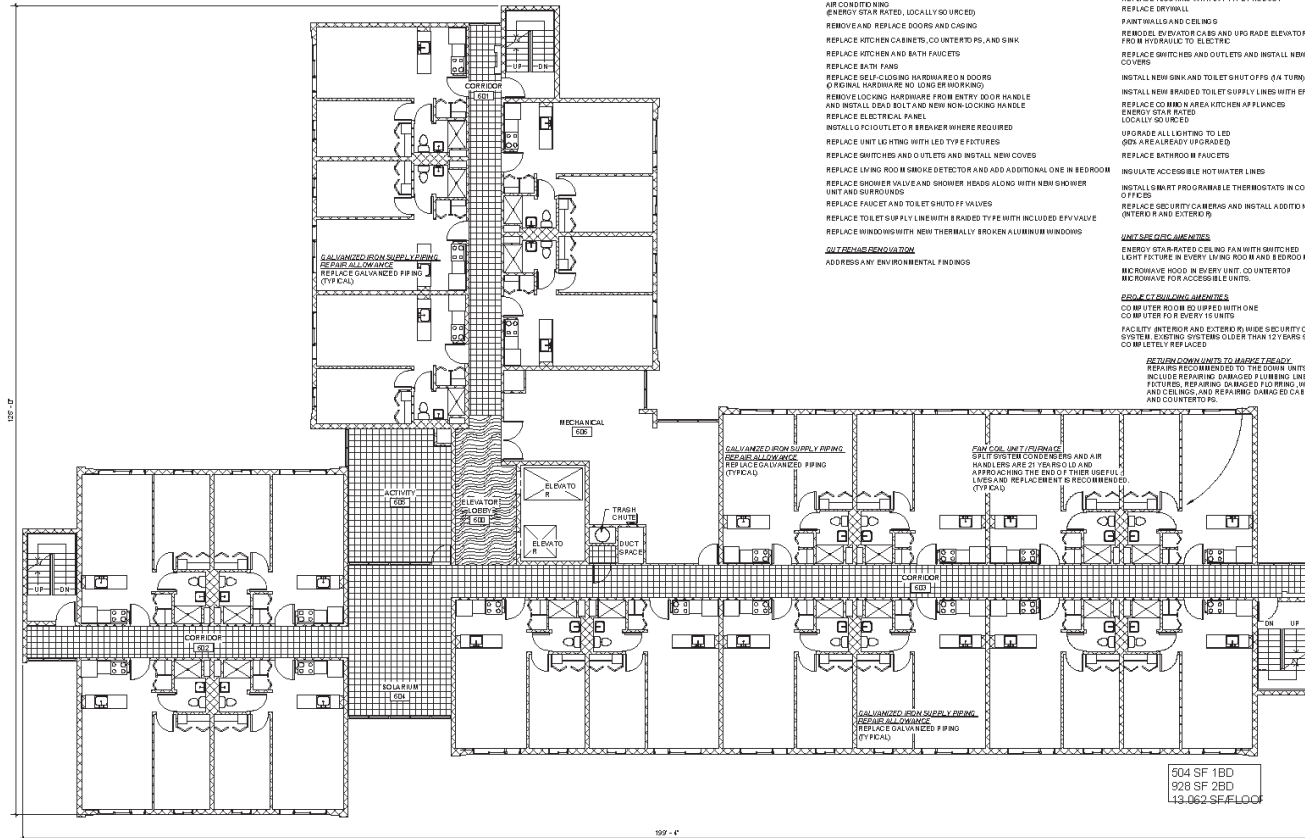
LIVING ROOM ON ACCESSIBLE ROUTE OF TRAVEL
 ALL ROOMS ON ACCESSIBLE ROUTE OF TRAVEL

BEDROOM FEATURES

ALL CLOSETS HAVE MINIMUM 32" CLEAR OPENING

LAUNDRY AREA FEATURES

ACCESSIBLE CABINETS, MINIMUM 2 C.F. PER ACCESSIBLE UNIT WITH REACH RANGE
 ALL WASHERS AND DRYERS TO BE FRONT LOADING AT AN ACCESSIBLE HED HT



1 6TH FLOOR
 1/8" = 1'-0"

UNIT 601

REPLACE FLOORING WITH LVT TYPE PRODUCT
 REPLACE COVE BASE MOLDING
 REMOVE AND REPLACE DRYWALL
 PAINT ALL WALLS AND CEILING
 REPLACE ALL APPLIANCES AND PROVIDE VRF
 AIR CONDITIONING (ENERGY STAR RATED, LOCALLY SOURCED)
 REMOVE AND REPLACE DOORS AND CASING
 REPLACE KITCHEN CABINETS, COUNTERTOPS, AND SINK
 REPLACE KITCHEN AND BATH FAUCETS
 REPLACE BATH FANS
 REPLACE SELF-CLOSING HARDWARE ON DOORS
 (TYPICAL HARDWARE NO UNDO OR WORKING)
 REMOVE LOCKING HARDWARE FROM ENTRY DOOR HANDLE
 AND INSTALL DEAD BOLT AND NEW NON-LOCKING HANDLE
 REPLACE ELECTRICAL PANEL
 INSTALL GFCI OUTLET OR BREAKER WHERE REQUIRED
 REPLACE UNIT LIGHTING WITH LED TYPE FIXTURES
 REPLACE SWITCHES AND OUTLETS AND INSTALL NEW COVES
 REPLACE LIVING ROOM SMOKE DETECTOR AND ADD ADDITIONAL ONE IN BEDROOM
 REPLACE SHOWER VALVE AND SHOWER HEADS ALONG WITH NEW SHOWER
 UNIT AND SURROUNDS
 REPLACE FAUCET AND TOILET SHUTOFF VALVES
 REPLACE TOILET SUPPLY LINE WITH 1/2" RATED TYPE WITH INCLUDED EPV VALVE
 REPLACE WINDOW WITH NEW THERMALLY BROKEN ALUMINUM WINDOWS

UNIT 602 RENOVATION

ADDRESS ANY ENVIRONMENTAL FINDINGS

ENVIRONMENTAL TESTING RESULTS

ASBESTOS CONTAINING MATERIALS FOUND - (SEE FULL REPORT)
 FOR UNIT IN SOME FLOOR TILES, DRYWALL JOINT COMPOUND AND
 ROPE CASING IN STAIRWELL

COMMON AREA HALLWAYS & OFFICES

REPLACE FLOORING WITH LVT TYPE PRODUCT
 REPLACE DRYWALL
 PAINT WALLS AND CEILING
 REMODEL ELEVATOR CABS AND UPGRADE ELEVATOR
 FROM HYDRAULIC TO ELECTRIC
 REPLACE SWITCHES AND OUTLETS AND INSTALL NEW
 COVES
 INSTALL NEW SINK AND TOILET SHUTOFFS (1/2" TURN)
 INSTALL NEW BRASS TOILET SUPPLY LINES WITH EPV VALVE
 REPLACE COMMON AREA KITCHEN APPLIANCES
 ENERGY STAR RATED
 LOCALLY SOURCED
 UPGRADE ALL LIGHTING TO LED
 (60% AREA ALREADY UPGRADED)
 REPLACE BATHROOM FAUCETS
 INSULATE ACCESSIBLE HOT WATER LINES
 INSTALL SMART PROGRAMMABLE THERMOSTATS IN COMMON AREA AND
 OFFICES
 REPLACE SECURITY CAMERAS AND INSTALL ADDITIONAL WHERE NEEDED
 (INTERIOR AND EXTERIOR)

UNIT 603 RENOVATION

ENERGY STAR RATED CEILING FAN WITH SWITCHED
 LIGHT FIXTURE IN ENTRY LIVING ROOM AND BEDROOM
 MICROWAVE HOOD IN EVERY UNIT, COUNTERTOP
 MICROWAVE FOR ACCESSIBLE UNITS

REPAIRS TO COMMON AREAS

COMMON AREA ROOMS EQUIPPED WITH ONE
 COMPUTER FOR EVERY 15 UNITS
 FACILITY INTERIOR AND EXTERIOR WIDE SECURITY CAMERA
 SYSTEM EXISTING SYSTEMS OLDER THAN 10 YEARS SHALL BE
 COMPLETELY REPLACED

REPAIRS TO COMMON AREAS

REPAIRS RECOMMENDED TO THE COMMON UNITS
 INCLUDE REPAIRING DAMAGED PLUMBING LINES AND
 FIXTURES, REPAIRING DAMAGED FLOORING, WALLS
 AND CEILING, AND REPAIRING DAMAGED CABINETS
 AND COUNTERTOPS

504 SF 1BD
 928 SF 2BD
 13,062 SF FLOOR



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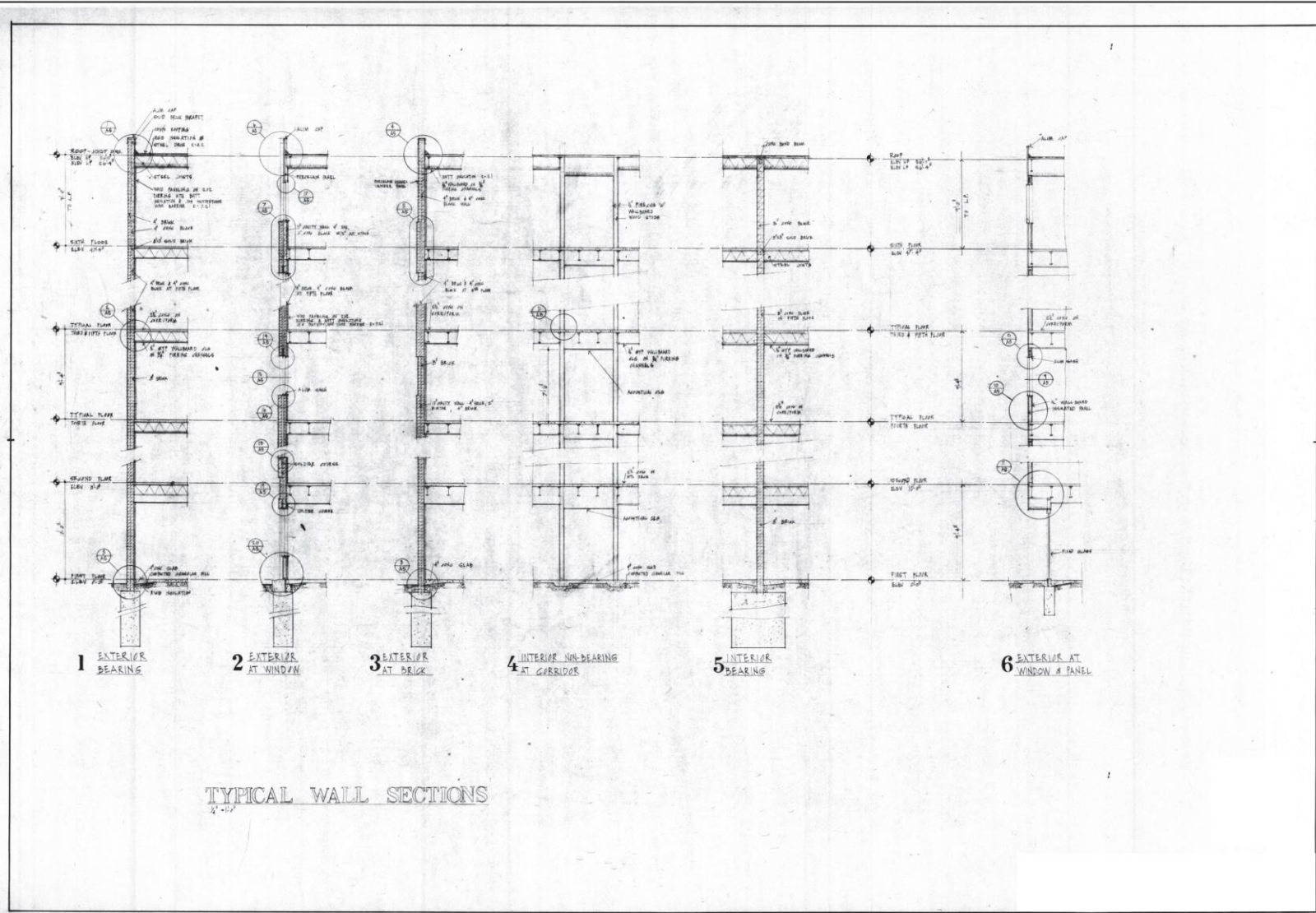
ARCHITECT
 OWNER
 CONTRACTOR
 CHECKER
 AUTHOR
 DATE

STEER PLACE APARTMENTS REHAB

REVISION DATE

Sheet No:
 A6-Y

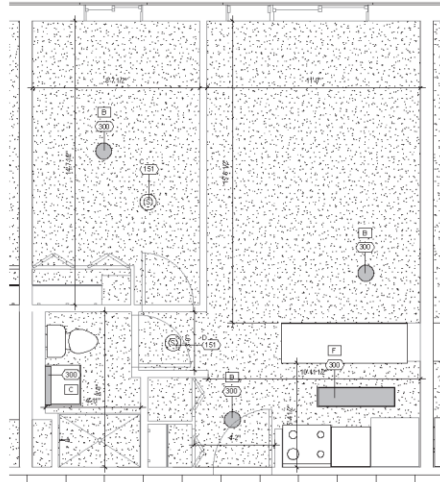
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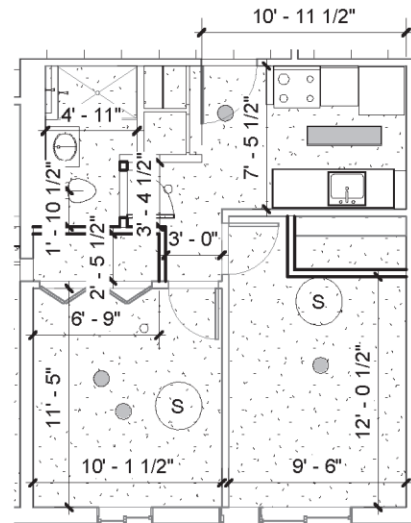
TYPICAL WALL SECTIONS

1919 Architects Architects		1919 Architects 4800 Marina Drive Richard, IL 61107 (815) 254-5222 www.1919architects.com	
STEER PLACE APARTMENT'S REHAB		ARCHITECT	CONTRACTOR BOVING CO.
OWNER	ARCHITECT	CHECKER	Author
Project Number	15-11556	Date	03/29/2017
REVISION DATE		REVISION	
WALL SECTION		Sheet No. A310	

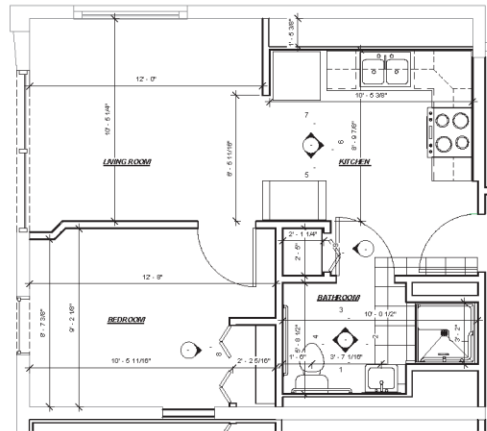
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1 ONE BEDROOM FLOOR PLAN
Scale: 3/8" = 1'-0"

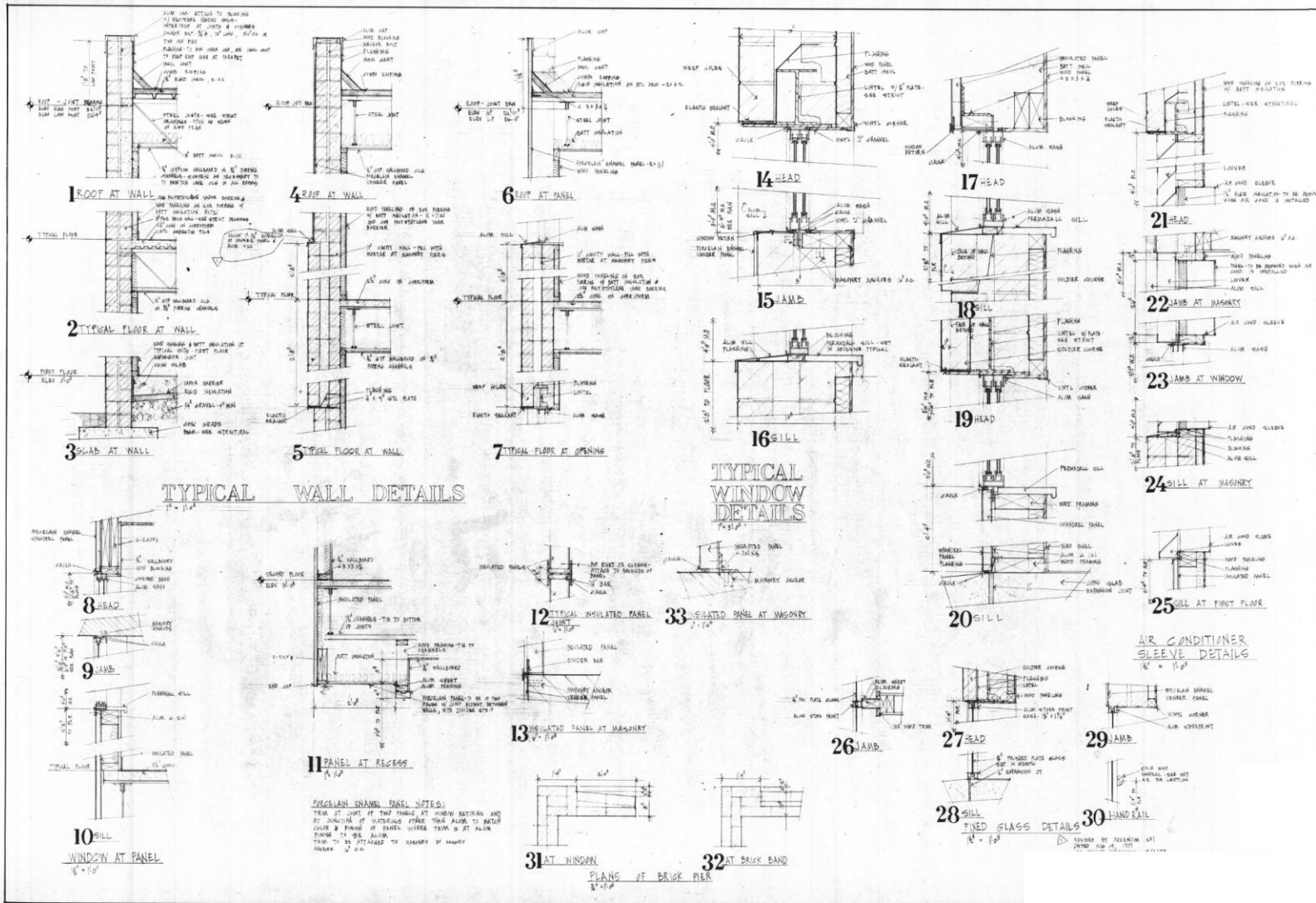


1 TWO BEDROOM FLOOR PLAN
3/8" = 1'-0"



1 ADA UNIT FLOOR PLAN
3/8" = 1'-0"

ENLARGED UNIT PLANS		REVISION DATE				OWNER		ARCHITECT		1919 Architects 4000 Marina Drive Rockford, IL 61107 (815) 224-6222 www.1919architects.com	
Sheet No: A300		Project Number	16-11550	Date	03/29/2017	Author	Checker	Contractor		BOOKING CO.	
STEER PLACE APARTMENTS REHAB											
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4000 Marina Drive											
Rockford, IL 61107											
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CONTRACTOR

STEER PLACE APARTMENTS REHAB

REVISION DATE

SHEET NO.
A311

2/13/2023 4:35:31 PM Project Status



1 NORTH
Scale: 1/8" = 1'-0"



2 WEST
Scale: 1/8" = 1'-0"



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STEER PLACE APARTMENTS REHAB			
Author	Checker	Project Manager	Design
03/02/2017	03/02/2017	03/02/2017	03/02/2017

REV	NO	DATE
Sheet No: A312		



1 SOUTH
Scale: 1/8" = 1'-0"



2 EAST
Scale: 1/8" = 1'-0"



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STEER PLACE APARTMENTS REHAB

EAST AND SOUTH ELEVATIONS

ARCHITECT
OWNER
CONTRACTOR

CHECKER
AUTHOR

03/20/2017
12-11550
PROJECT NO.

REVISED DATE

SHEET NO.

A313

FINISH NAME OR NUMBER	MATERIALS AND LOCATIONS	DESCRIPTION	FINISH NAME OR NUMBER	MATERIALS AND LOCATIONS	DESCRIPTION
Q8.1	CARPET	SURFACE CARPETRY IN OFFICES AND COMMUNITY SPACE	LVP.8	LVP	DURABLE INTERLOCK TILE COMMUNITY SPACE
	AREA ALL GLASS PARTITIONS AND GLASS COMMUNITY SPACE			AREA ALL WOODEN PARTITION COMM. SPACES	
Q8.7	CARPET	FLOORS IN COMMUNITY HALLWAYS AND OTHER ROOMS	MD.1	BASE	BASE FOR BRICK TILES IN PUBLIC SPACES
	AREA LAMP FIXTURES			AREA ALL LEADING EDGES AND CORNERS OF ALL COMMUNITY SPACES (CORRIDORS, Lobbies, AND ROOMS)	
Q8.8	CARPET	BARBERSHOP CORNERS AND CORNERS OF SERVICE AND OTHER ROOMS	MD.7	BASE	BASE FOR BRICK TILES IN PUBLIC SPACES
	AREA LAMP FIXTURES			AREA ALL FURNITURE UNITS	
ADHESIVE	CORNER FIBREGLASS	ALL KITCHEN COUNTERS - BE ALLOWED TO BE CURRENTLY PROTECTED FOR LEAD CONTAMINATION	MD.9	CORNER	CORNER FIBREGLASS
				AREA ALL CORNER PARTS	
MD.3	CORNER FIBREGLASS	ALL KITCHEN COUNTERS AND SEAMS	MD.1	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
Q9.1	CARPET	DURABLE METALLIC TILE CORNERS, DISCOUNTERS, AND LAMINATE WALLS	MD.1	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA ALL LEADING EDGES AND CORNERS			AREA ALL LEADING EDGES AND CORNERS OF ALL COMMUNITY SPACES (CORRIDORS, Lobbies, AND ROOMS)	
Q9.2	CARPET	DURABLE METALLIC TILE CORNERS, DISCOUNTERS, AND LAMINATE WALLS	MD.2	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA ALL LEADING EDGES AND CORNERS			AREA ALL LEADING EDGES AND CORNERS OF ALL COMMUNITY SPACES (CORRIDORS, Lobbies, AND ROOMS)	
Q9.8	CARPET	DURABLE METALLIC TILE CORNERS, DISCOUNTERS, AND LAMINATE WALLS	MD.8	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA LAMP FIXTURES AND ROOMS			AREA LAMP FIXTURES AND ROOMS	
Q9A	CARPET	DURABLE METALLIC TILE CORNERS, DISCOUNTERS, AND LAMINATE WALLS	MD.4	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA ALL LAMP BARBERSHOPS			AREA ALL LEADING EDGES AND CORNERS OF ALL COMMUNITY SPACES (CORRIDORS, Lobbies, AND ROOMS)	
Q9.1	CORNER FIBREGLASS	ALL KITCHEN COUNTERS - BE ALLOWED TO BE CURRENTLY PROTECTED FOR LEAD CONTAMINATION	MD.8	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA ALL LEADING EDGES AND CORNERS OF ALL COMMUNITY SPACE			AREA LAMP FIXTURES	
Q9.2	CORNER FIBREGLASS	ALL KITCHEN COUNTERS - BE ALLOWED TO BE CURRENTLY PROTECTED FOR LEAD CONTAMINATION	MD.8	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA LAMP FIXTURES AND BARBERSHOPS			AREA ALL PUBLIC SPACE ROOM	
11E.1	SPR.	SPRINKLER HEADS, SPRINKLER HEADS, SPRINKLER HEADS, AND SPRINKLER HEADS	MD.1	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA ALL LAMP BARBERSHOPS			AREA LAMP FIXTURES	
11E.2	SPR.	SPRINKLER HEADS, SPRINKLER HEADS, SPRINKLER HEADS, AND SPRINKLER HEADS	MD.1	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA ALL LAMP BARBERSHOPS			AREA ALL LEADING EDGES AND CORNERS OF ALL COMMUNITY SPACE	
11E.8	SPR.	SPRINKLER HEADS, SPRINKLER HEADS, SPRINKLER HEADS, AND SPRINKLER HEADS	MD.2	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA ALL COMMUNITY SPACE			AREA LAMP FIXTURES	
11E.4	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS	MD.8	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA ALL COMMUNITY SPACE			AREA LAMP FIXTURES	
11E.8	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS	MD.8	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA LAMP FIXTURES			AREA LAMP FIXTURES	
11E.8	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS	MD.8	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA LAMP FIXTURES			AREA LAMP FIXTURES	
MD.1	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS	MD.1	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA ALL GLASS PARTITIONS AND GLASS COMMUNITY SPACE			AREA ALL PUBLIC ROOM	
MD.2	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS	MD.1	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA LAMP FIXTURES AND BARBERSHOPS			AREA ALL PUBLIC SPACE	
LVP.1	LVP	LAMINATE WALLS, LAMINATE WALLS, LAMINATE WALLS, AND LAMINATE WALLS	MD.2	WALLS	WALLS IN LAMP BARBERSHOPS, ADJACENT WALLS
	AREA ALL COMMUNITY SPACE AND FIBREGLASS			AREA WOODEN PARTITION ALL PUBLIC SPACES	
LVP.2	LVP	DURABLE INTERLOCK TILE IN LAMP BARBERSHOPS, ADJACENT WALLS			
	AREA LAMP FIXTURES AND BARBERSHOPS				

FINISH SCHEDULE

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: May 18, 2023

TIME: 7:00 P.M.

PLACE: Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois

MEMBERS ATTENDING: Dustin Allred, Will Andresen, Andrew Fell, Lew Hopkins, Chenxi Yu

MEMBERS EXCUSED: Debarah McFarland, Karen Simms

STAFF PRESENT: Kevin Garcia, Principal Planner; Nick Olsen, Planner I; Kimberly Smith, Director of Community Development Services

PUBLIC PRESENT: There was none.

1. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:00 p.m. Roll call was taken, and there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES of PREVIOUS MEETING

The minutes of the April 20, 2023 regular meetings were presented for approval. Ms. Yu moved that the Plan Commission approve the minutes as written. Mr. Hopkins seconded the motion. The minutes were approved by unanimous voice vote.

4. CONTINUED PUBLIC HEARINGS

Plan Case No. 2468-T-23 – An application by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance to allow more than one residential building on any lot zoned for multifamily use.

Chair Allred stated that this case was continued to the next regular meeting.

Plan Case No. 2469-SU-23 – An application by 1919 Architects, on behalf of the Housing Authority of Champaign County, for a special use permit to allow renovation of Steer Place apartments at 1202 East Harding Drive, a property in the Southeast Urbana Overlay District.

Chair Allred opened Plan Case No. 2469-SU-23. Planner Nick Olsen gave a presentation going over the details of the request to renovate Steer Place apartments. He explained that major renovations within the Southeast Urbana Overlay District require a special use permit. He explained that the overlay district criteria primarily concern site exteriors, and discussed how proposed maintenance to the exterior of Steer Place conforms to the districts guidelines and the goals of the 2005 Comprehensive Plan. He said that staff recommended that Plan Commission forward the case to City Council with a recommendation of approval, conditional on general conformance with the submitted project scope and site plans.

Commissioner Fell asked staff if the condition of general conformance with the submitted project scope and site plans would allow for adjustment depending on the amount of funding ultimately received. Staff stated that some adjustment would be allowed, as the project scope is a list of all planned work if fully funded. In the event of receiving a lower level of funding, some work would be removed, but no major work would be added that is not included on the submitted plans and scope. This would be within the bounds of general conformance.

Commissioner Hopkins moved that the case be forwarded to City Council with a recommendation of approval, with the condition that the renovations generally conform to the submitted project scope and site plans. Commissioner Andresen seconded the motion.

Roll call on the motion was as follows:

Mr. Allred	-	Yes	Ms. Andresen	-	Yes
Mr. Fell	-	Yes	Mr. Hopkins	-	Yes
Ms. Yu	-	Yes			

The motion passed by unanimous vote.

5. UNFINISHED BUSINESS

There was none.

6. NEW PUBLIC HEARINGS

There were none.

7. NEW BUSINESS

There was none.

8. PUBLIC INPUT

There was none.

9. STAFF REPORT

Kevin Garcia introduced the new Director of Community Development Services, Kimberly Smith.

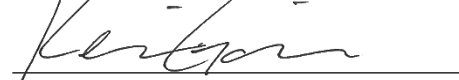
10. STUDY SESSION

There was none.

11. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:11 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kevin Garcia', is written over a horizontal line.

Kevin Garcia, Secretary
Urbana Plan Commission



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Nick Olsen, Planner I

DATE: May 12, 2023

SUBJECT: **Plan Case 2469-SU-23:** An application by 1919 Architects, on behalf of the Housing Authority of Champaign County, for a special use permit to allow renovations of Steer Place apartments at 1202 East Harding Drive, a property in the Southeast Urbana Overlay District.

Introduction

The Housing Authority of Champaign County (HACC) is planning extensive renovations to Steer Place apartments, located at 1202 East Harding Drive. Section XIII-8.D. of the Zoning Ordinance requires a special use permit for renovations of multifamily buildings within the Southeast Urbana Overlay District for which estimated construction costs total more than 50% of the building's estimated market value. The majority of the proposed renovations at Steer Place are interior renovations, with some additional lighting and landscaping being added to the building exterior. Due to the scale of the proposed renovations and the location within the Southeast Urbana Overlay District, a special use permit is required.

The Southeast Urbana Overlay District was established in 2017. Its intent is to improve quality of life in the district through design guidelines that promote safety, maintenance, and accessibility.

The Plan Commission must review the special use permit application, hold a public hearing, and make a recommendation to the City Council. The City Council must then approve, approve with certain conditions, or deny the request.

Background**Description of the Site and Surrounding Properties**

The 1.83-acre parcel lies between Colorado Avenue and Harding Drive (Exhibit A). The property has been the site of Steer Place apartments, an affordable, age-restricted¹ apartment building owned by HACC, originally constructed in 1972. Steer Place is 6 stories tall and contains 104 units. Other nearby uses include multifamily housing (west and northwest), a church (northwest), a dentist (southwest), duplexes (south), and a grocery and thrift store (north). The table below shows 2005 Comprehensive Plan future land use designations of the site and surrounding land (Exhibits B and C).

¹ Steer Place serves individuals age 55 and older.

Table 1. Zoning, Existing Land Use, Future Land Use Designation

	Zoning	Existing Land Use	Future Land Use
Site	R-6, High Density Multiple Family Residential	Multifamily	Multifamily
North	B-3, General Business	Multifamily/Grocery	Multifamily/Community Business
East	B-3, General Business	Dentist	Multifamily
South	R-3, Single and Two-Family Residential	Duplex	Residential (Suburban Pattern)
West	R-5, Medium Density Multiple Family Residential	Multifamily/Church	Multifamily

Proposed Use/Activities

The Housing Authority of Champaign County is proposing renovations to the existing multifamily apartment building at 1202 East Harding Drive. Due to the location within the Southeast Urbana Overlay District, the renovations require a special use permit.

In February 2023, the City Council awarded ARPA funding to HACC for the proposed renovation project. An application for additional funding with the Illinois Housing Development Authority is pending.

The applicant has provided a project scope summary and site plan and for the proposed renovations (Exhibits E and F). A majority of the planned renovations are interior renovations outside of the purview of the Southeast Urbana Overlay guidelines, which primarily concern exterior work. Accordingly, this memo will focus only on the proposed renovation work for which the guidelines for construction in Section XIII-8.E. of the Zoning Ordinance (Exhibit G) are applicable.

Southeast Urbana Overlay Guidelines for Construction

An overview of how the proposed work adheres to overlay guidelines is below:

- Repairing the existing sidewalks and handrails would improve the site's pedestrian network.
- Existing exterior and common area lighting would be replaced with new LED fixtures equipped with sensors and timers, in compliance with overlay recommendations for adjusting appropriate lighting levels throughout the day. Placement of lights throughout the parking lot and pedestrian network is shown on the site plan. This will improve lighting around existing exits and entrances, in accordance with guidelines.
- Landscaping work will largely consist of trimming, removing, and maintaining existing landscaping, improving sightlines on the property, and bringing the site into greater conformance with overlay guidelines.
- Existing fencing would be repaired. Staff find the existing, 6-foot tall, transparent, aluminum fence to generally conform to guidelines for visibility, security, and separation of public and private spaces.
- Guidelines encourage the use of "appropriate, durable, and low-maintenance building materials." A full list of material replacements and repairs is listed in the submitted Project Scope. All work will be subsequently reviewed for code compliance by the City of Urbana Building Safety Division.

- The “natural imperatives” guidelines suggest measures to “promote healthy behaviors and reduce mental fatigue.” Plans for outdoor and indoor recreation/entertainment spaces are in conformance with these guidelines.
- Replacement of existing exterior security cameras with a new, high-definition system, as well as landscaping work that should improve sightlines through the property, are in conformance with district security guidelines.
- Overlay façade guidelines are not applicable to the scope of the proposed renovations

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A. of the Urbana Zoning Ordinance, an application for a special use permit shall demonstrate the following:

1. That the proposed use is conducive to the public convenience at that location.

The City of Urbana and Urbana HOME Consortium 2020-2024 Consolidated Plan documents a local shortage of housing that is affordable to low-income households. The proposed renovations would maintain the viability of the existing building—which is over 50 years old—as an affordable housing resource, while the exterior renovations should have a positive effect on building residents and the surrounding area. Staff find this criteria met.

2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.

The proposed changes to the site’s existing lighting, landscaping, security systems, and pedestrian infrastructure should have a positive effect on the surrounding district by improving safety, sightlines, and accessibility. Prolonging the site’s viability as an affordable housing resource—and in doing so, improving living conditions for current and future tenants—should have a positive effect on the public welfare. Staff find this criteria met.

3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.

The renovations would conform to the regulations and standards of, and preserve the essential character of, the R-6 zoning district. Multifamily dwellings are a permitted use in the district, and the proposed alterations would result in no change to the existing building footprint. Staff find this criteria met.

Southeast Urbana Overlay Additional Criteria

In addition to the criteria above, the Plan Commission shall also find that the following criteria are met if the special use permit is to be granted (Section XIII-8.F):

1. That the proposed use is consistent with the 2005 Comprehensive Plan, as amended, as it pertains to the protection and preservation of Urbana's Neighborhoods.

The proposed renovations would increase the long-term viability of Steer Place as an affordable housing resource by addressing needed structural upgrades, while improving accessibility, security, and common areas. Staff find that this meets Comprehensive Plan Objective 1.2, "Encourage investment in older properties to help maintain their appearance and long-term potential," and Objective 40.5 "Ensure the conservation and improvement of Urbana's existing housing stock to promote neighborhood stabilization," both of which concern protection and preservation of Urbana Neighborhoods.

2. That the location, size, and type of proposed development is appropriate to and compatible with the area in which it is to be located.

This criteria is not applicable, as the proposal concerns renovations for an existing structure and would not expand the building.

3. That the proposed use is designed and located so that it is in conformance with the intent of the guidelines for construction as contained herein.

As detailed above, the proposed renovations would generally conform to the Southeast Urbana Design Overlay guidelines for pedestrian access networks, lighting, landscaping, entrances/exits, thoughtful public and private space separation, materials, natural imperatives, and security. Overlay façade guidelines are not applicable to the scope of the proposed renovations. Relevant work includes sidewalk repairs, handrail repairs, lighting replacements in exterior and common areas, parking and access drive repairs, fence repairs, landscaping, creation of an outdoor entertainment area, and the replacement and installation of new security cameras in the building exterior and common areas.

4. That the proposed development meets the standards contained herein without creating an unreasonable burden on the property owners.

The proposed renovations would generally bring the existing site and use into further conformance with the overlay standards. None of the planned renovations would move the site further from conformance with those guidelines. Most renovations will consist of replacement, repair, and maintenance of existing site infrastructure, which will improve living conditions, security, and accessibility. Staff feel that a more substantial redesign of the site layout is beyond the scope of the proposed renovation project and review process.

Overview

Staff find that the proposed renovations of the Steer Place apartment building at 1202 East Harding comply with the guidelines laid out by the Zoning Ordinance for a special use permit in the Southeast Urbana Overlay District. The renovations should have a positive impact on building residents, the surrounding area, and the City of Urbana more broadly.

In response to the requirements in Section VII-4.A. of the Zoning Ordinance, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may

also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size or yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting; and
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Summary of Findings

1. 1919 Architects, on behalf of the Housing Authority of Champaign County, for a special use permit to allow renovations of Steer Place apartments at 1202 East Harding Drive, a property in the Southeast Urbana Overlay District
2. The proposed renovations would be conducive to the public convenience, as they would allow Steer Place apartments to continue serving as an affordable housing resource for the Urbana Community.
3. The proposed renovations would not be injurious or detrimental to the R-6 zoning district, or injurious to the general public, as they would improve conditions at an existing site.
4. The proposed renovations would conform to the regulations and standards of, and preserve the essential character of, the R-6 zoning district.
5. The proposed renovations are consistent with the 2005 Comprehensive Plan as it pertains to protection and preservation of Urbana Neighborhoods.
6. The location, size, and type of development on the site would be unchanged by the proposed renovations.
7. The proposed renovations generally conform to Southeast Urbana Overlay guidelines.
8. Guidelines for renovations have been met without creating an unreasonable burden on the property owners.

Options

The Plan Commission has the following options in Plan Case 2469-SU-23:

1. Recommend approval of the special use permit without any conditions.

2. Recommend approval of the special use permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the City's municipal code.
3. Recommend denial of the special use permit. If the Plan Commission elects to do so, it should articulate the findings supporting its denial.

Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed special use permit in Plan Case No. 2469-SU-23, with the following condition:

1. The renovations shall generally conform to the submitted project scope and site plan.

Attachments:

- Exhibit A: Location Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use Map
- Exhibit D: Application for Special Use Permit
- Exhibit E: Project Scope Summary
- Exhibit F: Site Plans
- Exhibit G: Southeast Urbana Overlay Guidelines for Construction
- Exhibit H: Site Photos

COUNCIL EXHIBIT A: 5/18/2023 Plan Commission Staff Report, Including Exhibits

Exhibit A - Location Map

Item F2.



0 100 200 ft



Legend

 1202 East Harding

Case: 2469-SU-23

Subject: Special Use Permit for a Steer Place Renovations

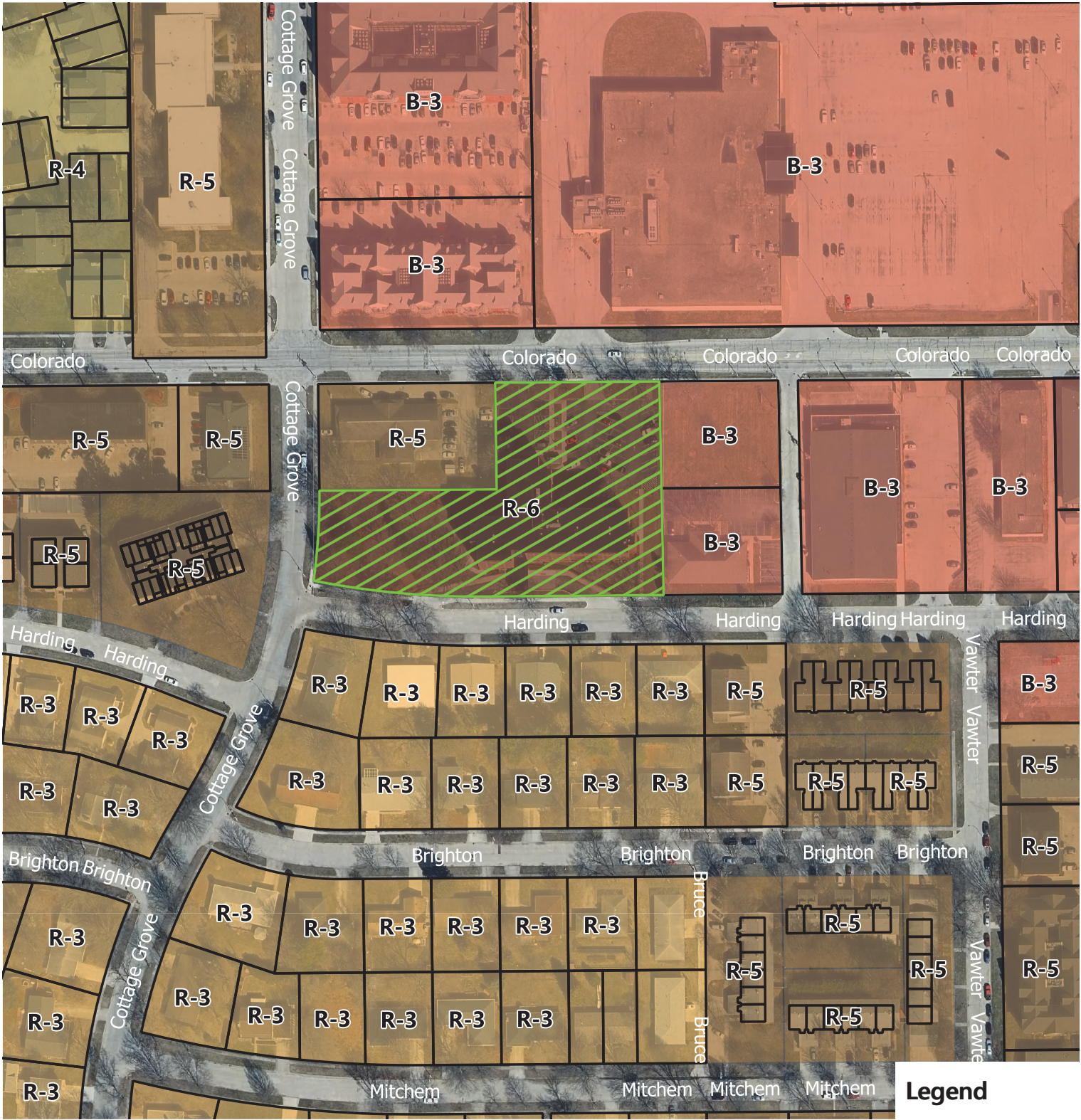
Location: 1202 East Harding Drive

Applicant: 1919 Architects/Housing Authority of Champaign County



COUNCIL EXHIBIT A: 5/18/2023 Plan Commission Staff Report, Including Exhibits
Exhibit B - Zoning Map

Item F2.



Case: 2469-SU-23
Subject: Steer Place SUP
Location: 1202 East Harding
Applicant: 1919 Architects

Legend

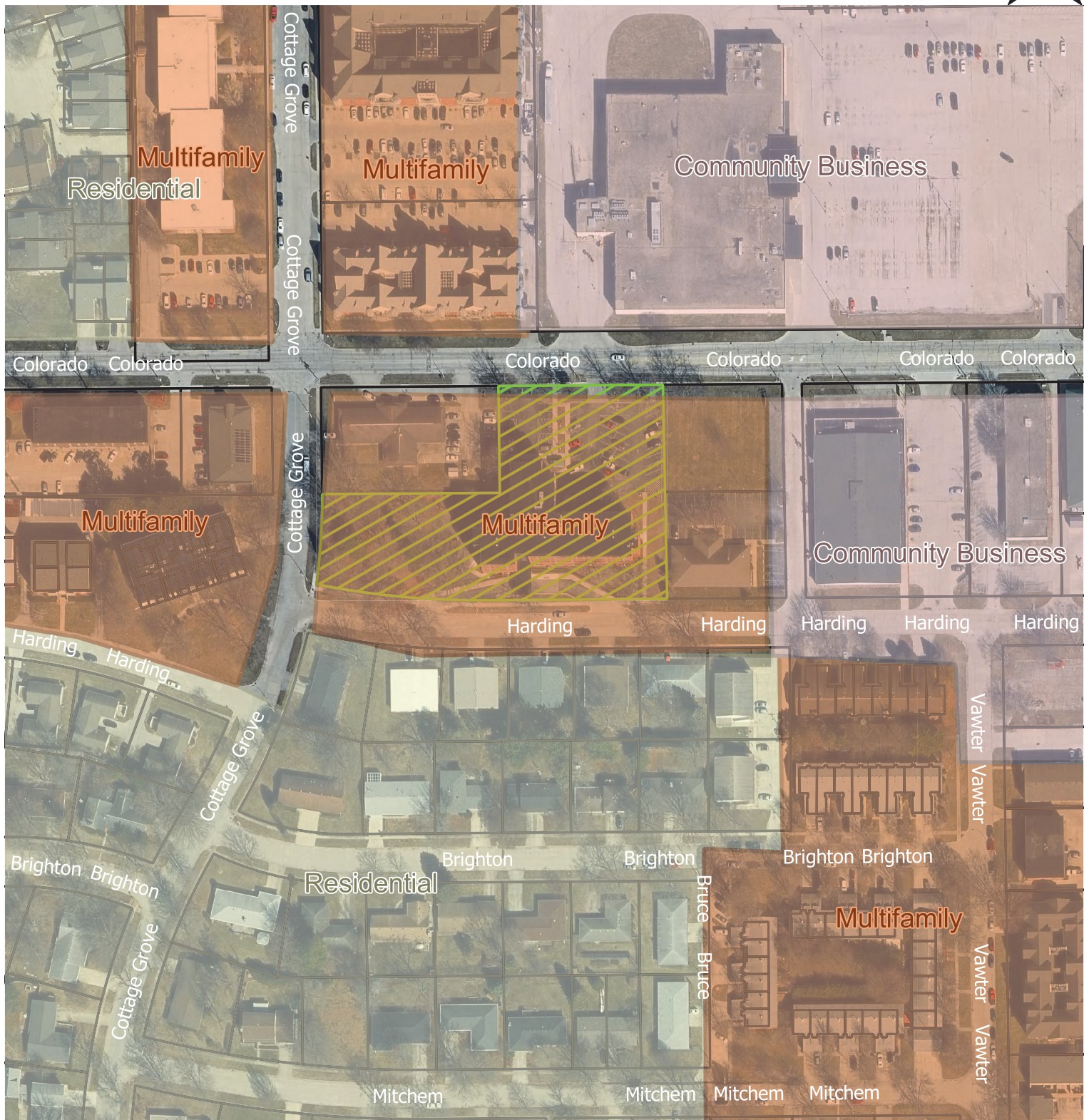
1202 Harding

City Zoning

- B-3
- R-3
- R-4
- R-5
- R-6

COUNCIL EXHIBIT A: 5/18/2023 Plan Commission Staff Report, Including Exhibits Exhibit C - Future Land Use Map

Item F2.



0 100 200 300 ft



Legend

1202 Harding

Future Land Use

Community Business

Multifamily

Residential



Case: 2469-SU-23
Subject: Steer Place SUP
Location: 1202 East Harding
Applicant: 1919 Architects

Exhibit D - Application

Application for Special Use Permit

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanailinois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 02-03-2023 Plan Case No. 2469-SU-23
 Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section XIII-8 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* Multifamily on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Ronald Billy

Phone: 815-229-8222

Address (street/city/state/zip code): 4000 Morsay Dr, Rockford, IL 61107

Email Address: ron@1919architects.com

2. PROPERTY INFORMATION

Address/Location of Subject Site: 1202 E. Harding Dr., Urbana, IL 61801

PIN # of Location: 93-21-21-176-017

Lot Size: 1.83 Acres

Current Zoning Designation: R-6 High Density Multifamily Residential

Current Land Use (vacant, residence, grocery, factory, etc): Multifamily Residential

Proposed Land Use: Multifamily Residential

Legal Description (If additional space is needed, please submit on separate sheet of paper):

Lots 544 and 545 in Ennis Ridge Seventh Subdivision, as per Plat Recorded Book "O" at Page 36, Situated in Champaign County, Illinois and Lots 626-629 in Ennis Ridge Eighth Subdivision, as per Plat Recorded in Plat Book "P" at Page 9, situated in Champaign County, Illinois

3. CONSULTANT INFORMATION

Name of Architect(s): 1919 Architects

Phone: 815-229-8222

Address (street/city/state/zip code): 4000 Morsay Dr., Rockford, IL 61107

Email Address: ron@1919architects.com

Name of Engineers(s): TRC Worldwide Engineering

Phone: 317-691-4241

Address (street/city/state/zip code): 7202 Shadeland Ave, Suite 217, Indianapolis, IN 46250

Email Address: RBoellner@trcww.com

Name of Surveyor(s): BKB Engineering

Phone: 217-840-3546

Address (street/city/state/zip code): 301 N. Neil Street, Champaign, IL 61820

Email Address: bbradshaw@bkbeng.com

Name of Professional Site Planner(s): N/A

Phone:

Address (street/city/state/zip code):

Email Address:

Name of Attorney(s): Eric P. Hansen

Phone: 815-30-9500 x 109

Address (street/city/state/zip code): 822 Infantry Drive, Suite 100 Joliet, Illinois 60435

Email Address: ehanson@msclawfirm.com

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

This affordable housing is strategically located and in close proximity to amenities for the residents and within walking distance and or public transportation.

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

This is an existing multifamily residential apartment building which remain in the same use as it has for decades. The interior renovation proposed and site improvements will help make the building viable for another 20+ years.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

Existing building currently meets the applicable regulations and standards of and preserves the essential character of the district. No planned changes to the exterior of the building other than increased site lighting and landscaping.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

February 3, 2023

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

[Plan Commission Exhibit E, Project Scope Summary and Exhibit F, Site Plans are included in the Council Packet as attachments to the draft Ordinance]

COUNCIL EXHIBIT A: 5/18/2023 Plan Commission Staff Report, Including Exhibits
**Exhibit G - Southeast Urbana Overlay Guidelines
for Construction (Highlighted Text)**

[Return to Table of Contents](#)

Item F2.

5. To encourage the incorporation of design elements in new developments and redevelopments that contributes to and improves the functionality and appearance of the area.
6. To protect property owners' investments in the area by encouraging the timely and appropriate maintenance of property within the District.
7. To preserve and enhance the overall quality and condition of the neighborhood.
8. To prevent and ameliorate any evidence of blight within the area.

C. *Applicability to Urbana Zoning Ordinance and Zoning Map*

1. Definitions and requirements of the Urbana Zoning Ordinance are applicable within the District unless specifically modified pursuant to this section; however, no lawful existing use or building shall be made nonconforming by virtue by the provisions of this section so long as the existing use or building is not modified and remains in compliance with Article X. Nonconformities in Zoning Ordinance.
2. The provisions of this section are applicable to all properties within the Southeast Urbana Overlay District, the boundaries of which are shown in Figure XIII-1 and which shall be shown as an overlay district on the Official Zoning Map of the City.
3. This section establishes new standards for the development of property within the District and may require the obtainment of a Special Use Permit for such development as identified in Section XIII-8.D.

D. *Special Use Permits Required*

1. No building permits within the Southeast Urbana District shall be granted except in compliance with the provisions of this section.
2. A special use permit shall be required for any development which involves:
 - a) Construction of a new principal use multiple-family residential structure; or
 - b) Increasing the building footprint or the floor area ratio of an existing multiple-family residential structure by more than 15%; or
 - c) Renovations of a multiple-family residential structure that would result in an estimated construction cost of more than 50% of the current estimated market value of the improvements on the property, as calculated by the Champaign County Assessor.
3. Construction of single family homes, duplexes, and structures used solely for commercial purposes shall be exempt from the provisions in this section.

E. *Guidelines for Construction*

1. **Generally.** The provisions of the City of Urbana Zoning Ordinance, as amended, apply to all new construction, major additions, and major renovations of multiple-family residential structures in the Southeast Urbana District, except as otherwise stated or modified in this section. The following are Guidelines for Construction:
 - a) ***Pedestrian Access Networks and Points.*** Development patterns that are appropriate and of human scale for pedestrians shall be promoted. Access provisions that are connected and continuous without the need to cross barriers to and from sidewalks, carports, parking lots, bus stops, entrances and exits of buildings shall be ensured.

- b) **Landscaping and Screening.** Each Special Use Permit application shall include a landscape plan indicating the type, number, size and location of trees, shrubs and any other landscaping features to be retained or provided. The use of low maintenance landscaping is encouraged. Placement of landscape materials should be such that it does not interfere with sight lines. For example, shrubs should be no higher than three (3) feet tall and tree canopies shall be no lower than eight (8) feet, especially around entryways and windows.
- c) **Facades.** Blank facades should be avoided in order to encourage natural surveillance of the area. As a general guideline, no more than one third of a façade should be blank. In addition, windows that look out on streets and alleys should not be blocked by landscaping.
- d) **Lighting.** Lighting shall be appropriately placed and oriented and should not result in excessive shadow or glare. For example, pedestrian access networks should not have unnecessarily tall, upwards-facing lighting. Lighting fixtures should be well spaced and kept in good working order. Alleys, walkways, and parking lots should be well lit. Lighting should be placed in outdoor common spaces and apartment lobbies and should reflect the intended hours of operation. Motion sensing lights are optimal for these common areas. (Refer to Section VI-8 Outdoor Lighting Requirements for more detailed lighting standards.)
- e) **Entrances/ Exits.** Entrances and exits should be clearly visible and well-lit both internally and externally, without excessive shadow or glare. Entrances and exits should be located such that they can be clearly legible from the street. Signage should be clearly legible from the street, with lobbies that are visible from the outside. Recessed doorways should be avoided.
- f) **Public versus Private Spaces.** A thoughtful separation between public and private property should be created, taking into consideration fencing, landscaping, screening and sight lines. These distinctions may be made using features such as low walls, fencing, seating, landscape features, and changes of material and texture. Unnecessarily high fences and “keep out” signs should be avoided.
- g) **Materials.** The use of context appropriate, durable and low-maintenance building materials are encouraged. Materials should also be graffiti and vandalism-resistant.
- h) **Natural Imperatives.** Additional items not listed herein should be considered to promote healthy behaviors and reduce mental fatigue. These can include such measures as providing adequate natural lighting, ventilation for fresh air, additional, landscaping, and access to water features. In addition, proximity to bus stop locations, provision of tenant amenities, and access to exercise equipment can improve health outcomes.
- i) **Security.** The installation of appropriately placed security cameras is encouraged, such as in stairwells and elevators and other locations where sight lines may be blocked or which may feel isolated. Elements should be employed which help to clearly define private property from the public domain. When considering fencing, medium to low heights and use of transparent durable materials should be considered.

F. *Approval Criteria*

In addition to the criteria of approval for Special Use Permits set forth in Section VII-4. A, the Plan Commission shall also find that the following criteria are met:

1. That the proposed use is consistent with the 2005 Comprehensive Plan, as amended, as it pertains to the protection and preservation of Urbana’s Neighborhoods.

Exhibit H - Site Photos

COUNCIL EXHIBIT A: 5/18/2023 Plan Commission Staff Report, Including Exhibits

Item F2.



Fig. 1: Subject Property, from Harding Drive



Fig. 2: Existing landscaping in west yard area



Fig. 3: Existing property fence



Fig. 4: View of property from Colorado Ave



Fig. 5: Existing walkway on North Side of the subject property



Fig. 6: Handrail at North property entrance



Fig. 7: North property entrance and lighting



Fig. 8 West yard area



Fig. 9: Recreational area in west yard



Fig. 10: Fence and lighting along Harding Drive

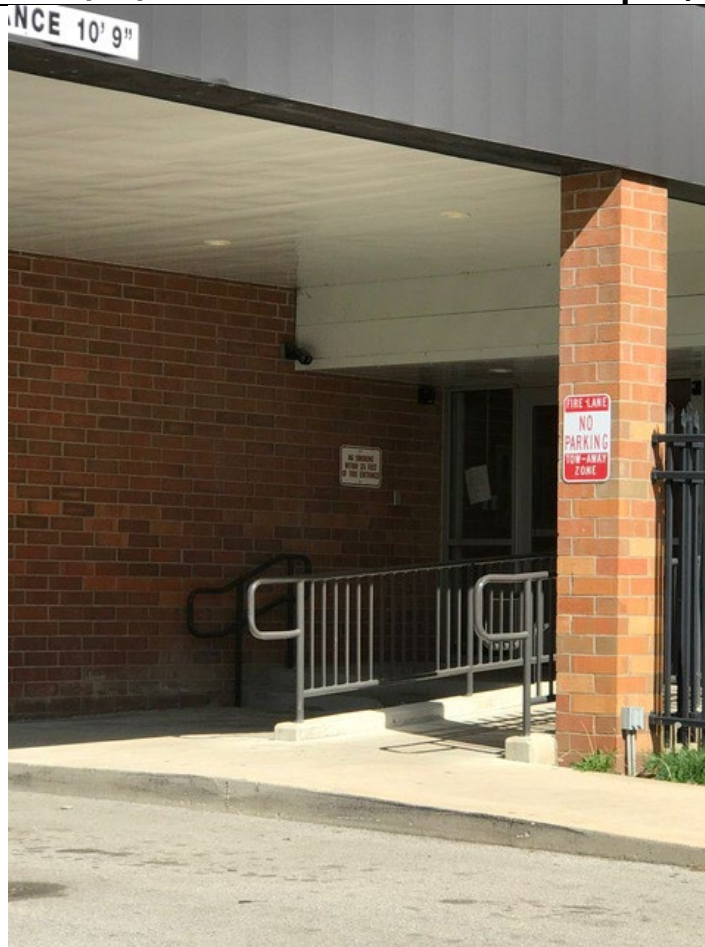


Fig. 11: Security camera at Harding entrance



Fig. 12: Fence and landscaping along Harding



Fig. 13: Walkway and east yard of subject property



CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

M E M O R A N D U M

TO: Mayor Diane Wolfe Marlin and Members of the City Council
FROM: John Zeman, City Engineer
DATE: May 31, 2023
RE: Resolution for Improvement under the Illinois Highway Code (State Motor Fuel Tax for Lincoln Avenue Corridor Study from Florida to Green)

Introduction

This project involves corridor reconstruction with safety improvements. The first step for the project is a corridor study to identify and coordinate multimodal infrastructure improvements to increase safety and mobility in this high-priority, high-traffic location. The corridor's central intersection of Lincoln Avenue and Ohio Street was identified as one of the top 5 percent of priority safety locations in IDOT District 5 in 2017. A full corridor study will thoroughly compare possible improvements to optimize safety for all modes of transportation within the corridor study area.

The Champaign County Regional Planning Commission (RPC) will lead the corridor study, and the City will support RPC with services from an engineering consultant. RPC started work on the corridor study early this calendar year, with a goal of completing the corridor study by August 2024. The City's consultant will begin work on the corridor study in early FY2024. We expect this project to proceed with preliminary engineering planning and design starting in FY2026 and construction starting in FY2028.

Financial Impact

The cost of RPC's services will be funded with a Statewide Planning Grant. The City's costs for the corridor study are limited to the fee for our engineering consultant. The City's budget for the corridor study is \$200,000 and will be funded with State Motor Fuel Tax (SMFT) per the draft Capital Improvement Plan FY2024-FY2028. To help fund construction, we plan to apply for federal surface transportation block grant (STBG) funds through the Champaign-Urbana Urbanized Area Transportation Study (CUUATS). The proposed resolution includes a 10% contingency for a total of \$220,000.

Recommendation

I recommend Council approves the attached resolution in the amount of \$220,000 for the Lincoln Avenue Corridor Study from Florida Ave. to Green St.

Attachments: Resolution 2023-06-___R - Resolution for Improvement under the Illinois Highway Code
 Draft Capital Improvement Plan FY2024-FY2028, Transportation Section Excerpts

ADMINISTRATION • ARBOR • ENGINEERING • ENVIRONMENTAL MANAGEMENT
 EQUIPMENT SERVICES • OPERATIONS • PUBLIC FACILITIES

--printed on recycled and recyclable paper--



Resolution for Improvement
Under the Illinois Highway Code

Item F3.

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

2023-06-__R

Section Number

19-00621-00-ES

BE IT RESOLVED, by the Council of the City

Governing Body Type

Local Public Agency Type

of Urbana

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
S. Lincoln Avenue	0.85	FAU 7177	Florida Avenue	Green Street

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Engineering services for a corridor study to identify and coordinate multimodal infrastructure improvements to increase safety and mobility in this high-priority, high-traffic route.

2. That there is hereby appropriated the sum of two hundred twenty thousand and 00/100

Dollars (\$220,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, City Clerk in and for said City

Name of Clerk

Local Public Agency Type

Local Public Agency Type

of Urbana

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council of Urbana at a meeting held on _____

Governing Body Type

Name of Local Public Agency

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____

Day

Month, Year

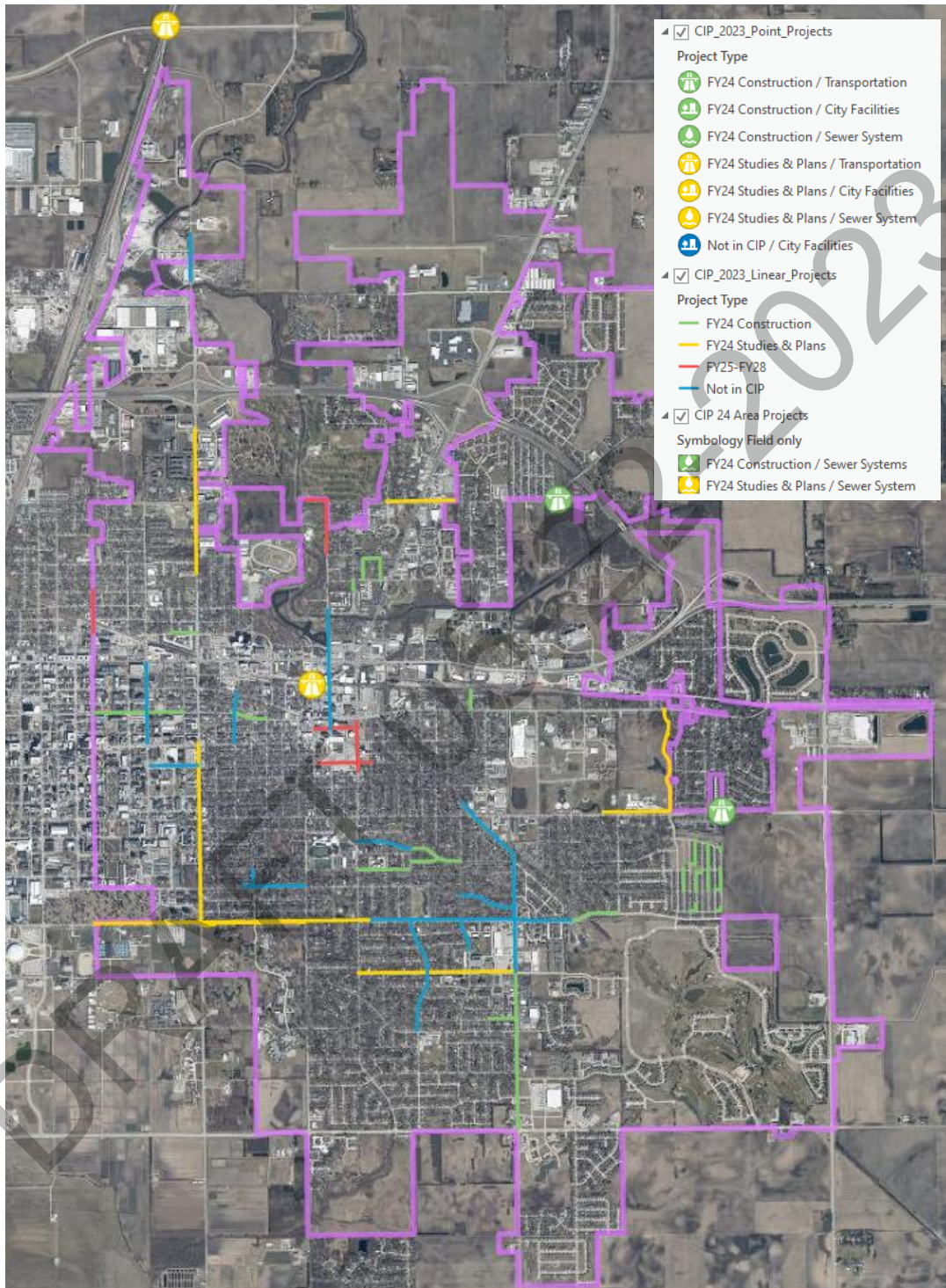
(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

Capital Projects (Summary)



Map of Transportation Capital Projects

<https://urbana.ccgisc.org/portalurbana/apps/webappviewer/index.html?id=b4b48ecfae094b62b439911db8efda43>

Transportation Capital Projects, sorted by Priority Score

	Max. Score:	25.2	22.4	17.0	12.9	11.6	8.2	2.7	100.0	
Capital Projects	Safety Score	Class Score	Condition Score	Funding Score	Linking Score	Bus Score	CDTA Score	Total Score	Project Cost Estimate	
CIP FY24-FY28										
Lincoln Ave. (Wascher to Killarney)	25.2	22.4	13.1	12.9	5.8	8.2	1.4	88.9	\$ 10,775,000	
Florida Ave. (Wright to Hillcrest)	25.2	20.2	11.7	12.9	7.0	8.2	0.0	85.2	\$ 12,035,000	
Country Club Rd. and Perkins Rd.	25.2	17.9	8.7	6.5	9.3	8.2	1.4	77.1	\$ 1,000,000	
Lincoln Ave. (Florida to Green)	25.2	20.2	12.9	3.2	7.0	8.2	0.0	76.7	\$ 8,900,000	
Vine St., Illinois St., and Elm St.	12.6	20.2	13.1	6.5	4.6	8.2	1.4	66.5	\$ 2,640,000	
Springfield Ave. (Wright to McCullough)	15.8	20.2	11.7	3.2	7.0	0.0	0.0	57.8	\$ 1,460,000	
Philo Rd. and Colorado Ave.	9.5	20.2	11.1	3.2	3.5	8.2	0.0	55.6	\$ 3,600,000	
Florida Ave. (James Cherry to Curtiss)	4.2	20.2	14.5	4.9	1.2	8.2	1.4	54.4	\$ 700,000	
Broadway Ave. and Country Club Rd.	0.0	15.7	14.3	6.5	7.0	8.2	1.4	52.9	\$ 900,000	
Wright St. (Church to Columbia)	0.0	17.9	13.8	4.9	4.6	8.2	1.4	50.8	\$ 600,000	
Washington St. Bridge Replacement	8.4	17.9	6.1	3.2	3.5	8.2	1.4	48.7	\$ 712,000	
Race St. Bridge Repairs	18.9	17.9	2.6	6.5	1.2	0.0	0.0	47.0	\$ 360,000	
Savannah Green Alleys	0.0	9.0	11.9	3.2	2.3	0.0	0.0	26.4	\$ 2,000,000	
EQL Projects									\$ 3,000,000	
Bakers Lane Shared-Use Path									\$ 1,466,040	
								Total	\$ 50,148,040	
Backlog, Not in CIP										
Broadway Ave. (Elm to Stebbins)	18.9	15.7	12.8	8.1	5.8	8.2	1.4	70.8	\$ 2,000,000	
Lincoln Ave. (Saline Branch to Somer)	25.2	22.4	12.4	0.0	2.3	0.0	0.0	62.3	\$ 600,000	
Goodwin Ave. (Green to University)	15.8	17.9	10.4	3.2	3.5	8.2	0.0	58.9	\$ 1,500,000	
Florida Ave. and Cottage Grove Ave.	6.3	20.2	8.5	4.9	3.5	8.2	1.4	52.9	\$ 3,000,000	
Philo Rd. and Pennsylvania Ave.	0.0	20.2	10.0	4.9	3.5	8.2	1.4	48.1	\$ 3,200,000	
Illinois St. (Goodwin to Lincoln)	4.2	13.4	14.3	3.2	2.3	8.2	0.0	45.7	\$ 1,300,000	
Fairlawn Ave. (Vine to Anderson)	0.0	13.4	13.1	6.5	0.0	8.2	2.7	43.9	\$ 1,000,000	
Pennsylvania Ave. and Orchard St.	0.0	13.4	14.3	3.2	2.3	8.2	0.0	41.5	\$ 1,500,000	
Anderson St. (Mumford to Florida)	0.0	13.4	14.5	4.9	0.0	8.2	0.0	41.0	\$ 2,500,000	
Coler Ave. (Green to Main)	8.4	13.4	11.7	3.2	3.5	0.0	0.0	40.3	\$ 1,100,000	
								Total	\$ 17,700,000	

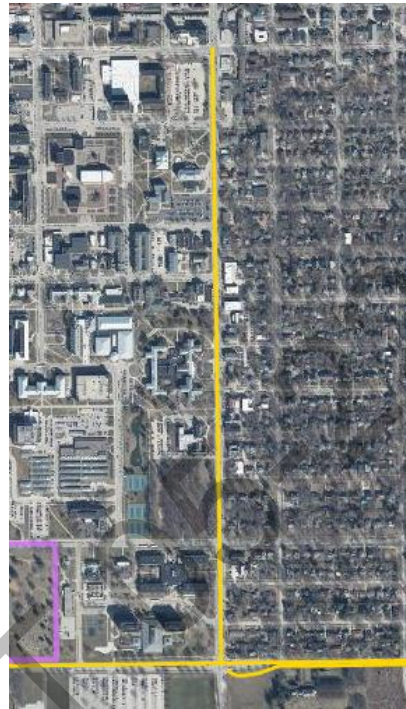
“CDTA” refers to Community Development Target Areas.

The Equity and Quality of Life (EQL) Projects and the Bakers Lane Shared-Use Path were prioritized with different scoring systems.

Some of the projects included in the Capital Improvement Plan have lower priority scores than other projects not included and which are listed in the City's backlog. Generally speaking, the priority scoring system is a simple guide for project selection, but it does not account for all factors which influence the importance or urgency of a project. Some projects are included because they were already in progress before the scoring system was developed – Savannah Green Alleys, for example. Some projects are included because they are led by another agency – Broadway Ave. and Country Club Rd. with Champaign County and Wright St. (Church to Columbia) with Champaign, for example. Some projects are included because there is a defined need that is not captured by the scoring system, such as bridge improvements – Race St. Bridge Repairs and Washington St. Bridge Replacement, for example.

Lincoln Ave. (Florida to Green)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40149 - LINCOLN: GREEN - FLORIDA	STBG / STPU	-	-	-	-	-	5,920,000
	203 SMFT	-	200,000	-	750,000	-	2,230,000
TOTAL		0	200,000	0	750,000	0	8,150,000



Description

Corridor reconstruction with safety improvements.

Location

Lincoln Avenue from Florida to Green.

Purpose and Need

Lincoln Ave. is a minor arterial with a high safety score, pavement in very poor to serious condition, and a bus route. Project eligible for CUUATS STBG/STPU funding.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	20.2	12.9	3.2	7.0	8.2	0.0	76.7

Timeline

Corridor Study FY24, Studies & Plans FY26-FY27, Construction FY28-FY29.

Changes from Previous CIP

Increased construction budget based on recent prices. Delayed plans and construction timeline due to budget constraints.



**CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS**

ENGINEERING DIVISION

M E M O R A N D U M

TO: Mayor Diane Wolfe Marlin and Members of the City Council
FROM: John Zeman, City Engineer
DATE: May 31, 2023
RE: Resolution for Improvement under the Illinois Highway Code (State Motor Fuel Tax for Lincoln Avenue Complete Streets Project from Wascher to Killarney)

Introduction

This project involves corridor reconstruction with safety improvements. The concept for this project is a road diet, which would reduce the existing four-lane pavement to a three-lane cross section with one lane in each direction and a two-way left turn lane to provide safer accommodations for all modes of traffic. Eliminated lanes will be converted to bicycle and pedestrian space, improving connectivity between housing and jobs, schools, and parks. The feasibility of a road diet for current and future traffic volumes will be evaluated during the planning phase, and two concepts will be considered during the planning phase of the project: (1) adding on-street bike lanes and wider sidewalks or (2) providing a multi-use path instead of on-street bike lanes.

The City will hire an engineering consultant to complete preliminary engineering services for phase 1: planning and phase 2: design. The planning phase of a project involves initial studies to determine project scope, including traffic studies, conceptual design, environmental surveys, and public involvement. If the City obtains grant funding for construction, we expect phase 3: construction to begin in FY2027.

Financial Impact

The estimated cost for preliminary engineering services for phase 1: planning and phase 2: design is \$1,626,000. This project was awarded federal surface transportation block grant (STBG) funds through the Champaign-Urbana Urbanized Area Transportation Study (CUUATS). The STBG funds will reimburse the City for up to 80% of the engineering fee, and the City will pay the remaining 20%. Since the City will be reimbursed by the STBG funds, we need a State Motor Fuel Tax (SMFT) resolution to cover the entire cost of phase 1 planning. The proposed resolution includes a 10% contingency for a total of \$1,800,000. To help fund construction, the City is partnering with member agencies of CUUATS to apply for a Safe Streets and Roads for All (SS4A) grant.

Recommendation

I recommend Council approves the attached resolution in the amount of \$1,800,000 for the Lincoln Avenue Complete Streets Project from Wascher Dr. to Killarney St.

Attachments: Resolution 2023-06-___R - Resolution for Improvement under the Illinois Highway Code
 Draft Capital Improvement Plan FY2024-FY2028, Transportation Section Excerpts

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 EQUIPMENT SERVICES • OPERATIONS • PUBLIC FACILITIES**

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Resolution for Improvement
Under the Illinois Highway Code

Item F4.

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

2023-06-__R

Section Number

22-00658-00-PV

BE IT RESOLVED, by the Council of the City

Governing Body Type

Local Public Agency Type

of Urbana

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
N. Lincoln Avenue	0.79	FAU 7177	Wascher Drive	Killarney Street

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Preliminary engineering services (phase 1 and phase 2) for pavement reconstruction with safety improvements.

2. That there is hereby appropriated the sum of one million eight hundred thousand and 00/100

Dollars (\$1,800,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, City Clerk in and for said City

Name of Clerk

Local Public Agency Type

Local Public Agency Type

of Urbana

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council of Urbana at a meeting held on _____

Governing Body Type

Name of Local Public Agency

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____

Day

Month, Year

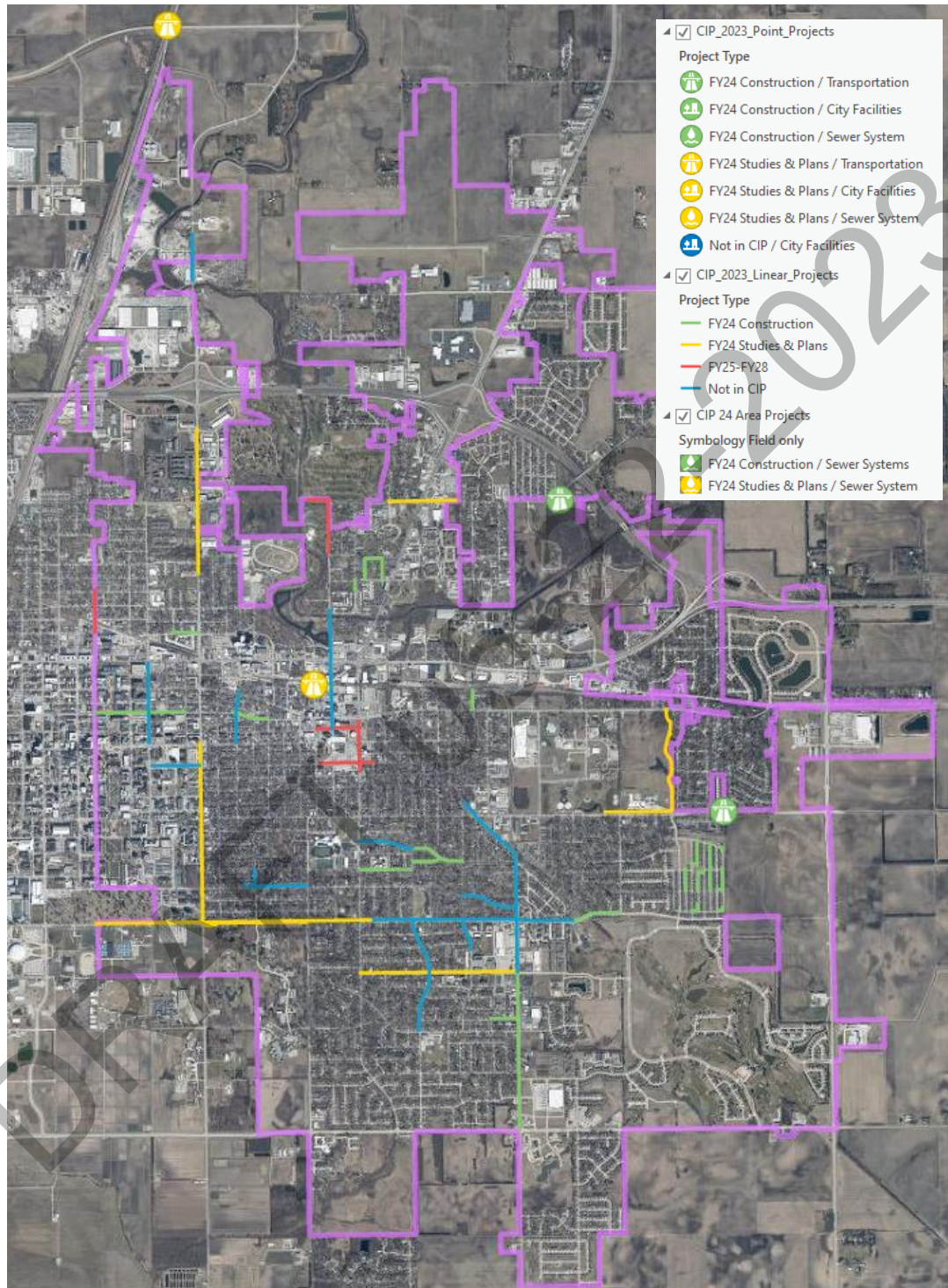
(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

Capital Projects (Summary)



Map of Transportation Capital Projects

<https://urbana.ccgisc.org/portalurbana/apps/webappviewer/index.html?id=b4b48ecfae094b62b439911db8efda43>

Transportation Capital Projects, sorted by Priority Score

	Max. Score:	25.2	22.4	17.0	12.9	11.6	8.2	2.7	100.0	
Capital Projects	Safety Score	Class Score	Condition Score	Funding Score	Linking Score	Bus Score	CDTA Score	Total Score	Project Cost Estimate	
CIP FY24-FY28										
Lincoln Ave. (Wascher to Killarney)	25.2	22.4	13.1	12.9	5.8	8.2	1.4	88.9	\$ 10,775,000	
Florida Ave. (Wright to Hillcrest)	25.2	20.2	11.7	12.9	7.0	8.2	0.0	85.2	\$ 12,035,000	
Country Club Rd. and Perkins Rd.	25.2	17.9	8.7	6.5	9.3	8.2	1.4	77.1	\$ 1,000,000	
Lincoln Ave. (Florida to Green)	25.2	20.2	12.9	3.2	7.0	8.2	0.0	76.7	\$ 8,900,000	
Vine St., Illinois St., and Elm St.	12.6	20.2	13.1	6.5	4.6	8.2	1.4	66.5	\$ 2,640,000	
Springfield Ave. (Wright to McCullough)	15.8	20.2	11.7	3.2	7.0	0.0	0.0	57.8	\$ 1,460,000	
Philo Rd. and Colorado Ave.	9.5	20.2	11.1	3.2	3.5	8.2	0.0	55.6	\$ 3,600,000	
Florida Ave. (James Cherry to Curtiss)	4.2	20.2	14.5	4.9	1.2	8.2	1.4	54.4	\$ 700,000	
Broadway Ave. and Country Club Rd.	0.0	15.7	14.3	6.5	7.0	8.2	1.4	52.9	\$ 900,000	
Wright St. (Church to Columbia)	0.0	17.9	13.8	4.9	4.6	8.2	1.4	50.8	\$ 600,000	
Washington St. Bridge Replacement	8.4	17.9	6.1	3.2	3.5	8.2	1.4	48.7	\$ 712,000	
Race St. Bridge Repairs	18.9	17.9	2.6	6.5	1.2	0.0	0.0	47.0	\$ 360,000	
Savannah Green Alleys	0.0	9.0	11.9	3.2	2.3	0.0	0.0	26.4	\$ 2,000,000	
EQL Projects									\$ 3,000,000	
Bakers Lane Shared-Use Path									\$ 1,466,040	
								Total	\$ 50,148,040	
Backlog, Not in CIP										
Broadway Ave. (Elm to Stebbins)	18.9	15.7	12.8	8.1	5.8	8.2	1.4	70.8	\$ 2,000,000	
Lincoln Ave. (Saline Branch to Somer)	25.2	22.4	12.4	0.0	2.3	0.0	0.0	62.3	\$ 600,000	
Goodwin Ave. (Green to University)	15.8	17.9	10.4	3.2	3.5	8.2	0.0	58.9	\$ 1,500,000	
Florida Ave. and Cottage Grove Ave.	6.3	20.2	8.5	4.9	3.5	8.2	1.4	52.9	\$ 3,000,000	
Philo Rd. and Pennsylvania Ave.	0.0	20.2	10.0	4.9	3.5	8.2	1.4	48.1	\$ 3,200,000	
Illinois St. (Goodwin to Lincoln)	4.2	13.4	14.3	3.2	2.3	8.2	0.0	45.7	\$ 1,300,000	
Fairlawn Ave. (Vine to Anderson)	0.0	13.4	13.1	6.5	0.0	8.2	2.7	43.9	\$ 1,000,000	
Pennsylvania Ave. and Orchard St.	0.0	13.4	14.3	3.2	2.3	8.2	0.0	41.5	\$ 1,500,000	
Anderson St. (Mumford to Florida)	0.0	13.4	14.5	4.9	0.0	8.2	0.0	41.0	\$ 2,500,000	
Coler Ave. (Green to Main)	8.4	13.4	11.7	3.2	3.5	0.0	0.0	40.3	\$ 1,100,000	
								Total	\$ 17,700,000	

“CDTA” refers to Community Development Target Areas.

The Equity and Quality of Life (EQL) Projects and the Bakers Lane Shared-Use Path were prioritized with different scoring systems.

Some of the projects included in the Capital Improvement Plan have lower priority scores than other projects not included and which are listed in the City's backlog. Generally speaking, the priority scoring system is a simple guide for project selection, but it does not account for all factors which influence the importance or urgency of a project. Some projects are included because they were already in progress before the scoring system was developed – Savannah Green Alleys, for example. Some projects are included because they are led by another agency – Broadway Ave. and Country Club Rd. with Champaign County and Wright St. (Church to Columbia) with Champaign, for example. Some projects are included because there is a defined need that is not captured by the scoring system, such as bridge improvements – Race St. Bridge Repairs and Washington St. Bridge Replacement, for example.

Lincoln Ave. (Wascher to Killarney)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40124 - LINCOLN: WASCHER - KILLARNEY	STBG / STPU	-	650,000	-	650,000	-	-
	SS4A GRANT	-	-	-	-	7,319,000	-
	202 LMFT	45,000	-	-	-	-	-
	203 SMFT	-	163,000	-	163,000	1,830,000	-
TOTAL		45,000	813,000	0	813,000	9,149,000	0



Description

Pavement reconstruction with road diet from 4 lanes to 3 lanes and addition of either on-street bike lanes or a shared use path. Improved traffic signals, street lights, and bus stops. New mid-block pedestrian cross walks.

Location

Lincoln Ave. from
Wascher to Killarney

Purpose and Need

Lincoln Ave. is an other principal arterial with a high safety score, pavement in very poor to serious condition, and a bus route. Funding for this project is being pursued through a Safe Streets and Roads for All (SS4A) grant, in cooperation with CUUATS member agencies.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	22.4	13.1	12.9	5.8	8.2	1.4	88.9

Timeline

Studies FY24, Plans FY26, Construction FY27-FY28. Construction is contingent on SS4A grant or other funding.

Changes from Previous CIP

Increased scope from resurfacing to corridor reconstruction. Construction delayed after first application for SS4A grant was unsuccessful.



**CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS**

ENGINEERING DIVISION

MEMORANDUM

TO: Mayor Diane Wolfe Marlin and Members of the City Council
FROM: John Zeman, City Engineer
DATE: May 31, 2023
RE: Resolution for Improvement under the Illinois Highway Code (State Motor Fuel Tax for Florida Avenue Improvement Project from Wright to Hillcrest)

Introduction

This project involves pavement reconstruction, new and replacement traffic signals, and improved bus stops. The Champaign County Regional Planning Commission (RPC) completed a corridor study for this project at the end of calendar year 2022, and their findings are summarized at this website: <https://ccrpc.gitlab.io/florida-ave/>.

The shared-use path from Lincoln Ave. to Race St. will be treated as a separate project from the overall roadway improvements, since the City was awarded an Illinois Transportation Enhancement Program (ITEP) grant for the path. As an initial step for the roadway improvements, the City will hire an engineering consultant to complete preliminary engineering services for phase 1: planning and phase 2: design. If the City obtains grant funding for construction of the roadway improvements, we expect construction to begin in FY2026.

Financial Impact

The estimated cost for preliminary engineering services for phase 1: planning and phase 2: design is \$859,300. This project was awarded COVID Relief funds and federal surface transportation block grant (STBG) funds through the Champaign-Urbana Urbanized Area Transportation Study (CUUATS). The COVID Relief funds will reimburse the City for \$238,013, the STBG funds will reimburse the City for up to 80% of the remaining engineering fee (\$497,030), and the City will pay the remainder (\$124,257). Since the City will be reimbursed by the federal funds, we need a State Motor Fuel Tax (SMFT) resolution to cover the entire cost of preliminary engineering. The proposed resolution includes a 10% contingency for a total of \$950,000. To help fund construction, the City partnered with the Champaign-Urbana Mass Transit District (MTD) to apply for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant in February 2023.

Recommendation

I recommend Council approves the attached resolution in the amount of \$950,000 for the Florida Avenue Improvement Project from Wright to Hillcrest.

Attachments: Resolution 2023-06-___R - Resolution for Improvement under the Illinois Highway Code
 Draft Capital Improvement Plan FY2024-FY2028, Transportation Section Excerpts

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Resolution for Improvement
Under the Illinois Highway Code

Item F5.

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

2023-06-__R

Section Number

19-00620-00-PV

BE IT RESOLVED, by the Council of the City

Governing Body Type

Local Public Agency Type

of Urbana

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Florida Avenue	1.3	FAU 7138	Wright Street	Hillcrest Street

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Preliminary engineering services (phase 1 and phase 2) for pavement reconstruction, new and replacement traffic signals, and improved bus stops.

2. That there is hereby appropriated the sum of nine hundred fifty thousand and 00/100

Dollars (\$950,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, City Clerk in and for said City

Name of Clerk

Local Public Agency Type

Local Public Agency Type

of Urbana

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council of Urbana at a meeting held on _____

Governing Body Type

Name of Local Public Agency

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____

Day

Month, Year

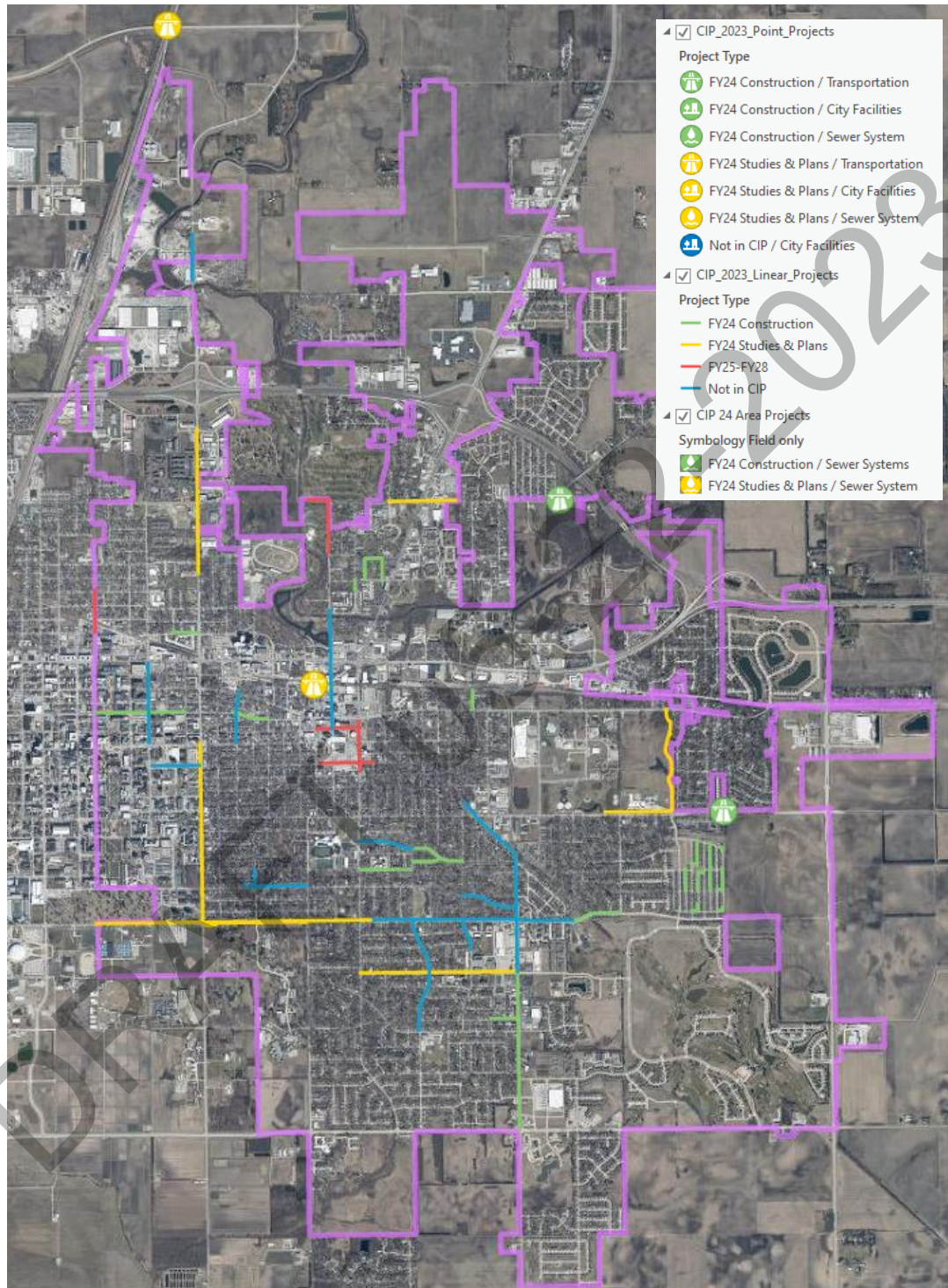
(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

Capital Projects (Summary)



Map of Transportation Capital Projects

<https://urbana.ccgisc.org/portalurbana/apps/webappviewer/index.html?id=b4b48ecfae094b62b439911db8efda43>

Transportation Capital Projects, sorted by Priority Score

Capital Projects	Safety Score	Class Score	Condition Score	Funding Score	Linking Score	Bus Score	CDTA Score	Total Score	Project Cost Estimate
CIP FY24-FY28									
Lincoln Ave. (Wascher to Killarney)	25.2	22.4	13.1	12.9	5.8	8.2	1.4	88.9	\$ 10,775,000
Florida Ave. (Wright to Hillcrest)	25.2	20.2	11.7	12.9	7.0	8.2	0.0	85.2	\$ 12,035,000
Country Club Rd. and Perkins Rd.	25.2	17.9	8.7	6.5	9.3	8.2	1.4	77.1	\$ 1,000,000
Lincoln Ave. (Florida to Green)	25.2	20.2	12.9	3.2	7.0	8.2	0.0	76.7	\$ 8,900,000
Vine St., Illinois St., and Elm St.	12.6	20.2	13.1	6.5	4.6	8.2	1.4	66.5	\$ 2,640,000
Springfield Ave. (Wright to McCullough)	15.8	20.2	11.7	3.2	7.0	0.0	0.0	57.8	\$ 1,460,000
Philo Rd. and Colorado Ave.	9.5	20.2	11.1	3.2	3.5	8.2	0.0	55.6	\$ 3,600,000
Florida Ave. (James Cherry to Curtiss)	4.2	20.2	14.5	4.9	1.2	8.2	1.4	54.4	\$ 700,000
Broadway Ave. and Country Club Rd.	0.0	15.7	14.3	6.5	7.0	8.2	1.4	52.9	\$ 900,000
Wright St. (Church to Columbia)	0.0	17.9	13.8	4.9	4.6	8.2	1.4	50.8	\$ 600,000
Washington St. Bridge Replacement	8.4	17.9	6.1	3.2	3.5	8.2	1.4	48.7	\$ 712,000
Race St. Bridge Repairs	18.9	17.9	2.6	6.5	1.2	0.0	0.0	47.0	\$ 360,000
Savannah Green Alleys	0.0	9.0	11.9	3.2	2.3	0.0	0.0	26.4	\$ 2,000,000
EQL Projects									\$ 3,000,000
Bakers Lane Shared-Use Path									\$ 1,466,040
								Total	\$ 50,148,040
Backlog, Not in CIP									
Broadway Ave. (Elm to Stebbins)	18.9	15.7	12.8	8.1	5.8	8.2	1.4	70.8	\$ 2,000,000
Lincoln Ave. (Saline Branch to Somer)	25.2	22.4	12.4	0.0	2.3	0.0	0.0	62.3	\$ 600,000
Goodwin Ave. (Green to University)	15.8	17.9	10.4	3.2	3.5	8.2	0.0	58.9	\$ 1,500,000
Florida Ave. and Cottage Grove Ave.	6.3	20.2	8.5	4.9	3.5	8.2	1.4	52.9	\$ 3,000,000
Philo Rd. and Pennsylvania Ave.	0.0	20.2	10.0	4.9	3.5	8.2	1.4	48.1	\$ 3,200,000
Illinois St. (Goodwin to Lincoln)	4.2	13.4	14.3	3.2	2.3	8.2	0.0	45.7	\$ 1,300,000
Fairlawn Ave. (Vine to Anderson)	0.0	13.4	13.1	6.5	0.0	8.2	2.7	43.9	\$ 1,000,000
Pennsylvania Ave. and Orchard St.	0.0	13.4	14.3	3.2	2.3	8.2	0.0	41.5	\$ 1,500,000
Anderson St. (Mumford to Florida)	0.0	13.4	14.5	4.9	0.0	8.2	0.0	41.0	\$ 2,500,000
Coler Ave. (Green to Main)	8.4	13.4	11.7	3.2	3.5	0.0	0.0	40.3	\$ 1,100,000
								Total	\$ 17,700,000

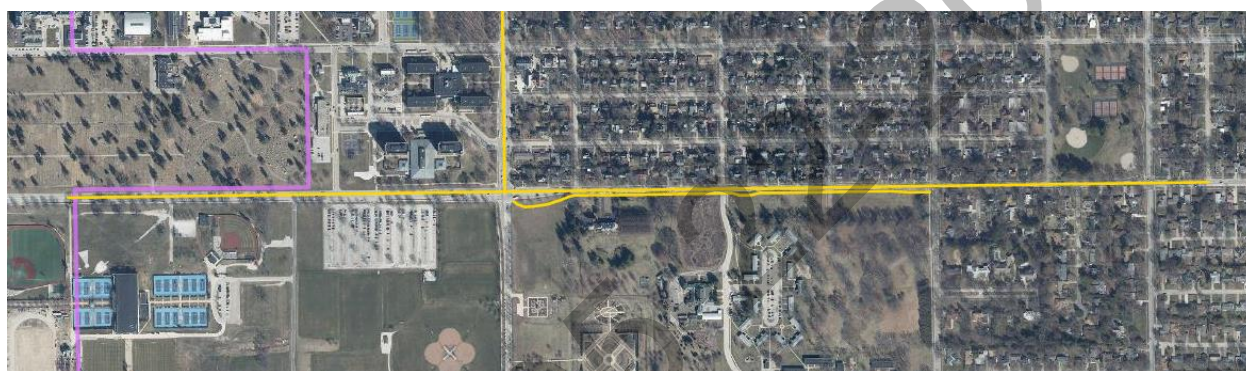
“CDTA” refers to Community Development Target Areas.

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Some of the projects included in the Capital Improvement Plan have lower priority scores than other projects not included and which are listed in the City's backlog. Generally speaking, the priority scoring system is a simple guide for project selection, but it does not account for all factors which influence the importance or urgency of a project. Some projects are included because they were already in progress before the scoring system was developed – Savannah Green Alleys, for example. Some projects are included because they are led by another agency – Broadway Ave. and Country Club Rd. with Champaign County and Wright St. (Church to Columbia) with Champaign, for example. Some projects are included because there is a defined need that is not captured by the scoring system, such as bridge improvements – Race St. Bridge Repairs and Washington St. Bridge Replacement, for example.

Florida Ave. (Wright to Hillcrest)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40135 - FLORIDA: WRIGHT - HILLCREST	COVID RELIEF	-	238,013	-	-	-	-
	STBG / STPU	-	497,030	-	-	-	-
	RAISE GRANT	-	-	-	10,077,630	-	-
	203 SMFT	-	124,257	-	-	-	-
40137 - FLORIDA MULTI- USE PATH	ITEP	-	101,360	-	729,050	-	-
	REBUILD	-	25,340	-	242,320	-	-
TOTAL		0	986,000	0	11,049,000	0	0



Description

Pavement reconstruction, new and replacement traffic signals, improved bus stops, and a new shared use path.

Location

Florida Ave. from Wright to Hillcrest, with a shared use path on south side from Lincoln to Race.

Purpose and Need

Florida Ave. is a minor arterial with serious to poor pavement, a high safety score, and a bus route. ITEP funding was secured for the shared use path, and a second application for a RAISE grant was submitted in FY23, in cooperation with MTD. Corridor study completed by Regional Planning Commission.

<https://ccrpg.gitlab.io/florida-ave/>

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	20.2	11.7	12.9	7.0	8.2	0.0	85.2

Timeline

Studies & Plans FY24-FY25, Construction FY26-FY27. Construction (other than shared use path) is contingent on RAISE grant or other funding.

Changes from Previous CIP

Project delayed after first application for a RAISE grant was unsuccessful. Applied for and received an ITEP grant for shared use path.



**CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS**

ENGINEERING DIVISION

M E M O R A N D U M

TO: Mayor Diane Wolfe Marlin and Members of the City Council
FROM: John Zeman, City Engineer
DATE: May 31, 2023
RE: Resolution for Improvement under the Illinois Highway Code (State Motor Fuel Tax for Florida Avenue Shared-Use Path from Lincoln to Race)

Introduction

This project involves a new shared-use path along the south side of Florida Avenue from Lincoln Ave. to Race St. This project will be treated separately from the larger Florida Avenue Improvement Project (Wright to Hillcrest), since the City was awarded an Illinois Transportation Enhancement Program (ITEP) grant for the path.

As an initial step for this project, the City will hire an engineering consultant to complete preliminary engineering services for phase 1: planning and phase 2: design. We expect construction to begin in or prior to FY2026.

Financial Impact

The estimated cost for this project, including engineering and construction, is \$1,098,070. This project was awarded an ITEP grant, with state ITEP and Rebuild Illinois funds reimbursing the entire cost of the project, up to the estimated cost submitted in the grant application. Since the City will be reimbursed by the ITEP and Rebuild Illinois funds, we need a State Motor Fuel Tax (SMFT) resolution to cover the entire cost of the project. The proposed resolution includes a 10% contingency for a total of \$1,200,000.

Recommendation

I recommend Council approves the attached resolution in the amount of \$1,200,000 for the Florida Avenue Shared-Use Path from Lincoln to Race.

Attachments: Resolution 2023-06-___R - Resolution for Improvement under the Illinois Highway Code
 Draft Capital Improvement Plan FY2024-FY2028, Transportation Section Excerpts



Resolution for Improvement
Under the Illinois Highway Code

Item F6.

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

2023-06-__R

Section Number

19-00620-01-BT

BE IT RESOLVED, by the Council of the City

Governing Body Type

Local Public Agency Type

of Urbana

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Florida Avenue (south side)	0.5	FAU 7138	Lincoln Avenue	Race Street

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Preliminary engineering services (phase 1 and phase 2), construction, and construction engineering for a new shared-use path.

2. That there is hereby appropriated the sum of one million two hundred thousand and 00/100

Dollars (\$1,200,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, City Clerk in and for said City

Name of Clerk

Local Public Agency Type

Local Public Agency Type

of Urbana in the State aforesaid, and keeper of the records and files thereof, as provided by

Name of Local Public Agency

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council of Urbana at a meeting held on _____

Governing Body Type

Name of Local Public Agency

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____

Day

Month, Year

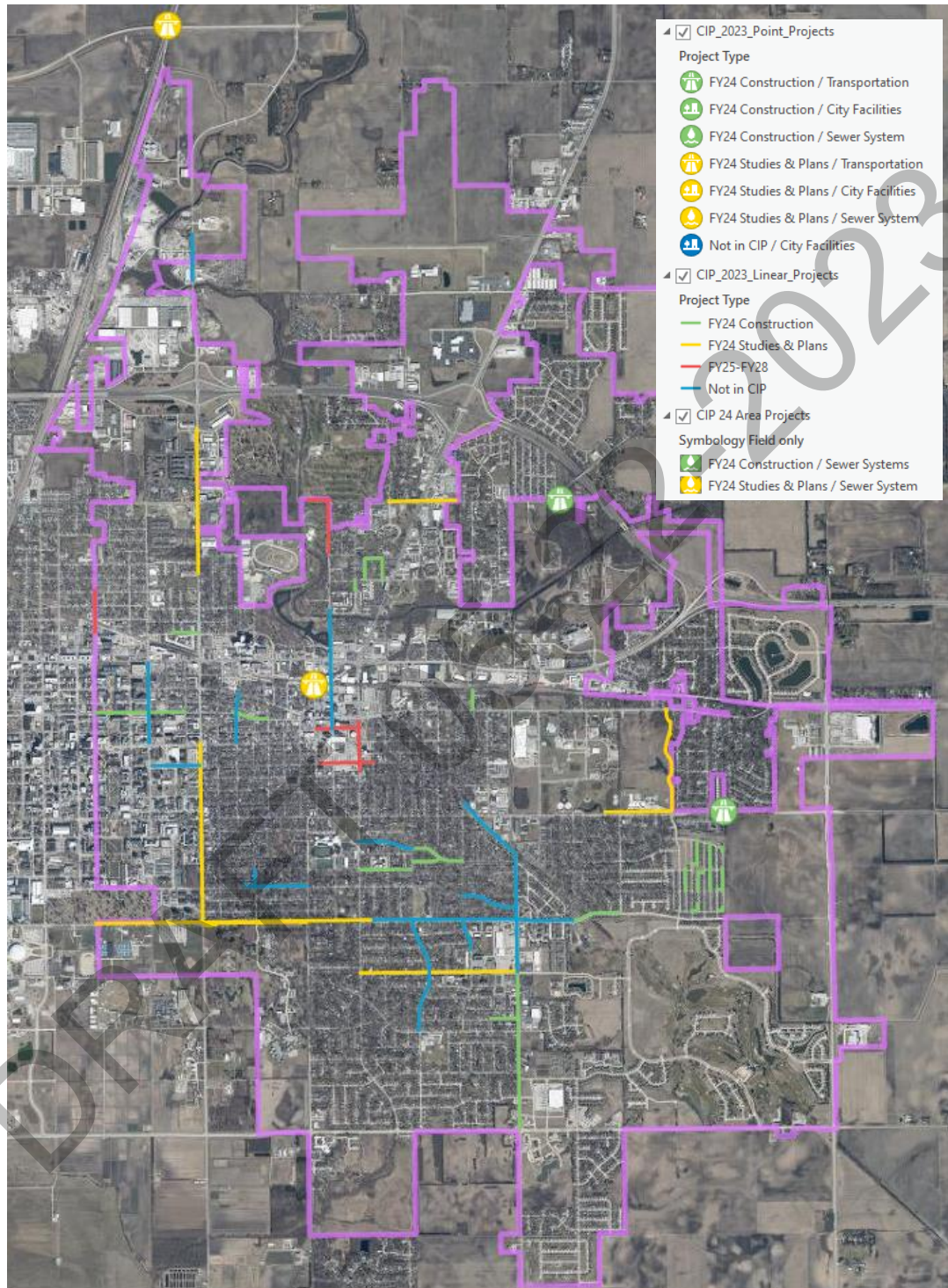
(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

Capital Projects (Summary)



Map of Transportation Capital Projects

<https://urbana.ccgisc.org/portalurbana/apps/webappviewer/index.html?id=b4b48ecfae094b62b439911db8efda43>

Transportation Capital Projects, sorted by Priority Score

	Max. Score:	25.2	22.4	17.0	12.9	11.6	8.2	2.7	100.0	
Capital Projects	Safety Score	Class Score	Condition Score	Funding Score	Linking Score	Bus Score	CDTA Score	Total Score	Project Cost Estimate	
CIP FY24-FY28										
Lincoln Ave. (Wascher to Killarney)	25.2	22.4	13.1	12.9	5.8	8.2	1.4	88.9	\$	10,775,000
Florida Ave. (Wright to Hillcrest)	25.2	20.2	11.7	12.9	7.0	8.2	0.0	85.2	\$	12,035,000
Country Club Rd. and Perkins Rd.	25.2	17.9	8.7	6.5	9.3	8.2	1.4	77.1	\$	1,000,000
Lincoln Ave. (Florida to Green)	25.2	20.2	12.9	3.2	7.0	8.2	0.0	76.7	\$	8,900,000
Vine St., Illinois St., and Elm St.	12.6	20.2	13.1	6.5	4.6	8.2	1.4	66.5	\$	2,640,000
Springfield Ave. (Wright to McCullough)	15.8	20.2	11.7	3.2	7.0	0.0	0.0	57.8	\$	1,460,000
Philo Rd. and Colorado Ave.	9.5	20.2	11.1	3.2	3.5	8.2	0.0	55.6	\$	3,600,000
Florida Ave. (James Cherry to Curtiss)	4.2	20.2	14.5	4.9	1.2	8.2	1.4	54.4	\$	700,000
Broadway Ave. and Country Club Rd.	0.0	15.7	14.3	6.5	7.0	8.2	1.4	52.9	\$	900,000
Wright St. (Church to Columbia)	0.0	17.9	13.8	4.9	4.6	8.2	1.4	50.8	\$	600,000
Washington St. Bridge Replacement	8.4	17.9	6.1	3.2	3.5	8.2	1.4	48.7	\$	712,000
Race St. Bridge Repairs	18.9	17.9	2.6	6.5	1.2	0.0	0.0	47.0	\$	360,000
Savannah Green Alleys	0.0	9.0	11.9	3.2	2.3	0.0	0.0	26.4	\$	2,000,000
EQL Projects									\$	3,000,000
Bakers Lane Shared-Use Path									\$	1,466,040
								Total	\$	50,148,040
Backlog, Not in CIP										
Broadway Ave. (Elm to Stebbins)	18.9	15.7	12.8	8.1	5.8	8.2	1.4	70.8	\$	2,000,000
Lincoln Ave. (Saline Branch to Somer)	25.2	22.4	12.4	0.0	2.3	0.0	0.0	62.3	\$	600,000
Goodwin Ave. (Green to University)	15.8	17.9	10.4	3.2	3.5	8.2	0.0	58.9	\$	1,500,000
Florida Ave. and Cottage Grove Ave.	6.3	20.2	8.5	4.9	3.5	8.2	1.4	52.9	\$	3,000,000
Philo Rd. and Pennsylvania Ave.	0.0	20.2	10.0	4.9	3.5	8.2	1.4	48.1	\$	3,200,000
Illinois St. (Goodwin to Lincoln)	4.2	13.4	14.3	3.2	2.3	8.2	0.0	45.7	\$	1,300,000
Fairlawn Ave. (Vine to Anderson)	0.0	13.4	13.1	6.5	0.0	8.2	2.7	43.9	\$	1,000,000
Pennsylvania Ave. and Orchard St.	0.0	13.4	14.3	3.2	2.3	8.2	0.0	41.5	\$	1,500,000
Anderson St. (Mumford to Florida)	0.0	13.4	14.5	4.9	0.0	8.2	0.0	41.0	\$	2,500,000
Coler Ave. (Green to Main)	8.4	13.4	11.7	3.2	3.5	0.0	0.0	40.3	\$	1,100,000
								Total	\$	17,700,000

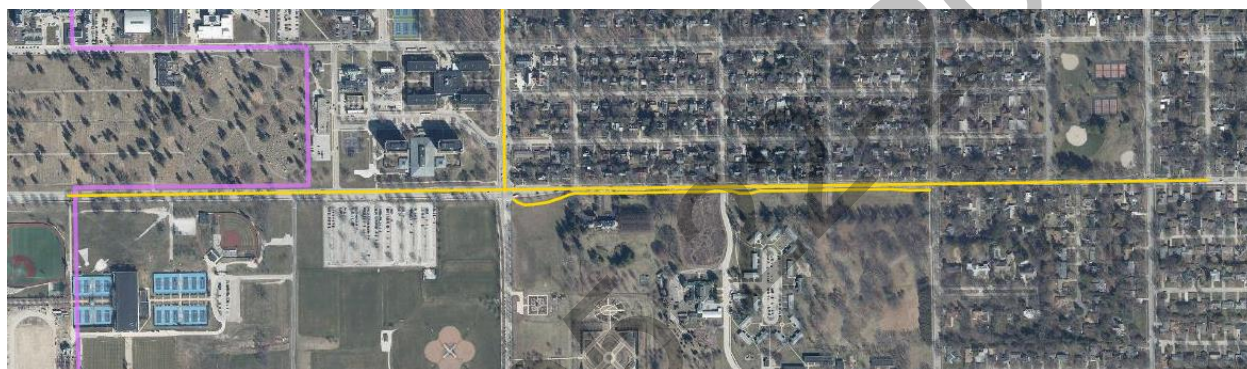
“CDTA” refers to Community Development Target Areas.

The Equity and Quality of Life (EQL) Projects and the Bakers Lane Shared-Use Path were prioritized with different scoring systems.

Some of the projects included in the Capital Improvement Plan have lower priority scores than other projects not included and which are listed in the City's backlog. Generally speaking, the priority scoring system is a simple guide for project selection, but it does not account for all factors which influence the importance or urgency of a project. Some projects are included because they were already in progress before the scoring system was developed – Savannah Green Alleys, for example. Some projects are included because they are led by another agency – Broadway Ave. and Country Club Rd. with Champaign County and Wright St. (Church to Columbia) with Champaign, for example. Some projects are included because there is a defined need that is not captured by the scoring system, such as bridge improvements – Race St. Bridge Repairs and Washington St. Bridge Replacement, for example.

Florida Ave. (Wright to Hillcrest)

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40135 - FLORIDA: WRIGHT - HILLCREST	COVID RELIEF	-	238,013	-	-	-	-
	STBG / STPU	-	497,030	-	-	-	-
	RAISE GRANT	-	-	-	10,077,630	-	-
	203 SMFT	-	124,257	-	-	-	-
40137 - FLORIDA MULTI- USE PATH	ITEP	-	101,360	-	729,050	-	-
	REBUILD	-	25,340	-	242,320	-	-
TOTAL		0	986,000	0	11,049,000	0	0



Description

Pavement reconstruction, new and replacement traffic signals, improved bus stops, and a new shared use path.

Location

Florida Ave. from Wright to Hillcrest, with a shared use path on south side from Lincoln to Race.

Purpose and Need

Florida Ave. is a minor arterial with serious to poor pavement, a high safety score, and a bus route. ITEP funding was secured for the shared use path, and a second application for a RAISE grant was submitted in FY23, in cooperation with MTD. Corridor study completed by Regional Planning Commission.

<https://ccrpg.gitlab.io/florida-ave/>

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	20.2	11.7	12.9	7.0	8.2	0.0	85.2

Timeline

Studies & Plans FY24-FY25, Construction FY26-FY27. Construction (other than shared use path) is contingent on RAISE grant or other funding.

Changes from Previous CIP

Project delayed after first application for a RAISE grant was unsuccessful. Applied for and received an ITEP grant for shared use path.



**CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS**

ENGINEERING DIVISION

M E M O R A N D U M

TO: Mayor Diane Wolfe Marlin and Members of the City Council
FROM: John Zeman, City Engineer
DATE: May 31, 2023
RE: Resolution for Improvement under the Illinois Highway Code (State Motor Fuel Tax for Bakers Lane Shared-Use Path)

Introduction

This project involves a new shared-use path along the north side of Washington Street from the Park District's future Health and Wellness Center (west of Kinch St.) to Smith Rd., and along the Bakers Lane right-of-way (located east of Weaver Park) from Washington St. to Main St.

As an initial step for this project, the City will hire an engineering consultant to complete preliminary engineering services for phase 1: planning and phase 2: design. We expect construction to begin in or prior to FY2026.

Financial Impact

The estimated cost for this project, including engineering and construction, is \$1,466,040. This project was awarded an Illinois Transportation Enhancement Program (ITEP) grant, with state ITEP and Rebuild Illinois funds reimbursing the entire cost of the project, up to the estimated cost submitted in the grant application. Since the City will be reimbursed by the ITEP and Rebuild Illinois funds, we need a State Motor Fuel Tax (SMFT) resolution to cover the entire cost of the project. The proposed resolution includes a 10% contingency for a total of \$1,600,000.

Recommendation

I recommend Council approves the attached resolution in the amount of \$1,600,000 for the Bakers Lane Shared-Use Path.

Attachments: Resolution 2023-06-___R - Resolution for Improvement under the Illinois Highway Code
 Draft Capital Improvement Plan FY2024-FY2028, Transportation Section Excerpts



Resolution for Improvement
Under the Illinois Highway Code

Item F7.

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

2023-06-__R

Section Number

20-00631-00-BT

BE IT RESOLVED, by the Council of the City

Governing Body Type

Local Public Agency Type

of Urbana

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Bakers Lane Shared-Use Path	0.9	N/A	Washington & Kinch	Main St. & Smith Rd.

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Preliminary engineering services (phase 1 and phase 2), construction, and construction engineering for a new shared-use path on the north side of Washington St. and from Washington St. to Main St. east of Weaver Park.

2. That there is hereby appropriated the sum of one million six hundred thousand and 00/100

Dollars (\$1,600,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, City Clerk in and for said City

Name of Clerk

Local Public Agency Type

Local Public Agency Type

of Urbana in the State aforesaid, and keeper of the records and files thereof, as provided by

Name of Local Public Agency

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council of Urbana at a meeting held on _____

Governing Body Type

Name of Local Public Agency

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____

Day

Month, Year

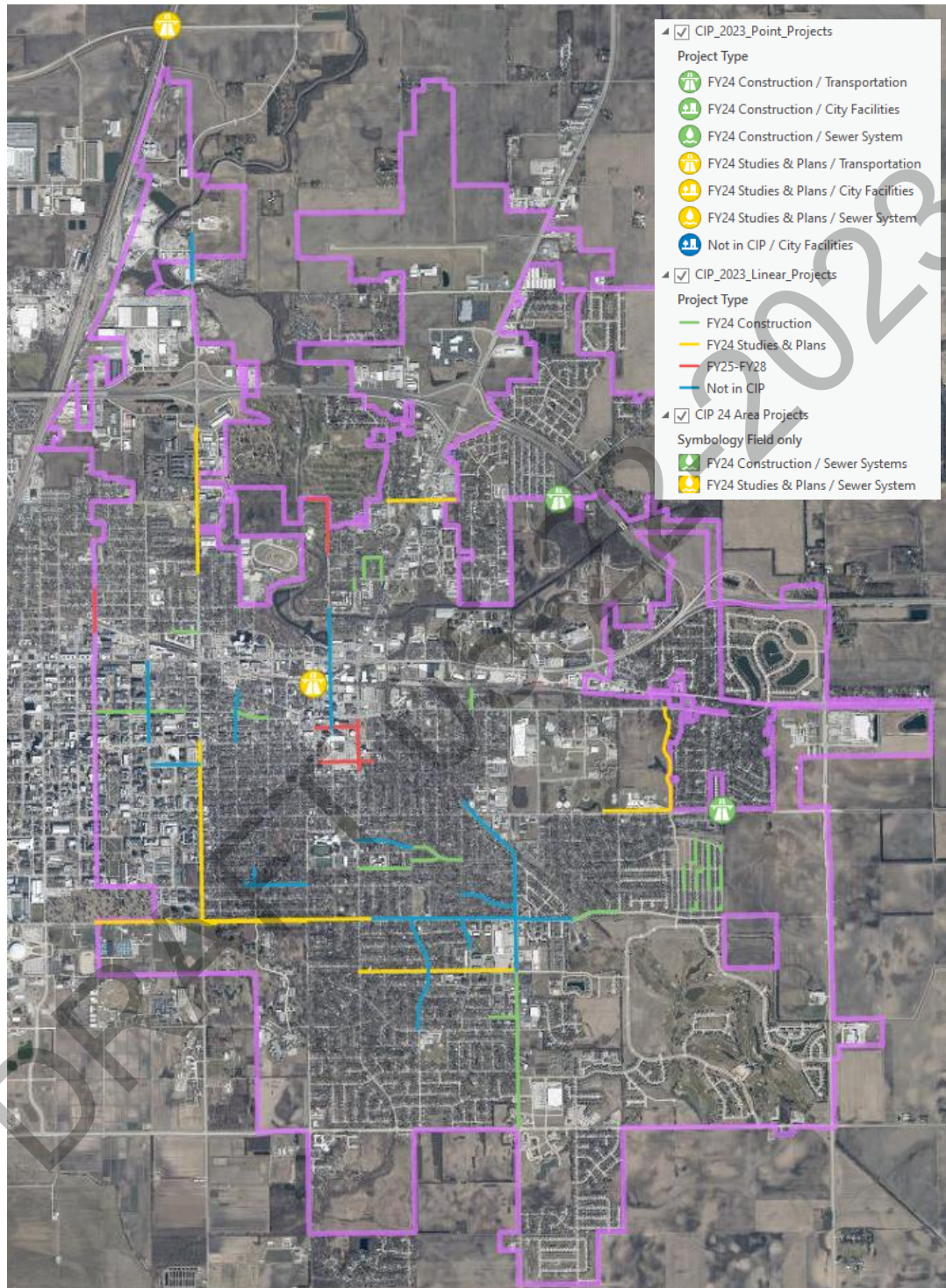
(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

Capital Projects (Summary)



Map of Transportation Capital Projects

<https://urbana.ccgisc.org/portalurbana/apps/webappviewer/index.html?id=b4b48ecfae094b62b439911db8efda43>

Transportation Capital Projects, sorted by Priority Score

	Max. Score:	25.2	22.4	17.0	12.9	11.6	8.2	2.7	100.0	
Capital Projects	Safety Score	Class Score	Condition Score	Funding Score	Linking Score	Bus Score	CDTA Score	Total Score	Project Cost Estimate	
CIP FY24-FY28										
Lincoln Ave. (Wascher to Killarney)	25.2	22.4	13.1	12.9	5.8	8.2	1.4	88.9	\$	10,775,000
Florida Ave. (Wright to Hillcrest)	25.2	20.2	11.7	12.9	7.0	8.2	0.0	85.2	\$	12,035,000
Country Club Rd. and Perkins Rd.	25.2	17.9	8.7	6.5	9.3	8.2	1.4	77.1	\$	1,000,000
Lincoln Ave. (Florida to Green)	25.2	20.2	12.9	3.2	7.0	8.2	0.0	76.7	\$	8,900,000
Vine St., Illinois St., and Elm St.	12.6	20.2	13.1	6.5	4.6	8.2	1.4	66.5	\$	2,640,000
Springfield Ave. (Wright to McCullough)	15.8	20.2	11.7	3.2	7.0	0.0	0.0	57.8	\$	1,460,000
Philo Rd. and Colorado Ave.	9.5	20.2	11.1	3.2	3.5	8.2	0.0	55.6	\$	3,600,000
Florida Ave. (James Cherry to Curtiss)	4.2	20.2	14.5	4.9	1.2	8.2	1.4	54.4	\$	700,000
Broadway Ave. and Country Club Rd.	0.0	15.7	14.3	6.5	7.0	8.2	1.4	52.9	\$	900,000
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Race St. Bridge Repairs	18.9	17.9	2.6	6.5	1.2	0.0	0.0	47.0	\$	360,000
Savannah Green Alleys	0.0	9.0	11.9	3.2	2.3	0.0	0.0	26.4	\$	2,000,000
EQL Projects									\$	3,000,000
Bakers Lane Shared-Use Path									\$	1,466,040
								Total	\$	50,148,040
Backlog, Not in CIP										
Broadway Ave. (Elm to Stebbins)	18.9	15.7	12.8	8.1	5.8	8.2	1.4	70.8	\$	2,000,000
Lincoln Ave. (Saline Branch to Somer)	25.2	22.4	12.4	0.0	2.3	0.0	0.0	62.3	\$	600,000
Goodwin Ave. (Green to University)	15.8	17.9	10.4	3.2	3.5	8.2	0.0	58.9	\$	1,500,000
Florida Ave. and Cottage Grove Ave.	6.3	20.2	8.5	4.9	3.5	8.2	1.4	52.9	\$	3,000,000
Philo Rd. and Pennsylvania Ave.	0.0	20.2	10.0	4.9	3.5	8.2	1.4	48.1	\$	3,200,000
Illinois St. (Goodwin to Lincoln)	4.2	13.4	14.3	3.2	2.3	8.2	0.0	45.7	\$	1,300,000
Fairlawn Ave. (Vine to Anderson)	0.0	13.4	13.1	6.5	0.0	8.2	2.7	43.9	\$	1,000,000
Pennsylvania Ave. and Orchard St.	0.0	13.4	14.3	3.2	2.3	8.2	0.0	41.5	\$	1,500,000
Anderson St. (Mumford to Florida)	0.0	13.4	14.5	4.9	0.0	8.2	0.0	41.0	\$	2,500,000
Coler Ave. (Green to Main)	8.4	13.4	11.7	3.2	3.5	0.0	0.0	40.3	\$	1,100,000
								Total	\$	17,700,000

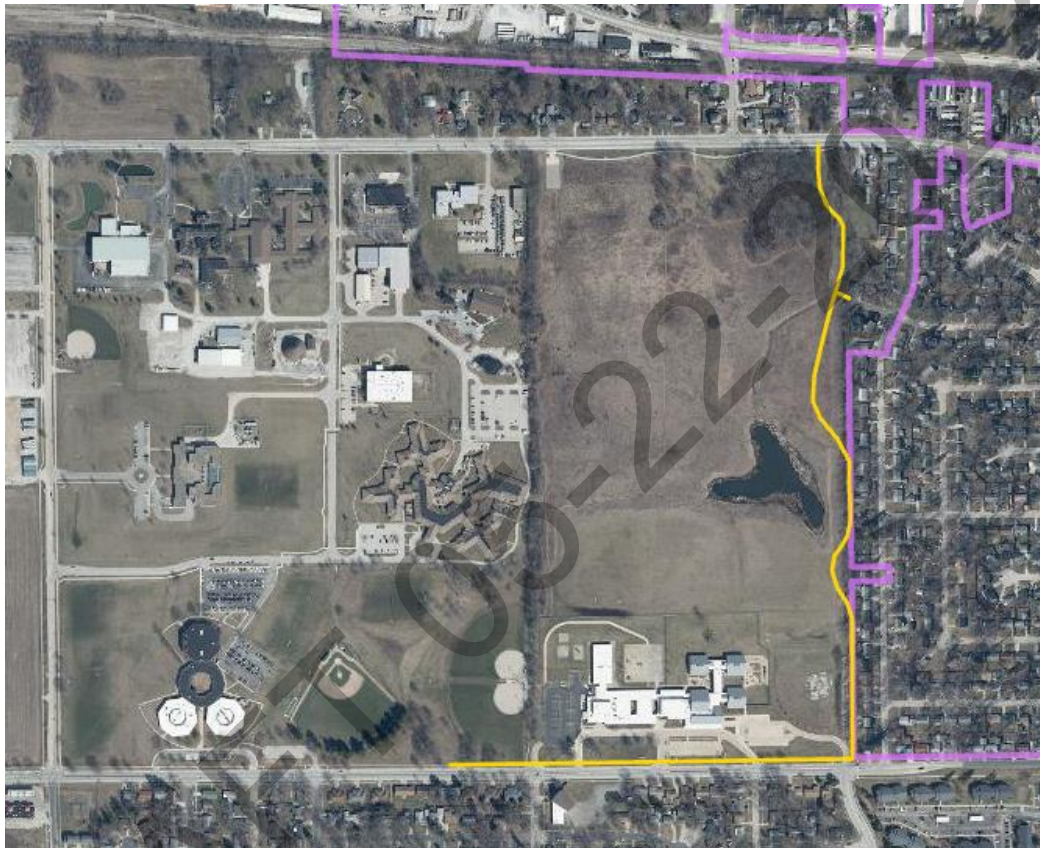
“CDTA” refers to Community Development Target Areas.

The Equity and Quality of Life (EQL) Projects and the Bakers Lane Shared-Use Path were prioritized with different scoring systems.

Some of the projects included in the Capital Improvement Plan have lower priority scores than other projects not included and which are listed in the City's backlog. Generally speaking, the priority scoring system is a simple guide for project selection, but it does not account for all factors which influence the importance or urgency of a project. Some projects are included because they were already in progress before the scoring system was developed – Savannah Green Alleys, for example. Some projects are included because they are led by another agency – Broadway Ave. and Country Club Rd. with Champaign County and Wright St. (Church to Columbia) with Champaign, for example. Some projects are included because there is a defined need that is not captured by the scoring system, such as bridge improvements – Race St. Bridge Repairs and Washington St. Bridge Replacement, for example.

Bakers Lane Shared-Use Path

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40129 - BAKERS LANE MULTI-USE PATH	ITEP	-	135,320	-	1,037,450	-	-
	REBUILD	-	33,840	-	259,430	-	-
TOTAL		0	169,160	0	1,296,880	0	0



Description

New shared use path with pedestrian lighting.

Location

North side of Washington St. from Kinch to Smith, and along Bakers Lane right-of-way, between Weaver Park and Scottswood Subdivision, from Washington to Main.

Purpose and Need

Path proposed in 2016 Bicycle Master Plan with 6-10 year timeline. In 2020 Pedestrian Master Plan, Washington St. segment identified as “highest priority” and Bakers Lane segment identified as “medium priority”. Connectivity with Park District Health & Wellness Center, School District Prairie Campus, Scottswood Subdivision, and future Kickapoo Rail Trail extension. ITEP funding was secured for the shared use path.

Timeline

Studies & Plans FY24-FY25, Construction FY26.

Changes from Previous CIP

New project.