



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, Director, Community Development Services

DATE: June 3, 2010

SUBJECT: An Ordinance designating a historic landmark (209 S. Broadway Avenue, “Urbana-Lincoln Hotel” – Case No. HP2010-L-01)

The City of Urbana on February 16, 2010 received an application to designate the Urbana-Lincoln Hotel (209 S. Broadway Ave.) as a local historic landmark per Article XII (Historic Preservation) of the Urbana Zoning Ordinance. The property owner is Equity Asset Investments, LLC which is managed by Marine Bank Springfield, and the applicant is Brian Adams.

Should the application for designation as a local landmark be approved, the owners would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for any future alteration, relocation, construction, removal or demolition that affects the exterior architectural appearance of the structure.

At the Historic Preservation Commission meeting on April 7, 2010, the Commission made a preliminary determination that the property qualified for designation as a local landmark under Section XII-5 of the Urbana Zoning Ordinance. On May 3, 2010, the property owner submitted a registered preference against designation. Following a public hearing on the application on May 5, 2010, the Commission voted four ayes and zero nays to recommend to the Urbana City Council that the Urbana-Lincoln Hotel be designated as a local historic landmark.

Meanwhile, the property owner has been marketing the vacant Urbana-Lincoln Hotel for sale through a hotel broker. City staff has been working with a potential buyer who has plans to rehabilitate the property and operate it as a boutique hotel and conference center. Recently, City staff has learned that two additional investors are negotiating with Marine Bank to purchase the property. It is our understanding that these other potential buyers also intend to invest in the property and operate it as a hotel. Regardless of the purchaser, it is likely that a very significant investment of City tax increment finance funds will be necessary to assist with the reopening and upgrades to the property.

The Urbana Mayor and City Council have indicated that re-occupancy of the Historic Lincoln Hotel is a top priority policy for the City. It is City staff's recommendation that the City Council be able to assess the proposed landmark designation in concert with an anticipated redevelopment agreement and proceed in a way that is in the best overall interests of the City. Because of ongoing negotiations for purchase, and the fact that the potential buyers' specific needs and concerns regarding historic preservation are yet undetermined, City staff requests that the Urbana City Council make a motion to **continue this item until the July 19, 2010** City Council meeting.

Prepared by:

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