



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

**MEMORANDUM**

**TO: Bruce Walden, Chief Administrative Officer**  
**FROM: William Gray, Director of Public Works**  
**Pat Pioletti, Acting Engineering Manager**  
**Doug Miller, Projects Coordinator**  
**RE: Ordinance Revisions for Brick Sidewalks**  
**DATE: February 8, 2002**

**INTRODUCTION**

During the past few years the City has been reviewing the policy and the repair program for brick sidewalks. This was undertaken due to various complaints received and the general overall deterioration of a large portion of our brick sidewalks. After various information gathering, discussions with Council, researching problems, funding commitments, and some small pilot projects, staff is ready to proceed with a major project this construction season. Before we proceed there are ordinance revisions necessary to incorporate policy changes recommended by staff that were previously discussed and approved by Council.

**BACKGROUND**

When this review process was started the City did not have a significant brick sidewalk repair program. Repairs were addressed on a complaint basis and with the minimum amount of work and funds to eliminate hazards. There was no specific budget for the work. This work and any work which arose due to private projects was governed by Article V, Division 2, Section 20-68 of the City's Code of Ordinances. The main provision of this section is that brick sidewalks are to remain as brick if the amount of brick sidewalk on a block is 60% or more on one side of the total length of the block. Complaints and comments focused on these two issues – property owners wanted more repair work done and/or wanted brick replaced with concrete in some sections which were 60% or more brick.

To address these issues staff undertook two surveys. The first was to measure and analyze the existing brick sidewalk. The other was to survey property owners adjacent to brick sidewalks to receive input on what their expectations and desires were regarding the sidewalks. The City contracted with Dr. Roland Liebert, an applied survey researcher and policy analyst then employed by the University of Illinois, to conduct the survey and analyze the results. The results of these two surveys were presented at the February 22, 1999 Committee of the Whole meeting. Options and staff recommendations based on the property owner survey were presented at that time. No action was taken at that meeting. Staff prepared a memo on March 1, 1999 summarizing eight policy recommendations. This was discussed at the March

8, 1999 Committee of the Whole meeting. Council moved at that meeting that the recommendations in this memorandum were what were discussed at the last meeting. Staff was directed to review the recommendations in detail to identify any additional issues. The only issue identified by staff was the brick sidewalk repair program and associated costs. On May 18, 1999 a memo was prepared outlining the impact of the policy revisions and the cost of repairing or replacing brick sidewalk identified in poor or overgrown condition. Hazardous concrete sidewalk was also included in the cost analysis. The total cost for the program was estimated at \$1,470,000. The repair program required an annual funding level of \$75,000 for fifteen years. At the May 24, 1999 Committee of the Whole meeting, Council discussed the recommendations and proposed repair program. At that meeting, staff was directed to prepare proposed changes to the ordinance language and a resolution endorsing the policy guidelines. Copies of the memos and excerpts from the Council meetings referenced above are attached.

## **OPTIONS**

A proposed amendment to the sections of the City ordinance addressing brick sidewalks is attached immediately following this memo. Attached immediately following the amendment is a copy of the March 1, 1999 memo summarizing recommendations. The main revisions are covered under Section 20-31 of the amendment. Clarifications and reference to the brick sidewalk provisions have been added to the other sections included in the amendment. The amendment covers recommendations # 1 – 3, 6 and 8 of the memo. These recommendations generally provide that all property owners in any location have the option to keep their brick sidewalk, that any block zoned R1, R2, or R3 where the sidewalk on one side or the average of both sides is 60 % or more brick in the area bounded by Lincoln Avenue, University Avenue, Glover Avenue, and Washington Street (see attached map) or is adjacent to a property designated historic under the City's Historic Preservation Ordinance must remain in brick, and that the council can grant waivers under certain conditions. Staff has changed recommendation #4 for ramps. After further review, it is recommended that concrete ramps not be colored red. It is felt that an acceptable color will be hard to maintain and would end up detracting from the aesthetics of the concrete/brick transition. Recommendation number 5 is included in the repair program funding. Staff is still reviewing recommendation #7 but provisions to reduce weed/grass growth between brick joints have been incorporated into our repair specifications. Funding for the program has been committed in the Capital Replacement and Improvement Fund at \$75,000 per year. This amount is included in the pavement maintenance line item.

Other options for establishing a program would be either reducing the funding level or increasing it. Since the proposed level is already projected over fifteen years, staff would not recommend reducing the funding. While it would be preferable to increase funding and reduce the time frame, staff does not project additional funding being available without significant impact to other programs or projects. However, staff will monitor the progress of the program and review it annually for any necessary changes.

## **RECOMMENDATIONS**

Staff recommends adoption of the attached amendment An Ordinance Amending Article III and Portions of Article V of the Urbana City Code Relating to Construction of Sidewalks and proceeding with a major brick repair and replacement project this year.

This Ordinance:  
AMENDS the Code of Ordinances.

**ORDINANCE NO. 2002-02-014**

AN ORDINANCE AMENDING ARTICLE III and PORTIONS OF ARTICLE V OF THE URBANA  
CITY CODE RELATING TO CONSTRUCTION OF SIDEWALKS

BE IT ORDAINED BY THE URBANA CITY COUNCIL that the following sections  
of the Urbana City Code are amended to read as shown below.

Section 1. That Article III is amended as follows:

**"ARTICLE III. CONSTRUCTION OF SIDEWALKS**

**Sec. 20-29. Supervision.**

Construction and materials under this article shall be subject to the supervision of the City Engineer or any representative. Upon the issuance of a permit for the construction of a sidewalk in the city, the City Engineer, shall establish the grade for such sidewalk, and inspect the construction of the same and require the construction of such sidewalk in accordance with this article.

**Sec. 20-30. Specifications.**

- (a) Except as provided in subsection (b) below, sidewalks constructed or reconstructed upon any public right-of-way in the city shall be of portland cement concrete mixed in the proportions and constructed in the manner specified in the State of Illinois, Department of Transportation, Standard Specifications for Road and Bridge Construction (January 1, 2002). Each sidewalk shall have a minimum width of four (4) feet. The inner edge of each sidewalk (that edge away from the street) shall be placed a distance of one foot toward the street from the property line and the sidewalk shall be of a minimum thickness of four (4) inches, except at street or alley crossings and driveways, where the thickness shall be increased to a minimum thickness of six (6) inches for the width of the driveway or alley plus at least one foot on both sides of the alley or driveway.
- (b) Exceptions to paragraph (a):
  - (1) When the city council has approved a general design plan by motion, resolution, or ordinance, the provisions of paragraph (a) above shall not apply to the extent such would interfere with the approved general plan. Furthermore, in such instances, the City Engineer may, without further city council approval, authorize deviations from the standards set forth in paragraph (a) above where an individual or unique field circumstance exists so long as such deviation conforms to good engineering practices and the substance of

the general design plan is adhered to. Further exception to paragraph (a) may be approved by the City Engineer without city council approval to accommodate existing utilities, trees, fences and other fixed objects, provided the resulting sidewalk area extends at least three (3) feet in width despite the intrusion of such fixed objects.

- (2) When the existing sidewalk is constructed of brick, replacements shall be as required under Section 20-31."

**Sec. 20-31. Existing Brick Sidewalks.**

(a) When any portion of the public sidewalk that is constructed of brick is reconstructed or replaced, that portion shall be replaced with brick, unless all of the following conditions are found by the City Engineer to exist:

- (1) The particular section of sidewalk constructed of brick to be replaced is not located within a "major brick walk block" as defined below, nor in a "downtown streetscape area", and
- (2) the particular section of sidewalk or adjacent property has not been designated "historic" by the city council under the City's Historic Preservation Ordinance, and
- (3) The adjacent property owner has agreed to replacing the brick walk with a concrete walk.

(b) Major brick walk block is defined as any block zoned R1, R2 or R3 on a local street in "Old West" or "Near East" as such areas are defined below, where the sidewalk on one side or the average of both sides is 60% or more brick sidewalk.

- (1) *Old West* is defined as that area encompassed as follows: from the south curb of University Avenue to the north curb of Washington Street and from the east curb of Lincoln Avenue to the west curb of Vine Street; and
- (2) *Near East* area is defined as that area encompassed by the south curb of University Avenue and the north curb of Washington Street and the east curb of Vine Street and the west curb of Cottage Grove Avenue

(c) Notwithstanding the restrictions set forth in this section concerning the retention of brick sidewalks, those sections of brick sidewalk need not be retained where the city council finds that due to changes in the vicinity of a specific request for waiver, brick sidewalk no longer serves as an enhancement. In such cases, waiver may be granted by a motion passed by a majority vote of the alderpersons then holding office.

**Sec. 20-32. Construction pursuant to permit.**

Except for sidewalks constructed by the City of Urbana, no sidewalk shall be constructed in any public right-of-way in the city without a permit first having been obtained therefore. Before a permit shall be granted, a permit fee shall be paid at the rate of twenty cents per linear foot of sidewalk to be constructed, which fee shall be collected for engineering, supervision, and inspection and for establishing the grade of the sidewalk."

(NOTE: There are no changes to be made to Article IV. Obstructions.)

Section 2. That Article V is amended as follows:

**"ARTICLE V. CURB CUTS.**

**Sec. 20-59 to 20-66 reserved.**

**Sec. 20-67. Required.**

- (a) No person shall make (a) make any excavation within the public right-of-way, or (b) cut any curbing for the purpose of a driveway entry, or (c) construct or reconstruct any driveway between the property line and the pavement without a written permit for such work. A permit shall not be required for any construction performed by the City of Urbana.
- (b) The location and design of all driveways require the review and permit approval of the Urbana City Engineer.

**Sec. 20-68. Application.**

Any person desiring to do any of the work described in section 20-67(a) shall first apply for a permit. The application shall state the nature of the work, the place where such work is proposed to be done and the manner in which such work is proposed to be constructed, together with a plan thereof, and shall be accompanied by the requisite fee.

Section 3. Existing designation of subsections (c) and (d) of 20-68 shall be changed to (b) and (c) respectively.

Section 4. 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 regular meeting of said Council.

PASSED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2002.

AYES:

NAYS:

PRESENT:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
Tod Satterthwaite, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled **"AN ORDINANCE AMENDING ARTICLE III and PORTIONS OF ARTICLE V OF THE URBANA CITY CODE RELATING TO CONSTRUCTION OF SIDEWALKS"**, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL)

\_\_\_\_\_  
CITY CLERK



CITY OF URBANA, ILLINOIS  
DEPARTMENT OF PUBLIC WORKS

ADMINISTRATION DIVISION

MEMORANDUM

**TO: William Gray, Director of Public Works**  
**FROM: Glenn Berman, Assistant to the Director**  
**DATE: March 1, 1999**  
**RE: Brick Sidewalk Recommendations**

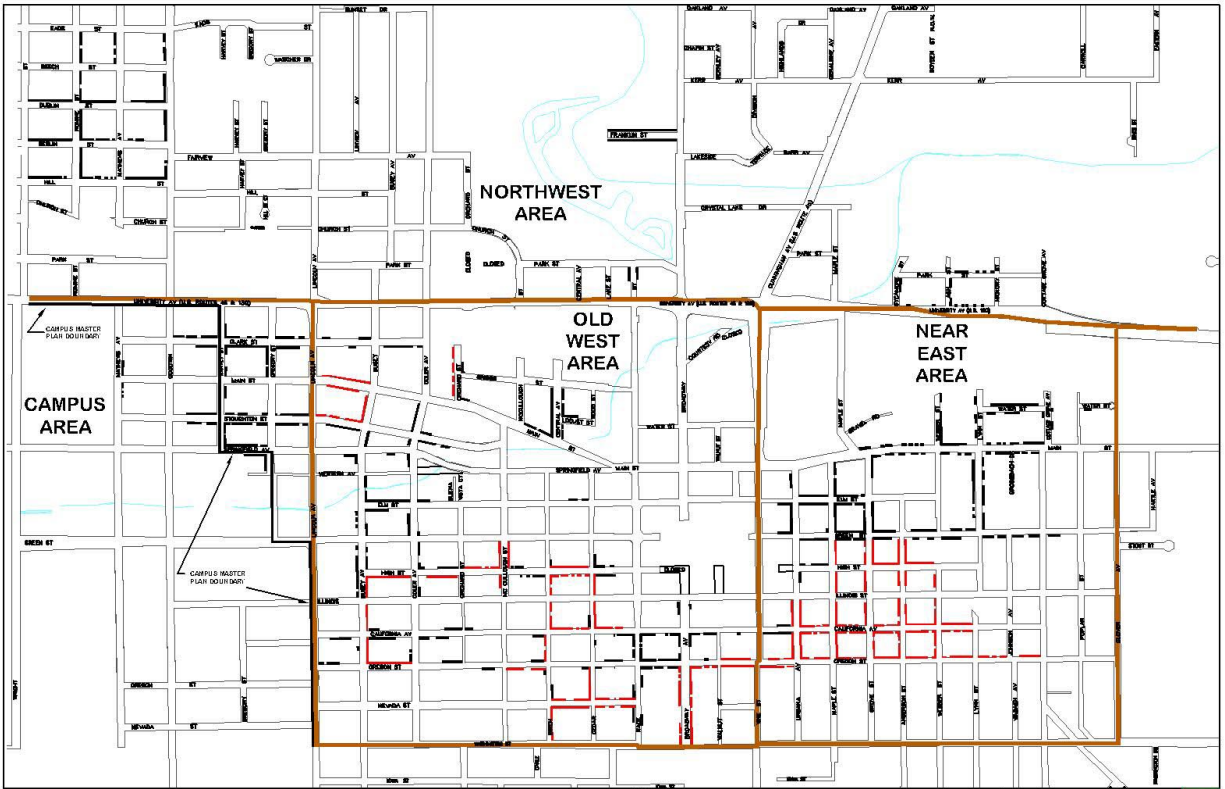
At the city council committee meeting on February 22<sup>nd</sup>, staff made its presentation on brick sidewalk issues. You asked that I take the Brick Sidewalk Policy Issues memorandum discussed at that meeting and condense all of the staff recommendations down into bullet points. Those recommendations would be:

- 1) Every property owner who currently has a brick sidewalk will maintain the ability to keep that brick sidewalk regardless of its location or designation.
- 2) The definition of a Major Brick Walk Block would be any block(s) where the sidewalks on one or both sides of the block average 60% or greater.
- 3) The designation of Major Brick Walk Blocks would apply only to the brick sidewalk survey areas of Old West and Near East and within those areas only to blocks whose zoning is R1, R2 or R3 and blocks which are not on an arterial or collector street.
- 4) All sidewalk ramps on Major Brick Walk Blocks will be, over time, constructed in red colored concrete.
- 5) All concrete gaps on Major Brick Walk Blocks will be, over time, reconstructed in brick (gap restoration).
- 6) All existing brick sidewalks in front of any home designated by the City Council as "historic" will have their brick sidewalk maintained in brick regardless of location.
- 7) Staff will develop a weed/grass abatement program for brick sidewalks.
- 8) Staff will incorporate an appeal process into any revised brick sidewalk ordinance.

If the City Council agrees to these initial recommendations as draft policy guidelines, staff would then use them to develop two or three more specific and detailed policy options for further consideration.

ADMINISTRATION \* ARBOR - ENGINEERING \* ENVIRONMENTAL MANAGEMENT  
EQUIPMENT SERVICES - OPERATIONS \* PUBLIC FACILITIES

--printed on recycled and recyclable paper--



NOTE: THE UNDERLYING ASSUMPTIONS OF THIS MAP ARE:  
 1. SURVEY ZONE AREAS OF CAMPUS AND NORTHWEST ARE EXCLUDED FROM MAJOR BRICK WALK BLOCKS  
 2. MAJOR BRICK WALK BLOCKS ARE DEFINED AS 60% BRICK ON ONE SIDE OR AVERAGE FOR BOTH SIDES  
 3. ARTERIAL & COLLECTOR STREETS ARE EXCLUDED  
 4. ANY AREAS NOT ZONED R1, R2, & R3 (ONE & TWO FAMILY HOMES) ARE EXCLUDED

LEGEND

	Brick Sidewalk		Area Boundary
	Major Brick Walk Blocks		Campus Master Plan Boundary

