



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, CAO

FROM: Elizabeth H. Tyler, Community Development Director

DATE: December 22, 2004

SUBJECT: Public Hearing Date for TIF 2 Extension and Amendment

Description

The purpose of the attached Council Ordinance (Attachment A) is to authorize the setting of a time and place for a public hearing as required in the Tax Increment Allocation Redevelopment Act (“the Act”) for the purpose of adopting an Amendment to the original Downtown TIF 2 Plan (“Plan Amendment”). TIF 2 was adopted December 15, 1986.

The Redevelopment Project Area encompasses the downtown area of the City surrounding TIF District #1 (the core historic areas of Main and Race Streets, including the properties along the east side of Race, from Edge of Mall apartments on the south to the businesses on the north side of Main Street). It also includes the Busey Bank Plaza and the older structures on both sides of Main Street from the Stephens Building to the Municipal Parking Deck. It runs north along Broadway to include the County Plaza, County Market and Civic Center block, Timpone’s Block and the older business adjacent to and including Goose Alley). The Redevelopment Project Area includes a large portion of downtown extending from Five-Points on the north, Phillips Recreation Center and West Springfield Avenue on the west, California Avenue on the south, and Urbana Crossing Shopping Center on the east. A map of the TIF District is included as Attachment B of this memorandum.

During the summer Governor Blagojevich signed into law 9 TIF life extension bills, including Public Act 093-0983, which allows Urbana the authority to extend the life of its Downtown Tax Increment Finance District No. 2 from 23 to 35 years. Thus we are able to amend the TIF to extend its term and revise the projects and budget through an amendment process outlined in the Act with City Council approval. This Plan Amendment, included in draft form as Attachment C, would extend the term of the TIF for an additional twelve years (until 2021) and would amend the redevelopment projects to be undertaken to reflect changes to downtown over time, as well as the goals and objectives laid out in the Comprehensive Plan Update, the Downtown Strategic Plan, and the Build Downtown Initiative.

Background

Tax Increment Financing (TIF) is a financing mechanism that is available to Illinois municipalities to encourage local economic development. TIF relies upon the increased assessed values and incremental taxes generated by new development occurring within the Redevelopment Project Area to pay the costs of redevelopment and TIF-eligible projects which can include demolition of blighted structures, environmental remediation, beautification, new infrastructure, and incentive programs. TIF is used to facilitate the development of blighted, unproductive areas that may be devoid of economic development potential without the “jump-start” that can occur with TIF funded improvements.

TIF relies only upon increases in the assessed valuation in the Redevelopment Project Area and does not rely upon, or otherwise negatively affect, the existing tax base of the local taxing districts. TIF allows the reinvestment of any increases in incremental tax revenues occurring within the Redevelopment Project Area back into the Redevelopment Project Area for a set period of time, but no longer than 23 years unless amended. During this time, other local taxing districts (including the City) do not enjoy the benefit of the incremental tax increases attained within the Redevelopment Project Area. More specifically, TIF generates revenues by allocating incremental real estate tax revenues derived from increased assessed values to the TIF Fund in lieu of being disbursed to the various local taxing districts. All local taxing districts continue to receive tax revenues based upon the assessed value of each taxable parcel within the Redevelopment Project Area at the time TIF is adopted. Tax rates remain unaffected and are levied as deemed appropriate by each of the local taxing districts.

The assessed valuation of the Redevelopment Project Area at the time TIF is established is termed the “base year” assessment. All increases in assessed value on each parcel within the Redevelopment Project Area above the “base year” assessment are taxed in the same manner and at the same rate as if the parcel were not in the Redevelopment Project Area. However, incremental tax revenues generated from the increased assessed valuation above the “base year” assessment are placed in a TIF Fund and must be spent in conformance with this Redevelopment Plan and the Act. The amount paid by an individual taxpayer on a parcel is no different whether the parcel is in or out of the Redevelopment Project Area. It is the allocation of incremental taxes between the TIF District and the other local taxing districts that is altered upon adoption of TIF.

Process

Joint Review Board

Prior to the adoption of an Ordinance establishing a Redevelopment Project Area, the City must convene a Joint Review Board. The Joint Review Board is to consist of a representative selected by each community college district, local elementary school district, high school district or local community unit school district, park district, library district, township, fire protection district, and county that has authority to directly levy taxes on the property within the proposed Redevelopment Project Area; plus a representative selected by the municipality; and a public member.

The Joint Review Board is required to meet no sooner than 14 days or later than 28 days from notice by the City to all of the local taxing districts regarding the potential designation of a Redevelopment Project Area. The Joint Review Board submits a written report to the City describing why the redevelopment plan and project area meets or fails to meet one or more of the eligibility criteria. The Joint Review Meeting will be held February 7, 2005.

Public Hearing

Pursuant to the Act, the City must make a copy of this Redevelopment Plan Amendment available for public inspection and must pass an ordinance or resolution fixing a time and place for public hearing and approval of the Redevelopment Plan Amendment. Legal notice regarding the public hearing must be published and sent to all local taxing districts, to the Illinois Department of Commerce and Economic Opportunity, and to all property owners within the Redevelopment Project Area. According to the schedule contained in Attachment D, this public hearing has been scheduled for **March 7, 2005**.

Adoption

Following joint review board recommendation and the public hearing on the Redevelopment Plan, the related Redevelopment Projects, the Redevelopment Project Area, and the adoption of TIF, the City Council may undertake the formal adoption thereof by one or more ordinances, which are required to be filed with the Champaign County Clerk.

Recommendations

Staff recommends City Council approve the attached ordinance in order to begin the process for adoption of the Plan Amendment as shown in the attached schedule.

Prepared by:

Ryan L. Brault, Redevelopment Specialist

Attachments:

- A. Ordinance
- B. TIF Boundary Map
- C. Draft Plan Amendment
- D. Schedule for Adoption
- E. Public Act 093-0983

Attachment A

ORDINANCE NO. _____

AN ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH A PROPOSED SUPPLEMENT AND AMENDMENT TO THE REDEVELOPMENT PLAN AND RELATED REDEVELOPMENT PROJECTS FOR THE DOWNTOWN URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA NO. 2

WHEREAS, pursuant to a series of ordinances (Ordinance Nos. 8081-61, 8081-62 and 8081-63), adopted December 22, 1980, including as supplemented by an ordinance (Ordinance No. 8687-31) adopted October 6, 1986 (collectively, the **“TIF Ordinances”**) in connection with the Urbana Downtown Tax Increment Redevelopment Project Area No. 2 (the **“Redevelopment Project Area”**), the City Council of the City of Urbana, Champaign County, Illinois (the **“Municipality”**) adopted the Urbana Downtown Tax Increment Area Redevelopment Plan and related Redevelopment Projects (the **“Redevelopment Plan”** and **“Redevelopment Projects”**), designated the Redevelopment Project Area, and authorized tax increment finance (**“TIF”**) under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (including the predecessor act thereof, the **“TIF Act”**), and provided for the life of the Redevelopment Plan, Redevelopment Projects and Redevelopment Project Area utilizing TIF for a term of not more than 23 years;

WHEREAS, pursuant to an ordinance (Ordinance No. 9394-100), adopted May 16, 1994 (the **“1st Amending Ordinance”**), the City Council of the Municipality amended the TIF Ordinances in accordance with Sections 11-74.4-3(i) and (n), 11-74.4-7 and 11-74.4-8a of the TIF Act to extend the 23-year term for the life of the Redevelopment Plan, Redevelopment Projects and Redevelopment Project Area to the date on which the Redevelopment Project Area is terminated, or bonds with respect to certain redevelopment project costs for the Redevelopment Project Area are retired, or December 31, 2013, whichever date occurred first, but such extension was expressly not made applicable to real property TIF under Section 11-74.4-8 of the TIF Act; and

WHEREAS, pursuant to an ordinance (Ordinance No. 9394-99) adopted May 16, 1994 (the **“Bond Ordinance”**), the Municipality, on June 1, 1994, issued \$1,990,000 original principal amount General Obligation Tax Increment Refunding Bond, Series 1994A (the **“Series 1994A Bonds”**) to refund certain outstanding prior bonds issued to finance redevelopment project costs within the Redevelopment Project Area and pledged the **“Incremental Property Taxes”** and the **“Incremental Sales Taxes”** (as each such quoted term is defined in the Bond Ordinance) derived from the Redevelopment Project Area and deposited in the special tax allocation fund to the payment thereof; and

WHEREAS, \$865,000 total amount of the Series 1994A Bonds remain outstanding, which such outstanding bonds bear interest at the rates and mature and become due and payable on March 1 of the years (subject to prior redemption) in the principal amount in each year as follows:

<u>Year</u>	<u>Principal Amount(\$)</u>	<u>Interest Rate(%)</u>
2005	60,000	5.25
2006	70,000	5.25
2007	75,000	5.25
2008	85,000	5.25
2009	95,000	5.25
2010	105,000	5.25
2011	115,000	5.25
2012	125,000	5.25
2013	135,000	5.25

; and

WHEREAS, with the signing into law of Public Act 093-0983, Section 11-74.4-3(n) of the TIF Act in relevant part now further provides that, the estimated date of completion of the Redevelopment Projects and retirement of obligations to finance redevelopment project costs shall not be later than December 31 of the year in which the payment to the Municipality’s treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which the TIF Ordinances approving the Redevelopment Project Area were adopted; and

WHEREAS, the City Council of the Municipality has determined that it is advisable for the Municipality to afford itself of the provisions of the TIF Act and to undertake preliminary proceedings related to supplementing and amending the Redevelopment Plan, a draft copy of which was placed on file with the City Clerk of the Municipality on December 10, 2004 and is now before the meeting of the City Council at which this Ordinance is adopted (the **“Redevelopment Plan Amendment”**), including certain other proposed Redevelopment Projects identified therein to further the objectives of the TIF Act; and

WHEREAS, the TIF Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Redevelopment Plan Amendment and related Redevelopment Projects described therein, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Redevelopment Plan Amendment and related Redevelopment Projects described therein; and

WHEREAS, the TIF Act requires that certain notices of the availability of the proposed Redevelopment Plan Amendment and of such public hearing be given by publication and by mailing; and

WHEREAS, the TIF Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the Redevelopment Project Area at the time the Redevelopment Plan Amendment is to be approved, including a

representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinance or ordinances approving the Redevelopment Plan Amendment and related Redevelopment Projects described therein that are proposed to be adopted by the Municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto; and

B. that the proposed approval of the Redevelopment Plan Amendment and related Redevelopment Projects as described therein are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the further redevelopment of the proposed Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts; and

Section 2. Public Hearing. Under and pursuant to the requirements of the TIF Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Redevelopment Plan Amendment and related Redevelopment Projects described therein. The time, date and place of such public hearing is hereby fixed to be at 7:15 p.m. on Monday, March 7, 2005, at the Municipal Building, 400 S. Vine Street, Urbana, Illinois.

Section 3. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication and by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Redevelopment Project Area, to all taxing districts that have taxable property included within the Redevelopment Project Area and to the Illinois Department of Commerce and Community Affairs, each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the TIF Act.

Section 4. Public Inspection of Feasibility Study and Proposed Redevelopment Plan. The proposed Redevelopment Plan Amendment was placed on file with the City Clerk on or about December 10, 2004, and such document has been and shall continue to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Redevelopment Plan Amendment, along with the name of the person to contact for further information, to each affected taxing district; and (ii) give or cause to be given notice of the availability of the proposed Redevelopment Plan Amendment, including how to obtain this information by mail within a reasonable time after the adoption of this Ordinance to all residential

addresses that, after a good faith effort, are determined to be located within 750 feet of the boundaries of the Redevelopment Project Area.

Section 5. Joint Review Board. A joint review board as specified in the TIF Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinance or ordinances approving the Redevelopment Plan Amendment and related Redevelopment Projects described therein and submit any recommendation or report on the proposed approval of the Redevelopment Plan Amendment and related Redevelopment Projects described therein within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to the taxing districts as specified under and pursuant to the TIF Act at the Municipal Building, 400 S. Vine Street, Urbana, Illinois. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 6. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

This ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said City Council on the ____ day of December, 2004, A.D.

PASSED by the City Council this ____ day of December, 2004.

“Ayes” _____

“Nays” _____

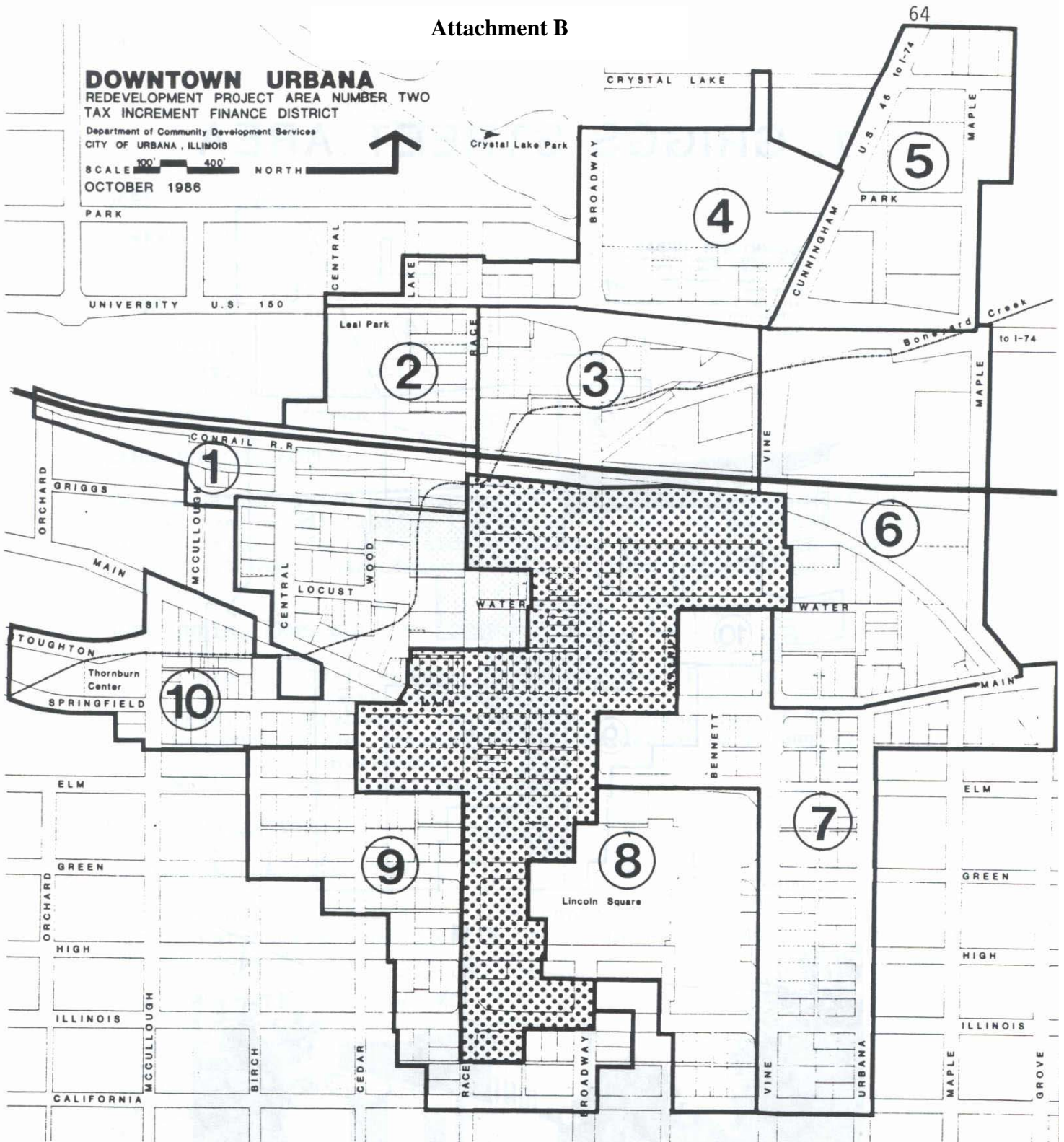
“Absent or Not Voting” _____

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this ____ day of December, 2004.

Tod Satterthwaite, Mayor

Attachment B



MAP OF

GENERAL AREA MAP

- | | |
|-----------------------|-------------------------|
| 1. GRIGGS STREET AREA | 6. MAPLE & VINE AREA |
| 2. LEAL PARK AREA | 7. MAIN & URBANA AREA |
| 3. BROADWAY AREA | 8. LINCOLN SQUARE AREA |
| 4. FIVE POINTS AREA | 9. RACE STREET AREA |
| 5. LESSARIS PARK AREA | 10. BONEYARD CREEK AREA |



Downtown Tax Increment Finance District No. 2 Plan Amendment

Draft



December 10, 2004



Downtown Tax Increment Finance District #2 Plan Amendment

Draft

December 10, 2004

CITY COUNCIL

Tod Satterthwaite, Mayor

City Council

Danielle Chynoweth

James Hayes

Esther Patt

Milton Otto

Joseph A. Whelan

Ruth Wyman

Legal Consultant

Kenneth N. Beth, Evans, Froelich, Beth & Chamley

CITY ADMINISTRATION

Chief Administrative Officer

Bruce K. Walden

Community Development Services

Elizabeth H. Tyler, CD Director

John G. Regetz, ED Manager

Ryan Brault, Redevelopment Specialist

Public Works

William Gray, Public Works Director

**DOWNTOWN TAX INCREMENT FINANCE DISTRICT # 2
PLAN AMENDMENT**

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
Purpose	1
Planning Process	4
II. REDEVELOPMENT PROJECT AREA DESCRIPTION	8
Land Use Plan Designations	8
Street and Highway Plan Designations	10
Zoning Designations	10
Capital Improvement Plan	14
III. REDEVELOPMENT PROGRAM	15
Land Use Plan	15
Redevelopment Projects	15
Description of Potential Projects	19
Financial Analysis	24
Impacts Upon Local Taxing Districts	27
IV. IMPLEMENTATION	28
Estimated Date of Completion	28
Provisions for Amendment	28
Fair Employment and Affirmative Action	28
Conclusion	28
REFERENCES	30
APPENDICES	31
A. LEGAL DESCRIPTION	
B. ZONING DISTRICT DESCRIPTIONS	
C. LIST OF TIF 2 PROPERTIES AND EAV'S	

LIST OF FIGURES

	<u>Page</u>
1. Aerial Photo	2
2. TIF 2 Boundary Map	3
3. TIF 2 Project Area Map	5
4. Existing Land Uses Map	9
5-1. Land Use Plan Map	11
5-2. Framework Plan Map	12
6. Zoning Map	13
7. Project Locations	17

LIST OF TABLES

	<u>Page</u>
1. Existing Deficiencies by Area	6
2. Redevelopment Project Types	20
3. Cost Estimates for Redevelopment Projects	21
4. Redevelopment Project Budget for Redevelopment Project Area	23
5. Assessed Valuation Projection	25

I. INTRODUCTION

This “Downtown Tax Increment Finance Area II Conservation-Redevelopment Plan and Projects Amendment” (hereinafter referred to as this “Plan Amendment”) supplements and amends the “Urbana Downtown Tax Increment Area II Conservation-Redevelopment Plan and Projects” (the “TIF 2 Plan”), adopted December 23, 1986 by Ordinance No. 8687-45, under and pursuant to the Tax Increment Allocation Act (65 ILCS 5/11-74.4-1 et seq), as supplemented and amended (including any predecessor thereof, the “Act”). It is intended as a supplement and amendment to the TIF 2 Plan and all subsequent amendments to the TIF 2 Plan. The redevelopment project area boundaries described in the TIF 2 Plan (the “Redevelopment Project Area”) are depicted on the aerial map, Figure 1, and includes existing commercial and residential uses along the major downtown streets, including Race Street, Broadway Avenue, Main Street, Springfield Avenue, Green Street, University Avenue, and Vine Street. The Redevelopment Project Area boundaries are more fully shown on the Tax Increment Allocation District Map in Figure 2.

PURPOSE

Since adoption of the TIF 2 Plan in 1986, the City of Urbana (hereinafter the “City”) has made significant commitments of time and money to address several of its goals and to encourage conservation and development. The overall purpose of this Plan Amendment is to update projects and to revise the estimated date of completion of the redevelopment projects described in the TIF 2 Plan and this Plan Amendment (the “Redevelopment Projects”). The Plan Amendment also extends the retirement of obligations to finance redevelopment project costs to December 31 of the year in which payment to the City’s Comptroller is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which the ordinance approving the Redevelopment Project Area was adopted (that is December 31, 2022, such ordinance being Ordinance No. 8687-45, adopted December 23, 1986), to update the TIF 1 Plan and to encourage new and redeveloped commercial uses and public spaces in the Redevelopment Project Area. This Plan Amendment is consistent with the Urbana Comprehensive Plan, as amended, as well as the Downtown Strategic Plan adopted February 4, 2002 by the Urbana City Council as an amendment to the Comprehensive Plan. The adoption of tax increment allocation financing (hereinafter referred to as “TIF”) enables the City of Urbana to apply TIF revenues for public infrastructure and other eligible improvements within the Redevelopment Project Area. This Plan Amendment identifies projects that were unable to be completed during the initial term of the TIF 2 Plan as well as new projects that have the potential to be completed within the additional 12 years to be provided by this Plan Amendment, such as the redevelopment of Lincoln Square. The City Council of the City has authority to extend the term of the TIF 2 Plan pursuant to Section 3(n) of the Act.

This Plan Amendment continues to address the problems and conditions that qualified the Redevelopment Project Area as a “conservation area” pursuant to the Act. Without this Plan Amendment, it is unlikely that the necessary resources will be generated to facilitate the redevelopment of the Redevelopment Project Area and the elimination of those factors qualifying the Redevelopment Project Area as a “conservation area”.



Tax Increment Finance District #2

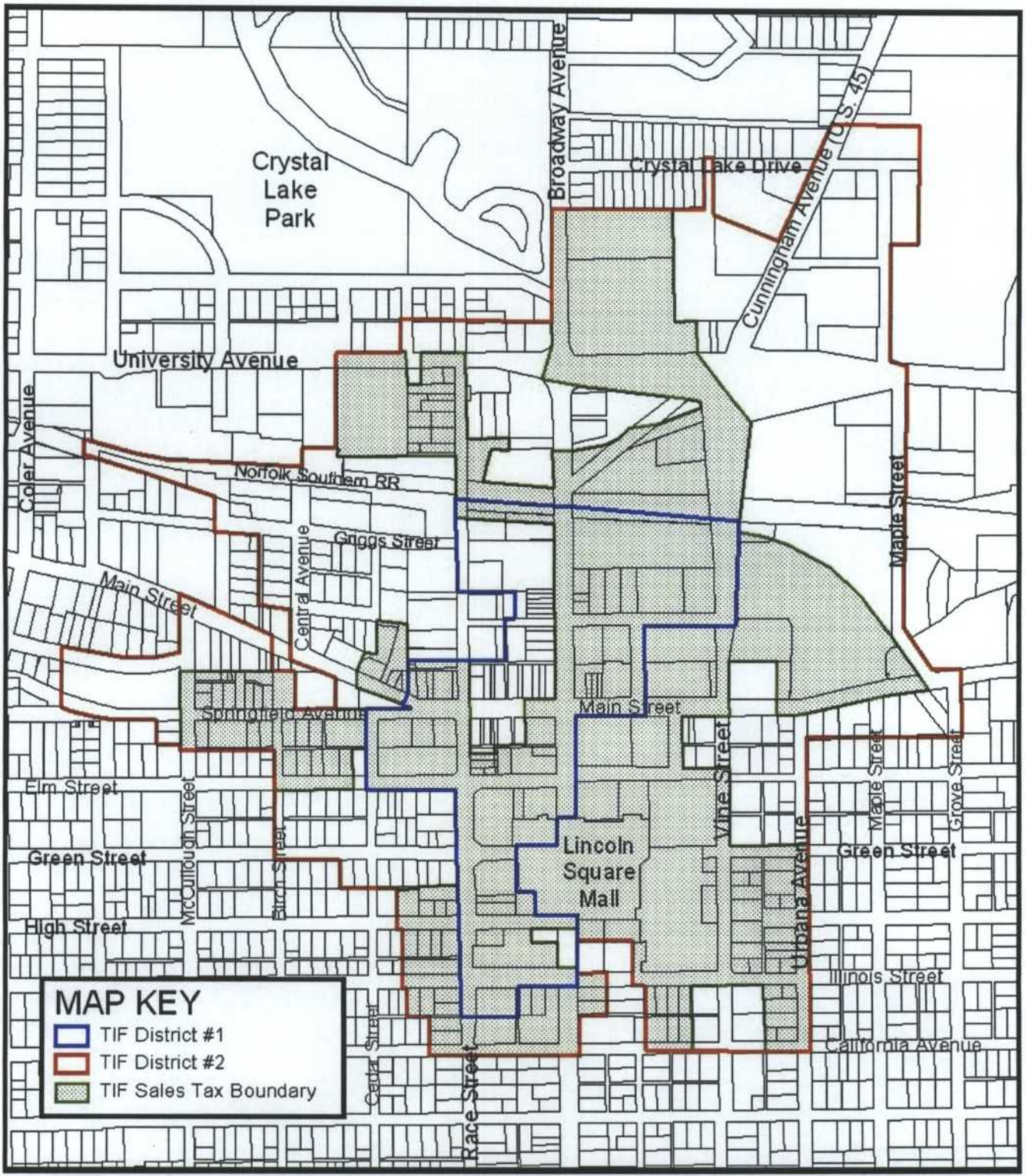


Aerial Photo Depicting TIF 2 Boundary


-  TIF 1 Boundary
-  TIF 2 Boundary



Figure 1



MAP KEY

-  TIF District #1
-  TIF District #2
-  TIF Sales Tax Boundary



Tax Increment Finance Districts 1 & 2

Figure 2



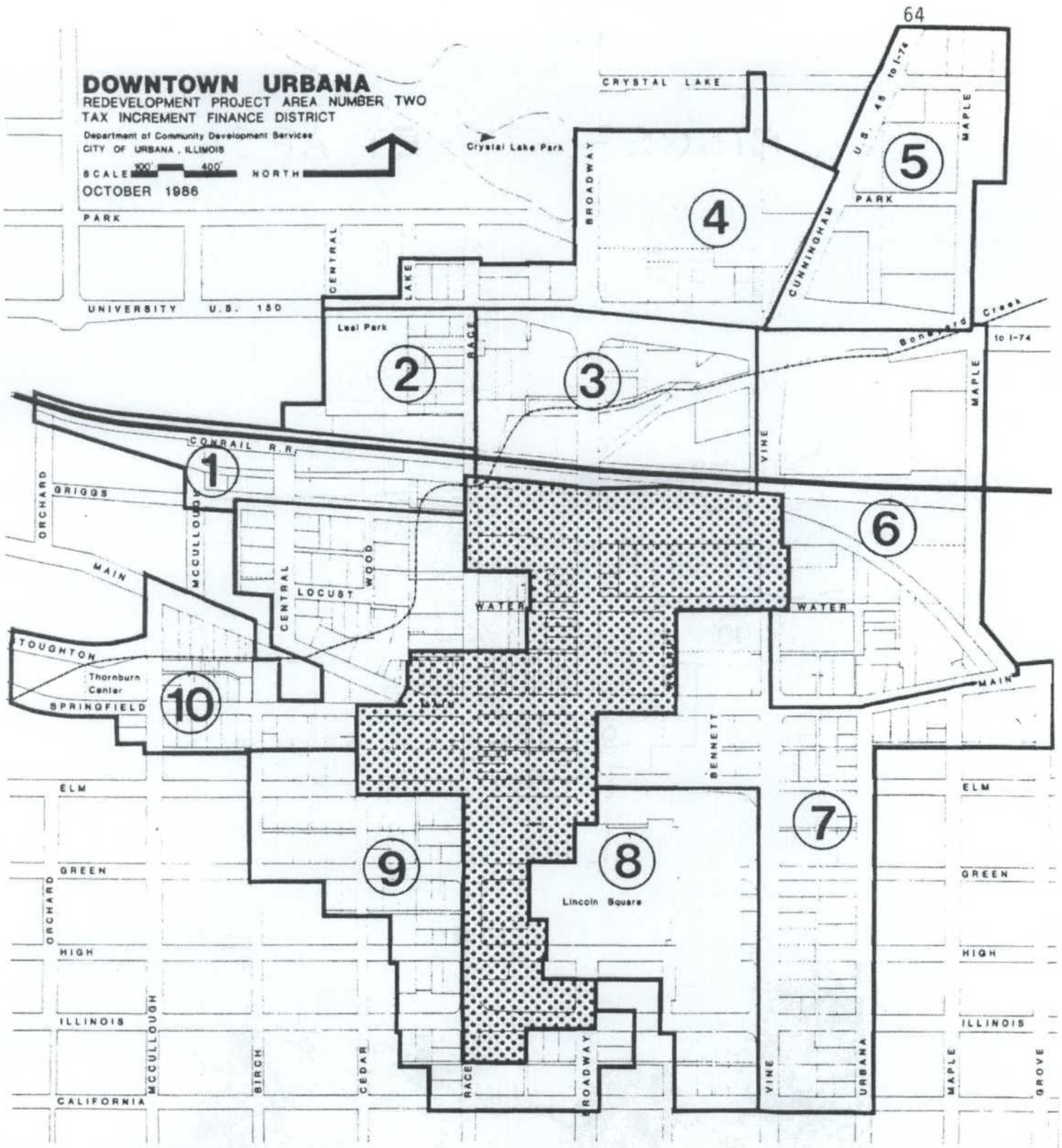
PLANNING PROCESS

Advance planning for the Redevelopment Project Area was initiated by the City of Urbana in 1986. The area covered by this initial investigation is depicted in Figure 2, Tax Increment Allocation District Map. It divided the Redevelopment Project Area into ten separate general redevelopment areas for the purpose of identifying potential Redevelopment Projects. These areas are depicted in Figure 3.

The concerns prompting the initial City feasibility study were outlined in Section 1 of the TIF 2 Plan, and identified several qualifying blighting conditions in the Redevelopment Project Area which qualified it as a “conservation area” under the Act.

These conditions included age, dilapidation, physical and functional obsolescence of building types, deterioration, presence of buildings below minimum code standards, inadequate utilities, excessive land coverage/lack of community planning, vacancies, depreciation of physical maintenance, and deleterious land use and layout. Many of these qualifying conditions are still present in parts of the Redevelopment Project Area and still have the ability to be addressed upon a further extension of the TIF 2 Plan.

A market analysis was also conducted as part of the planning process and is included as Section 5 of the TIF 2 Plan. Redevelopment concepts were described for each general redevelopment area within the Redevelopment Project Area and are described in section 5.4 of the TIF 2 Plan. A table depicting the potential redevelopment areas and their existing deficiencies is included on page six of this Plan Amendment.



MAP OF

GENERAL AREA MAP

- 1. GRIGGS STREET AREA
- 2. LEAL PARK AREA
- 3. BROADWAY AREA
- 4. FIVE POINTS AREA
- 5. LESSARIS PARK AREA
- 6. MAPLE & VINE AREA
- 7. MAIN & URBANA AREA
- 8. LINCOLN SQUARE AREA
- 9. RACE STREET AREA
- 10. BONEYARD CREEK AREA

Figure 3

Table 1

EXISTING DEFICIENCIES BY AREA

(corresponds to Figure 3 Area Map)

Area	Deficiencies
1 Griggs Street	Boneyard Creek piling deteriorating, unimproved ROW, lack of connections, deleterious layout lacks public access, age, obsolescence of some structures
2 Leal Park	Age, obsolescence of some structures, majority of single-family houses are deteriorated or dilapidated, public access problems, planning deficiencies, zoned for general business but remains single-family
3 Broadway	Infrastructure deficiencies, especially Race Street bridge and sidewalk, Boneyard erosion control and appearance
4 Five Points	Structural deficiencies, infrastructure deficiencies, requires new signalization, obsolete platting, some lots inadequate for uses
5 Lessaris	Age, obsolescence of some structures, especially old mobile home structures, Maple, Park, and Crystal Lake Drive are substandard and lack infrastructure, obsolete platting, incompatible uses
6 Maple/Vine	Age, deterioration of some structures, inadequate infrastructure on Maple Street, Boneyard erosion control and appearance
7 Main/Urbana	Age, deterioration of some housing structures, inadequate infrastructure on Urbana Ave, Green, Elm, and Illinois, and California Streets, incompatible uses
8 Lincoln Square	Age, deterioration of some structures, vacancies in Lincoln Square
9 Race Street	Age, structural deficiencies, some infrastructure deficiencies (lighting, sidewalks) on residential blocks, planning deficiencies
10 Boneyard Creek	Age, structural deficiencies, obsolescence of some structures, infrastructure deficiencies, unsafe geometrics at Main/Springfield intersection, obsolete platting caused by Boneyard and acute angle of Main/Springfield intersection

To alleviate these deficiencies, the Downtown Strategic Plan identified several items in its action plan to be implemented over the next several years. Many of those items in the action plan were combined as part of the “Build Downtown” initiative, which was approved by the City Council in 2004 to provide a focused program to initiate downtown improvements and help market downtown Urbana. This Plan Amendment will enable the City to implement the Strategic Plan and to promote the Build Downtown initiative, building upon its high degree of initial success.

Since its establishment in 1986, TIF 2 has been an instrumental tool in a number of high quality downtown revitalization projects, including the Urbana Crossing shopping center (Schnucks) at Main and Vine, multiple streetscape and beautification projects, and several site and building rehabs (Piccadilly, Carter’s Furniture, etc.). While TIF 2 has been very successful since its inception, it is important that it remain a part of the City’s efforts to build upon the base it has helped to establish.

Residential Impact

The Act requires that the City shall adopt an ordinance or resolution requiring a feasibility study, including the preparation of a housing impact study, if one of the purposes of the Redevelopment Project Area would result in the displacement of residents from 10 or more inhabited residential units.

The Redevelopment Project Area contains approximately 190 residential units. Most of these units are zoned or planned for continued residential use. Pursuant to the Act, the City is required to certify in this Plan Amendment that there will not be any displacement of 10 or more inhabited residential units in order to avoid adopting any such ordinance or resolution. This Plan Amendment will not result in the involuntary displacement of more than 10 inhabited residential units within the Redevelopment Project Area, and the required certification to that effect is set forth below.

DISPLACEMENT CERTIFICATE

The City hereby certifies that this Plan Amendment will not result in the displacement of any residents from 10 or more inhabited units within the Redevelopment project Area under Section 11-74.4-3(n)(5) of the Act.

II. REDEVELOPMENT PROJECT AREA DESCRIPTION

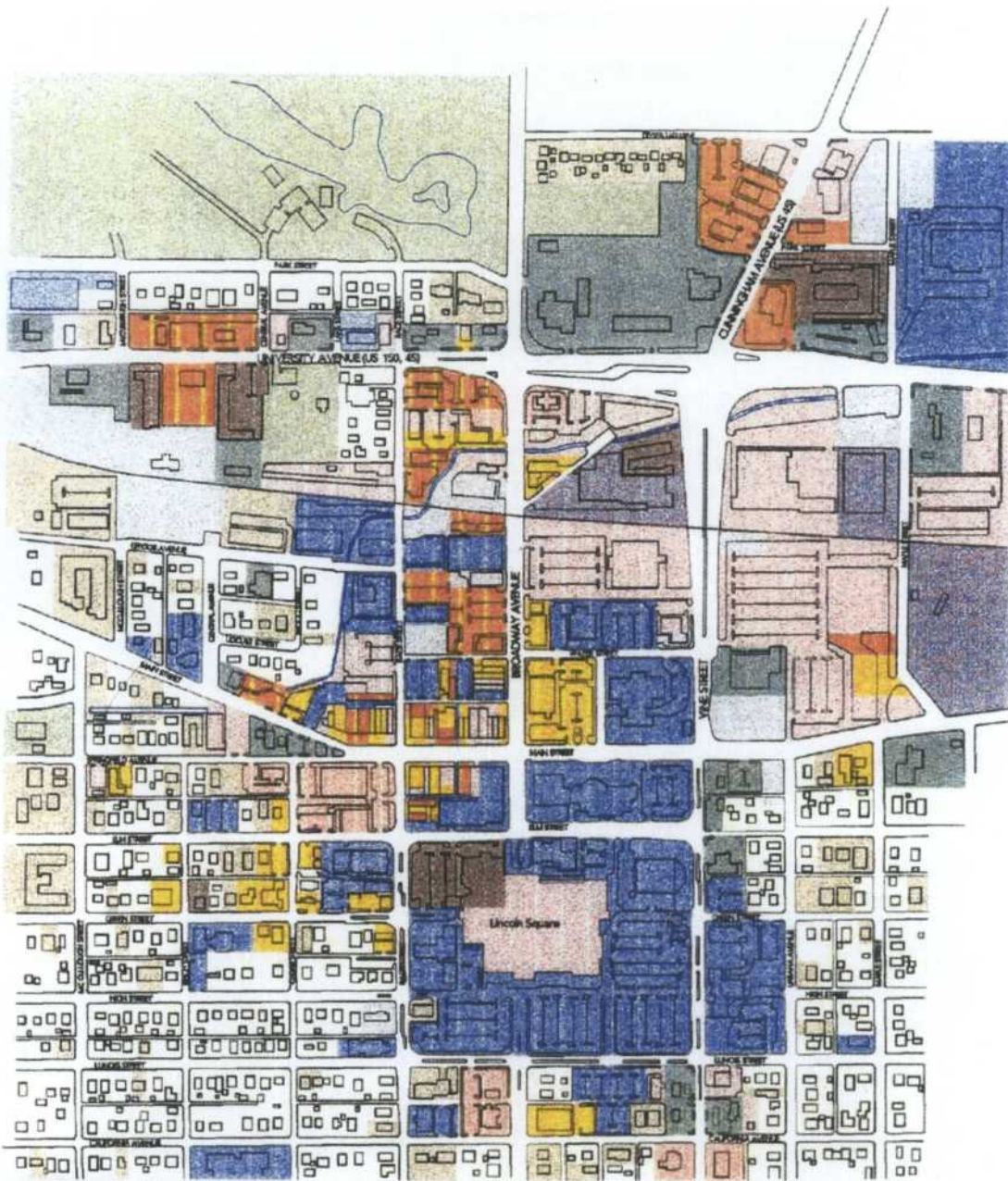
A map showing the boundary of the Redevelopment Project Area is shown in Figure 2. The Redevelopment Project Area encompasses the downtown area of the City surrounding TIF District #1 (the core historic areas of Main and Race Streets, including the properties along the east side of Race, from Edge of Mall apartments on the south to the businesses on the north side of Main Street). It also includes the Busey Bank Plaza and the older structures on both sides of Main Street from the Stephens Building to the Municipal Parking Deck. It runs north along Broadway to include the County Plaza, County Market and Civic Center block, Timpone's Block and the older business adjacent to and including Goose Alley). The Redevelopment Project Area includes a large portion of downtown extending from Five-Points on the north, Phillips Recreation Center and West Springfield Avenue on the west, California Avenue on the south, and Urbana Crossing Shopping Center on the east.

The Redevelopment Project Area consists of a mix of commercial, government, and residential uses, with the apartments and single-family homes mostly surrounding the outer commercial periphery. The Urbana Free Library, Urbana Adult Education Center, Canaan Baptist Church, and First Baptist Church are the only institutional uses. Recreational facilities include the Phillips Recreation Center and Leal Park. Lincoln Square represents one of the largest and most important commercial uses in the TIF, along with Five-Points and Urbana Crossing/Schnucks. The Redevelopment Project Area is developed at a variety of densities, but is generally less dense as distance increases from the downtown core. A legal description for the boundary of the Redevelopment Project Area is included in Appendix A. A map of existing land uses within the Redevelopment Project Area is shown in Figure 4 of this Plan Amendment.

Upon the adoption of this Plan Amendment, TIF funds can be used in the Redevelopment Project Area to improve individual properties; for streetscape improvements; to facilitate the redevelopment of property; consolidate lots; and upgrade utilities. This Plan Amendment would also provide the funds to assist in potential private redevelopment projects, new developments, improve infrastructure, and to market the continued improvement of the Downtown. TIF could also be used to assist in the completion of several redevelopment projects in the area that were not able to be completed during the original 23 year term of the TIF 2 Plan, such as the rehabilitation of several older business structures, Boneyard Creek beautification and pathway, Carle to Downtown pathway, expansion/renovation of Lincoln Square, new mixed-use/housing development, and new commercial development at Five-Points.

LAND USE PLAN DESIGNATIONS

The Land Use Plan map of the 1982 City of Urbana Comprehensive Plan, as amended, depicts future land use designations for the Redevelopment Project Area. This map is included as Figure 5-1. As shown, the area is planned to consist of commercial uses, with the potential for mixed-use commercial residential in parts of the Redevelopment Project Area. The Downtown Strategic Plan identifies these areas and discusses the potential for these uses in more detail as shown in the Downtown Framework Plan Map, Figure 5-2. These land uses are generally reflective of current and anticipated uses for the area and are consistent with the Strategic Plan and the Build Downtown initiative's goals, including: creating a more residential feel in



LEGEND

- | | | | | | |
|--|--------------------------|--|---------------------|--|-----------------|
| | Commercial | | Bank/Financial | | Vacant |
| | Restaurant/Entertainment | | Medical | | Single Family |
| | Office | | Automotive/Workshop | | Multiple Family |
| | Park | | Public/Semi-public | | Hotel |
| | | | Industrial | | Industrial |



Figure 4
EXISTING LAND USE
DOWNTOWN STRATEGIC PLAN

Urbana, Illinois

PLAN DATE: JULY 27, 2000

 SCALE: 1"=300'
CAMIROS
Planning, Surveying, Engineering, Landscaping, Architecture

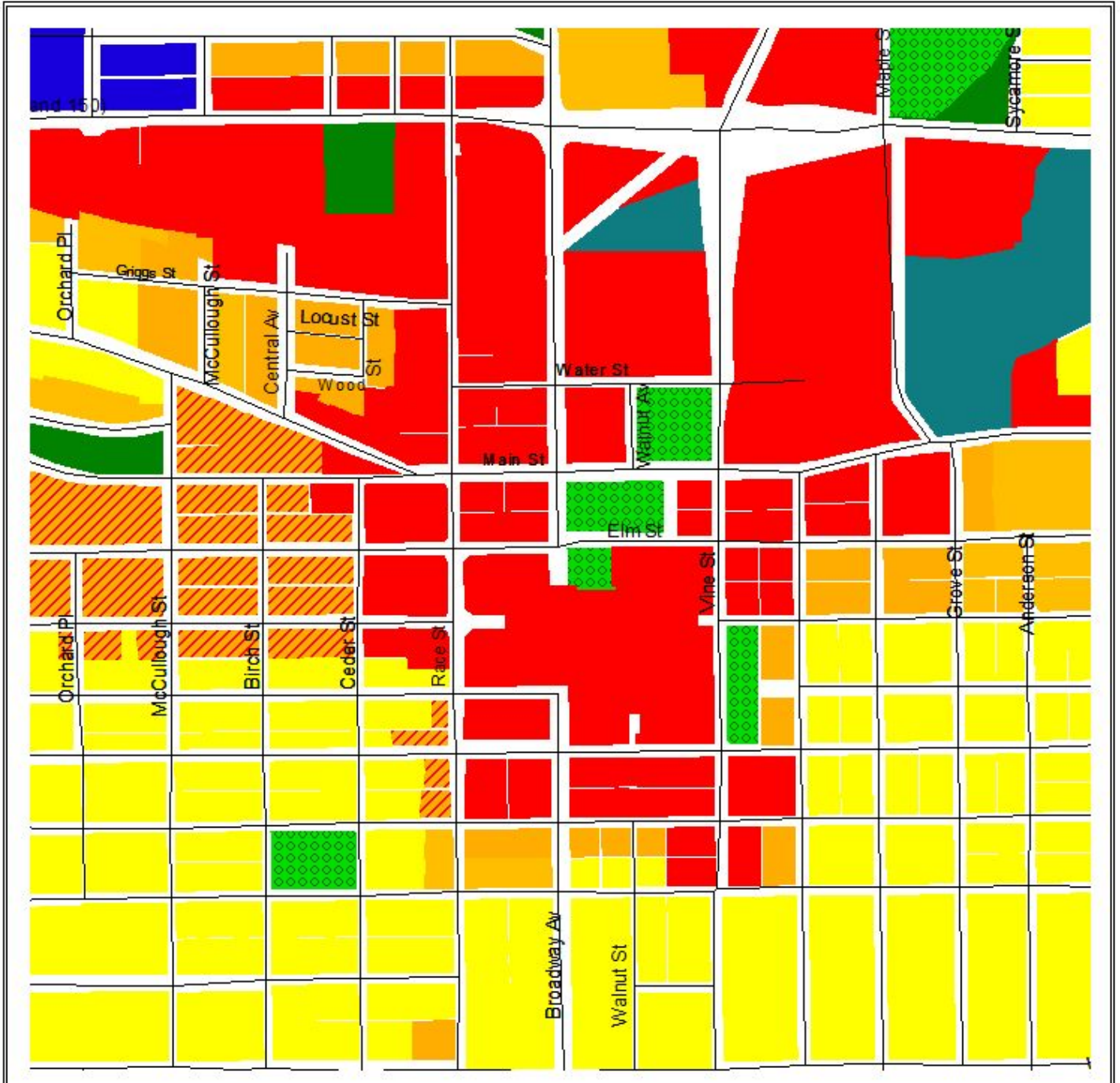
downtown (especially in the “Near North District”); strengthening the identity of downtown through higher density developments; and more effectively linking the key activity centers, such as Lincoln Square, Main Street businesses, and the government uses. This Plan Amendment will assist in the implementation of the City’s Comprehensive Plan by encouraging the development and redevelopment of the area consistent with these land use designations and the goals and objectives of the Downtown Strategic Plan. This Plan Amendment is also consistent with relevant goals, objectives, and policies of the Comprehensive Plan, as amended. The City of Urbana is currently undertaking a major update to its Comprehensive Plan. The Comprehensive Plan update is currently entering the final stages of its development and is expected to be adopted by the end of the year.

STREET AND HIGHWAY PLAN DESIGNATIONS

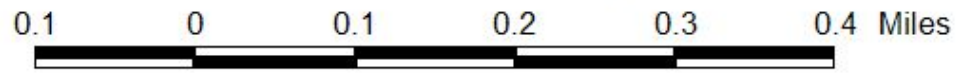
The Street Classification Map of the Urbana Comprehensive Plan, as amended, and the “C-U in 2030” Transportation Plan prepared by the Champaign-Urbana Urbanized Area Transportation Study (CUUATS) depict Main Street as a minor arterial. The CUUATS Plan also shows Race Street and Green Street as collectors. Revisions to the Roadway Plan are possible through the Comprehensive Plan Update process. More information is provided in the Long Range Transportation Plan (LRTP) available from the Champaign County Regional Planning Commission.

ZONING DESIGNATIONS

As shown in the Downtown Urbana Zoning Map (Figure 6), most of the Redevelopment Project Area is zoned as Central Business (B-4), Central Business Expansion (B-4E), or General Business (B-3). There is a mixture of various density residential zoning districts at the west and southeast edges of the TIF District, with some properties zoned for Mixed Office/Residential (MOR) on the west. The MOR district is meant to encourage the re-use of existing buildings for business uses in the transition area between campus and residential areas and downtown. It includes stricter use restrictions, zoning restrictions, and design guidelines than in the other commercial zoning districts. There are a few recreational and industrial zoned properties also scattered within the TIF. A description of the main commercial zoning districts (B-4, B-3, and MOR) and their allowed uses is attached as Appendix B of this document.



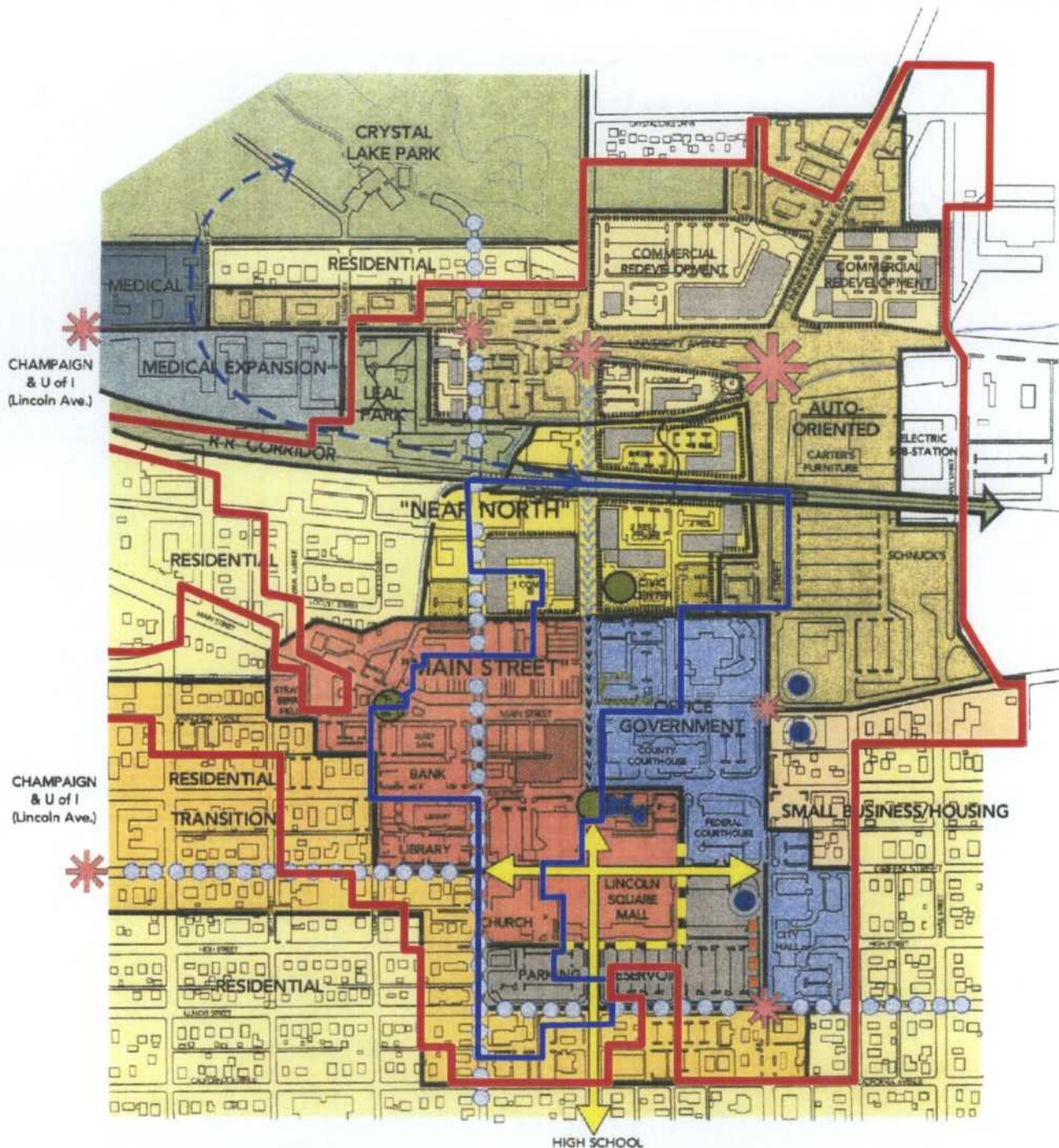
**Figure 5-1 Downtown Area
Future Land Use Designation**



- | | | |
|--|--|---|
|  Low Density Residential |  Mixed Office/Residential |  Recreational/Public |
|  Med. Density Residential |  Commercial |  Institutional/Government |
|  High Density Residential |  Industrial |  Institutional/Medical |



Prepared: 5/18/04 by Community Development Services - pal
Source: 1982 Comprehensive Plan



LEGEND

- DOWNTOWN GATEWAYS
- PUBLIC SQUARES
- BROADWAY SPECIAL TREATMENT
- PERIMETER LANDSCAPE ENHANCEMENT
- LINCOLN SQUARE CONNECTION
- INCREASED VISUAL ACCESS INTO MALL
- CITY HALL CONNECTION
- POTENTIAL PARKING EXPANSION SITES
- BICYCLE ACCESS
- LINKAGE TO CARLE
- TIF 1 BOUNDARY
- TIF 2 BOUNDARY



Figure 5-2
FRAMEWORK PLAN
 DOWNTOWN STRATEGIC PLAN

Urbana, Illinois

PLAN DATE: DECEMBER 2001
 N. T. S.



Planning, Design, Economic Development, Landmark Architecture
 111 East Main Street, Urbana, Illinois 62580-2001

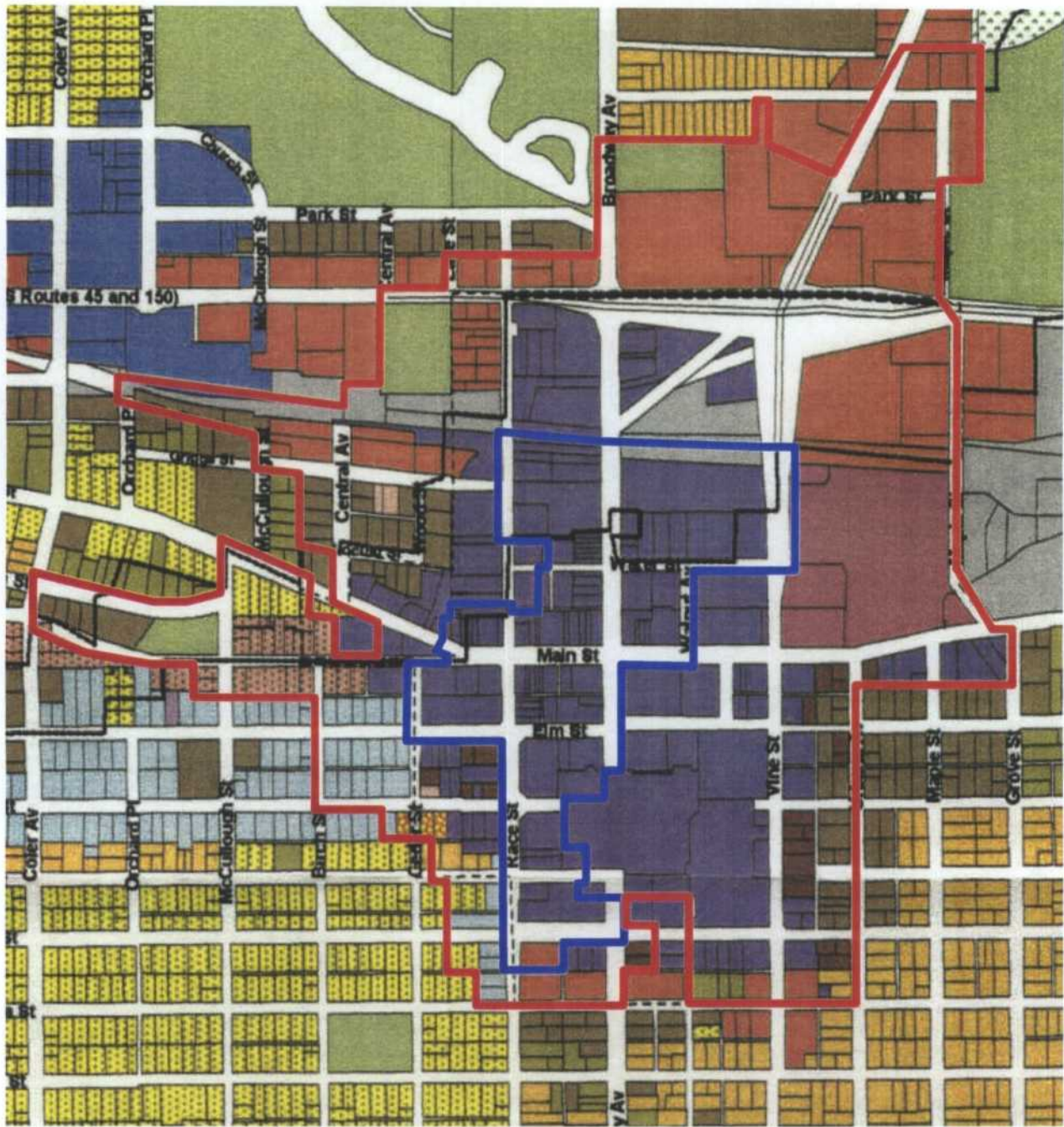


Figure 6

DOWNTOWN URBANA ZONING



 TIF 1 Boundary TIF 2 Boundary

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> AG Agriculture B1 Neighborhood Business B2 Neighborhood Business - Arterial B3 General Business B3U General Business - University B4 Central Business B4E Central Business - Expansion CRE Conservation- Recreation- Education | <ul style="list-style-type: none"> IN Industrial MIC Medical Institutional Campus MOR Mixed Office Residential R1 Single - Family Residential R2 Single Family Residential R3 Single and Two- Family Residential R4 Medium Density Multiple Family Residential | <ul style="list-style-type: none"> R5 Medium High Density Multiple Family Residential R6 High Density Multiple Family Residential R6B High Density Multiple Family Residential - Restricted R7 University Residential Business Development and Redevelopment (BDR) BYC/BDR common boundary Boneyard Creek District (BYC) Corporate limits |
|---|--|---|

CAPITAL IMPROVEMENT PLAN

The City of Urbana Capital Improvement Plan (“CIP”) includes some roadway and other public works projects within the Redevelopment Project Area. This Plan Amendment will help to facilitate the completion of these and other projects. Currently planned projects include:

Main/Springfield Plaza – sidewalk/curb bump-out and/or mini-park on 200 block of W. Main

Broadway/Water Mini Park – new landscaping and improvement of bus waiting area

Elm/Broadway Plaza – plaza/mini-park on S. Broadway at north entrance of Lincoln Square

Broadway Avenue Streetscape – landscaping, design, and parking improvements on Broadway

Water/Walnut Street Improvements – replacement of Water from Broadway to Vine and Walnut from Water to Main

Street Lighting – light poles on Race south of Green and on Illinois from Race to Broadway

Streetscape Sidewalk – Water from Broadway to Vine and Walnut from Water to Main

III. REDEVELOPMENT PROGRAM

In order to achieve the goals established by this Plan Amendment, the City will focus a variety of TIF revenues and other funds toward redevelopment of the Redevelopment Project Area. The City is dedicated to addressing the deficiencies that continue to qualify the Redevelopment Project Area as a “conservation area”. Without addressing these deficiencies, particularly with respect to lot consolidation and redevelopment, significant private investment and redevelopment of this area is not likely to occur.

LAND USE PLAN

The Land Use Plan to be followed by this Plan Amendment is as depicted on the Downtown Future Land Use Map in Figure 5-1 and the Downtown Framework Plan Map shown in Figure 5-2. These maps generally show commercial and residential uses with some allowance for mixed uses in parts of the Redevelopment Project Area.

REDEVELOPMENT PROJECTS

Redevelopment Projects planned for the Redevelopment Project Area may be categorized as follows: Public Improvement Activities; Private Development; and Administration and Marketing. All expenditures within these three general categories will be budgeted and approved annually by the City Council.

Public Improvement Activities

Public improvement activities include planning, design, land acquisition, and construction costs for the following:

1. street reconstruction or extensions;
2. intersection improvements and signalizations;
3. improvements to alleys;
4. new parking lots and improvements to existing lots;
5. street lighting;
6. sidewalk and bicycle pathway replacement and construction;
7. utility improvements and replacement, including, but not limited to, water main extensions and fire hydrant placement;
8. storm sewer extensions and replacements and stormwater management activities;

9. streetscape improvements, including landscaping, corridor treatment, and gateway improvements;
10. environmental clean-up activities along drainageways and other locations;
11. open space and landscape improvements to a variety of sites within the Project Area.

Specific public sector projects to be accomplished under this Plan Amendment are described in greater detail in the following section.

Private Developments

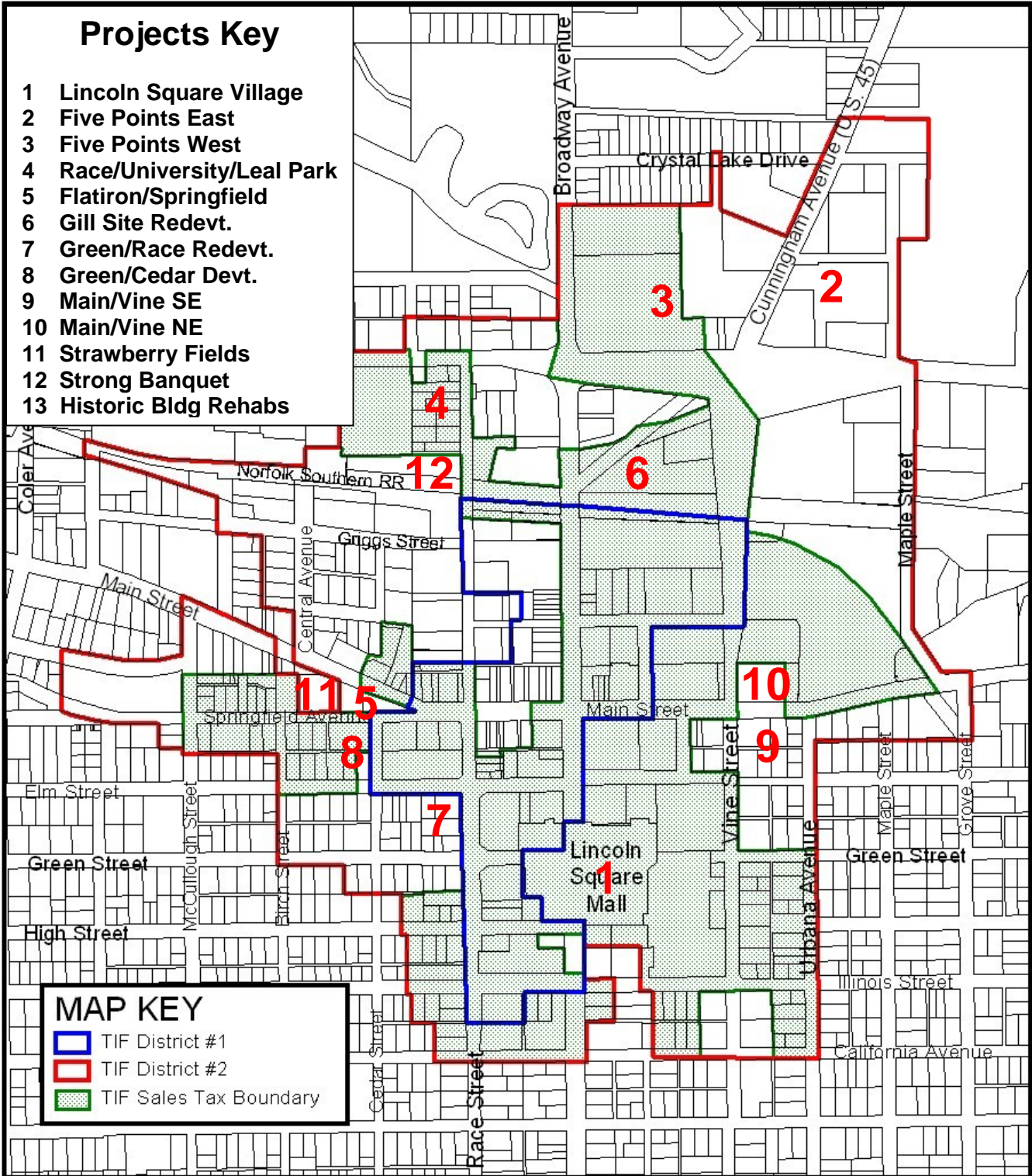
For the Redevelopment Project Area, specific eligible private development loans and assistance are planned for the following:

1. Lot consolidation and site acquisition;
2. Demolition and site clearance costs;
3. Code compliance upgrade for sites and buildings;
4. Interest subsidies and grants for small business operations;
5. Site and access improvements;
6. Site, building and operational expansions;
7. Building façade improvement loans;
8. Parking lot improvements;
9. Closure of unused curb cuts;
10. Streetscape improvements for individual businesses, including landscaping.

Such assistance will be available for private Redevelopment Projects in the Redevelopment Project Area including, but not limited to, redevelopment of the Stratford Site and Lot 8, Lincoln Square, Main/Vine Commercial Sites, Five-Points, Strong Banquet Center, Race and University Development Site, Green and Cedar Development Site, Green and Race Redevelopment Site, and historic building rehabs. (See Figure 7, Project Locations Map).

Projects Key

- 1 Lincoln Square Village
- 2 Five Points East
- 3 Five Points West
- 4 Race/University/Leal Park
- 5 Flatiron/Springfield
- 6 Gill Site Redevt.
- 7 Green/Race Redevt.
- 8 Green/Cedar Devt.
- 9 Main/Vine SE
- 10 Main/Vine NE
- 11 Strawberry Fields
- 12 Strong Banquet
- 13 Historic Bldg Rehabs



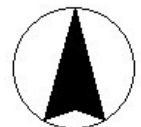
MAP KEY

- TIF District #1
- TIF District #2
- TIF Sales Tax Boundary



Tax Incremental Finance Districts 1 & 2
Project Locations

Figure 7



Administration and Marketing

Considerable administrative and marketing activities are required to take place for the successful redevelopment of the Redevelopment Project Area. Resources need to be allocated to induce development and to implement this Plan Amendment. The focus of the administration activities under this Plan Amendment include the following efforts:

- To market the Redevelopment Project Area and redevelopment projects within it.
- To coordinate any private investment activities with public improvement projects.
- To assist in the coordination of capital improvement planning.
- To research other funding sources that can be utilized by the City to fund the Redevelopment Projects within the Redevelopment Project Area.
- To conduct any other activities which would assist in the infusion of private investment into the Redevelopment Project Area.
- To assure the timely completion of public improvement projects.

The administration of this Plan Amendment will also include all other activities necessary to implement this Plan Amendment or as required by the Act. Any costs associated with such administrative activities are eligible redevelopment projects costs payable from TIF revenues. These activities include the following:

- Coordination of annual adjustments to base year assessment with the County Clerk
- Preparation of an annual report to the Mayor and City Council and to the local taxing districts
- Submittal of annual audit, amendments, certifications, fund balances, deposits, expenditures, property purchase activities, agreements, financial projects, and other information required by the State of Illinois and others in accordance with law.

Marketing of sites within the Redevelopment Project Area to prospective businesses, developers, and investors (as limited by the Act) is consistent with the goals of this Plan Amendment. Specific marketing expenditures include, but are not limited to, the following:

- Mailing program for targeted developments.
- Participation in related marketing promotions and events
- Preparation of site marketing materials and due diligence fact sheets for potential commercial / industrial users

DESCRIPTION OF POTENTIAL PROJECTS

A listing of Redevelopment Project types is shown in Table 2 and described below. A cost estimate for completion of the Redevelopment Projects is shown in Table 3. Table 4 presents a budget for the TIF-funded portion of the Redevelopment Projects and other activities to be funded by TIF, reflected in 2004 dollar values. This budget excludes those portions of Redevelopment Projects that can be funded by other sources, such as developer contributions and State and Federal grants, and includes only those portions of the Redevelopment Projects that are reasonably expected to be funded within the anticipated time frame and scope of this Plan Amendment.

TABLE 2
REDEVELOPMENT PROJECT TYPES

1. ROADWAY IMPROVEMENTS
2. PARKING IMPROVEMENTS
3. STREET LIGHTING
4. OPEN SPACE AND LANDSCAPING IMPROVEMENTS
5. STREETScape
6. LOT PREPARATION
7. LOT ACQUISITION AND CONSOLIDATION
8. PRIVATE DEVELOPMENT ASSISTANCE
9. VOCATIONAL TRAINING
10. CONSULTING COSTS
11. ADMINISTRATION
12. MARKETING

TABLE 3

**PRELIMINARY ESTIMATES OF PROBABLE TOTAL COSTS FOR
IMPROVEMENTS AND ASSISTANCE**

ROADWAY IMPROVEMENTS

North Race Street Recon/Bridge	\$1,500,000
Maple Street Improvements/Path	\$ 400,000
Cunningham/Crystal Lake Dr. Signals	\$ 300,000
Urbana Ave from Main to California	\$ 400,000
Subtotal	\$ 2,600,000

PARKING IMPROVEMENTS

Surface parking expansion	\$1,000,000
Subtotal	\$ 1,000,000

STREET LIGHTING

Streetscape Lighting	\$ 200,000
Subtotal	\$ 200,000

OPEN SPACE, PARKS, AND LANDSCAPING

Main/Springfield Plaza	\$ 250,000
Carle to Downtown Pathway	\$ 300,000
Five-Points SW Corner Gateway Feature	\$ 200,000
Subtotal	\$ 750,000

STREETSCAPE

Broadway Avenue Streetscape	\$ 400,000
Green Street Streetscape	\$ 400,000
Downtown Streetscape Phase 9	\$ 600,000
Boneyard Pathway	\$1,500,000
Subtotal	\$ 2,900,000

LOT PREPARATION **\$ 600,000**

LOT ACQUISITION/CONSOLIDATION **\$ 900,000**

PRIVATE DEVELOPMENT ASSISTANCE

Lincoln Square Redevelopment	\$1,100,000
Five-Points East Redevelopment	\$1,000,000
Five-Points West Redevelopment	\$1,000,000
Historic Lincoln Redevelopment (Transfer to TIF 1)	\$1,000,000
Race/University Corner Redevt.	\$ 600,000
Flatiron Main/Springfield New Devt.	\$ 600,000
Gill Site Redevelopment	\$ 500,000
Green/Race Street Redevelopment	\$ 500,000
Weaver Green/Cedar New Devt.	\$ 500,000
County Plaza Improvement/Redevt. (Transfer to TIF 1)	\$ 500,000
Main/Vine SE Redevelopment	\$ 350,000
Main/Vine NE New Development	\$ 250,000
Strawberry Fields Expansion/Redevt.	\$ 200,000
Strong Banquet Center	\$ 50,000
Existing Building Rehabs	\$ 300,000

Subtotal \$ 8,450,000

OTHER DEVELOPMENT ASSISTANCE

\$1,000,000

**PRELIMINARY ESTIMATE OF PROBABLE TOTAL COSTS
FOR IMPROVEMENTS WITHIN
REDEVELOPMENT PROJECT AREA \$18,400,000**

TABLE 4

**REDEVELOPMENT PROJECT BUDGET FOR
REDEVELOPMENT PROJECT AREA**

ROAD IMPROVEMENTS	\$ 2,600,000
PARKING IMPROVEMENTS	\$ 1,000,000
STREET LIGHTING	\$ 200,000
OPEN SPACE, PARKS, AND LANDSCAPING	\$ 750,000
STREETSCAPE	\$ 2,900,000
LOT PREPARATION	\$ 600,000
LOT ACQUISITION AND CONSOLIDATION	\$ 900,000
PRIVATE DEVELOPMENT ASSISTANCE	\$ 8,450,000
OTHER DEVELOPMENT ASSISTANCE	\$ 1,000,000
CONSULTING COSTS	\$ 100,000
ADMINISTRATION	\$ 500,000
MARKETING	\$ 100,000

REDEVELOPMENT PROJECT BUDGET \$ 20,100,000

FINANCIAL ANALYSIS

The purpose of this section of this Plan Amendment is to establish guidelines for the issuance of obligations (if any), to project real estate tax increments, to identify sources of funds, and to establish base figures for the calculation of estimated incremental revenues.

Existing Equalized Assessed Valuation

The total initial EAV of the Redevelopment Project Area for the base year (1985, pay 1986) was \$9,531,630. The current EAV in the Redevelopment Project Area for 2003 (pay 2004) is \$14,050,600, with an EAV increment of \$4,518,970 (See Appendix C). This figure is based on the most recently determined EAV available for the area.

Projected Equalized Assessed Valuation

The projection of future EAV's in the Redevelopment Project Area is based upon certain assumptions related to the scope and timing of Redevelopment Projects. These assumptions are outlined below. For the purposes of the following projections, proposed development target areas are assumed to develop in a manner consistent with the Land Use Plan Map (Figure 5-1) and the Downtown Strategic Plan framework plan (Figure 5-2).

Based upon the assumed development pattern of commercial; office; and residential related uses, a projected EAV using 2004 dollar amounts is projected for the Redevelopment Project Area. As shown in Table 5, the total estimated EAV for the Redevelopment Project Area by the year 2022 is projected to be **\$ 59,953,730**, with a projected tax increment of about \$21,200,000.

This EAV projection assumed a natural increase of 5% annually plus the increase in EAV due to new construction or Redevelopment Projects within the Redevelopment Project Area in the years that they would generate additional property tax revenues.

TABLE 5
ASSESSED VALUE PROJECTION

Year 2005 -2022*

Year	Total EAV	EAV Increase	Tax Increment¹	New Proj. Increment
2005	\$14,753,130	\$5,221,500	\$444,809	\$0
2006	\$15,790,787	\$6,259,157	\$533,205	\$25,556
2007	\$18,500,136	\$8,968,506	\$764,009	\$190,049
2008	\$25,225,143	\$15,693,513	\$1,336,899	\$608,453
2009	\$27,686,400	\$18,154,770	\$1,546,569	\$741,102
2010	\$29,470,720	\$19,939,090	\$1,698,571	\$812,232
2011	\$32,544,256	\$23,012,626	\$1,960,400	\$989,144
2012	\$36,171,469	\$26,639,839	\$2,269,395	\$1,208,978
2013	\$37,980,042	\$28,448,412	\$2,423,463	\$1,269,426
2014	\$40,579,044	\$31,047,414	\$2,644,867	\$1,392,529
2015	\$42,607,996	\$33,076,366	\$2,817,709	\$1,462,156
2016	\$44,738,396	\$35,206,766	\$2,999,194	\$1,535,264
2017	\$46,975,316	\$37,443,686	\$3,189,753	\$1,612,027
2018	\$49,324,082	\$39,792,452	\$3,389,839	\$1,692,628
2019	\$51,790,286	\$42,258,656	\$3,599,930	\$1,777,260
2020	\$54,379,800	\$44,848,170	\$3,820,526	\$1,866,123
2021	\$57,098,790	\$47,567,160	\$4,052,151	\$1,959,429
2022	\$59,953,730	\$50,422,100	\$4,295,358	\$2,057,400
CUMULATIVE TOTALS			\$43,786,647	\$21,199,756

*Assumes 5% annual growth due to inflation plus growth attributed to new projects. All projections based on 2004 dollars and Revenue Year 2003 tax rates.

1. Total property tax increment estimate based on increase in assessed valuation over base year (1986) minus any homestead exemptions

Financing Strategies

There are generally two financing strategies that can be pursued in a redevelopment plan under the Act. The first is the “pay as you go” approach. While this approach is fiscally conservative, it may preclude development opportunities and projects that require significant upfront expenditures. As an alternative, TIF revenues can be used to retire TIF bonds or other obligations. The appropriate financing strategy to be employed under this Plan Amendment will be entirely dependent upon each situation and development opportunity.

This Plan Amendment contemplates that a combination of “pay as you go” and borrowing may be used to meet financing needs. The approach used will be dependent upon the development activity of the Redevelopment Project Area and the participation of the private sector.

Estimated Redevelopment Project Costs

Anticipated redevelopment project costs are based on present conditions and 2004 dollars for public improvements, TIF administration, and marketing. These estimated costs are depicted in Table 3. This table of total potential costs includes the estimated probable costs for infrastructure improvements presented previously.

Sources of Funds

In addition to the special TIF Fund, additional sources of funds to pay redevelopment project costs under the Act may include the following:

1. Special Funds

Special funds include such sources as the City’s Motor Fuel Tax Fund to pay for some road improvements.

2. Sales Tax

Increased sales taxes generated by additional commercial development in the Redevelopment Project Area or elsewhere in the City may be used to fund improvements.

3. General Fund

Use of the City’s general fund may be necessary where improvements are not covered by the TIF revenues or are not within the Redevelopment Project Area, but are otherwise deemed to be necessary for the overall health, safety, and general welfare of the City.

4. Other TIF’s

Funds may be transferred between TIF Districts in cases where a TIF is located adjacent to one or more other TIF District(s). In the case of TIF 2, this would allow transfer of funds from TIF 1 or TIF 4 to fund projects within the TIF 2 Redevelopment Project Area.

4. State and Federal Grants

State and Federal Grants that could potentially apply to the Redevelopment Project Area include Department of Commerce and Economic Opportunity grants for economic development purposes, Illinois Historic Preservation Agency grants for rehabilitation of historic properties, and the Illinois Environmental Protection Agency for environmental study and remediation grants.

5. Special Assessments

It is possible that special assessments may be necessary to fund the costs of additional and extraordinary improvements such as a major public/private redevelopment.

IMPACTS UPON LOCAL TAXING DISTRICTS

Potential negative financial and service demand impact upon local taxing districts due to the Redevelopment Project Area are expected to be minimal since this Plan Amendment does not include service-demanding uses and due to the fact that the Redevelopment Project Area is not now incurring significant increment relative to the remainder of the City. The land uses and developments to be promoted by this Plan Amendment would generate jobs and/or sales tax and would be expected to contribute to the local economy in ways beyond property tax increment. Potential impacts upon local taxing districts will also be minimized through the inclusion of Redevelopment Projects that will either directly or indirectly benefit these taxing districts. Open space improvements will benefit all visitors, workers, and existing and future residents in downtown. Roadway and access improvements will be beneficial to emergency service providers as well as the general public in the Redevelopment Project Area.

Without the Redevelopment Project Area, significant new development in the area will not occur and local taxing districts will not benefit from tax revenues to be generated by new development or from the redevelopment projects.

Once this Plan Amendment and any related projects have been implemented and the anticipated commercial and residential development has occurred, the resulting EAV will generate a far higher level of property tax revenues to the local taxing districts than would otherwise have occurred.

IV. IMPLEMENTATION

ESTIMATED DATE OF COMPLETION

Under this Plan Amendment, the revised estimated date of completion of the redevelopment projects contained therein and any related retirement of obligations to finance any such redevelopment project costs shall not be later than December 31 of the year in which payment to the City Comptroller is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which the ordinance approving the Redevelopment project Area is adopted, that is December 31, 2022, such ordinance being Ordinance No. 8687-45, adopted December 23, 1986.

PROVISIONS FOR AMENDMENT

This Plan Amendment and the Redevelopment Projects may be amended pursuant to the provisions of the Act.

FAIR EMPLOYMENT AND AFFIRMATIVE ACTION

The City is committed to fair employment practices. Any public or private Redevelopment Projects undertaken and/or financed by this Plan Amendment shall be in full compliance with applicable law, including the Illinois Prevailing Wage Act and the City's affirmative action policy.

CONCLUSION

Much has been accomplished in the Redevelopment Project Area due to the millions of dollars of private investment that have been leveraged and the public dollars that have been invested since the TIF 2 Plan was first adopted. Redevelopment Projects that have been accomplished in the Redevelopment Project Area include the development of the Urbana Crossing/Schnucks development, County Courthouse expansion, Opera House and New Yorker apartment buildings, Stratford Coop demolition and new Stratford Residences building, and the renovation and rehabilitation of a number of key commercial buildings. Public Redevelopment Projects completed include the Phillips Recreation Center and the recent downtown streetscape improvements.

A number of buildings and sites that were new and/or successful when the Redevelopment Project Area was first established are now reaching the end of their useful life. New opportunities have arisen to affect major changes in the downtown that could have lasting impacts upon its future success. The redevelopment of Lincoln Square and its proposed conversion to mixed-use is a reflection of the changes needed to occur in order to maintain the viability of these structures and to downtown as a whole, but will not be able to occur without the aid of public investment utilizing TIF funds for these projects. A changing market and landscape has created a new need to ensure that downtown is able to embrace the challenges that it still faces. This Plan Amendment is a logical extension of the time and effort that will be

necessary to effectively plan, market, and initiate positive change in downtown Urbana. The Comprehensive Plan Update, Downtown Strategic Plan, and the Build Downtown Initiative lay out a number of goals and objectives that focus on the improvement of downtown and have received tremendous support from the business community and residents. In order to build upon the momentum that has been created through the beginning stages of the implementation of those plans and initiatives, and to create the kind of downtown that will live up to the visions set forth in those plans, it is important that TIF remain a viable and integral tool to encourage and allow the public and private investment necessary to carry out those visions.

REFERENCES

City of Urbana, 1986, Urbana Downtown Tax Increment Area II Conservation-Redevelopment Plan and Projects, as amended.

City of Urbana, 1982, Comprehensive Plan, as amended.

City of Urbana, 1988, Subdivision and Land Development Code, as amended.

City of Urbana, 1998, Zoning Ordinance, as amended.

City of Urbana, 2001, Comprehensive Plan Update, Draft Existing Conditions Report.

City of Urbana, 2002, Downtown Strategic Plan.

City of Urbana, 2004, Campaign to Build Downtown.

City of Urbana, 2004, Zoning Map.

City of Urbana, 2004, Capital Improvement Plan Update.

City of Urbana, 2004, Tax Increment Finance District #1 Plan Amendment.

Illinois Compiled Statutes, Division 74.4, Tax Increment Allocation Redevelopment Act, as amended.

Illinois Tax Increment Association, 2004, Website documentation.

APPENDIX A

LEGAL DESCRIPTION

The Urbana Tax Increment II Redevelopment Project Area boundaries are shown on the Tax Increment II District Boundary Map in Appendix A.

The project area is generally bounded by Crystal Lake Drive on the North, Maple Street on the East, California Street on the South and Orchard Street on the West.

The exact legal description of the Urbana Tax Increment II Project Area boundaries is as follows:

A portion of Section 8 and 17, Township 19 North, Range 9 East of the Third Principal Meridian, situated in the City of Urbana, Champaign County, State of Illinois, further described as follows:

Beginning at the intersection of the West right-of-way line of Orchard Street and the North line of the Consolidated Railway Corporation's railroad right-of-way; thence Easterly along said railroad right-of-way to an extension of the East line of the Big Wheel Survey; thence Northerly 90 feet, more or less, to a property line; thence Easterly along said property line 150 feet, more or less, to the West line of Leal Park; thence Northerly along said Park to the North right-of-way line of University Avenue; thence Easterly along University Avenue to the West right-of-way line of Lake Street; thence Northerly along Lake Street 144 feet to the North line of an east-west alley; thence Easterly along said alley to the East right-of-way line of Race Street; thence Southerly along Race Street 13.6 feet to a property line; thence Easterly along said property line 181 feet to the center of a vacated alley; thence Northerly along the center of said vacated alley 4.2 feet, more or less, to a property line; thence Easterly along said property line to the West right-of-way line of Broadway Avenue; thence Northerly along Broadway Avenue to the extension of the South line of Crystal Lake Park Addition; thence Easterly along said South line to the West line of Lot 29 of said Addition; thence Northerly along said Lot 29 to the North right-of-way line of Crystal Lake Drive; thence Easterly along Crystal Lake Drive 47.05 feet; thence Southerly along the extension of the East line of said Lot 29 a distance of 248.76 feet to a property line; thence Southeasterly along said property line 284.31 feet to the West right-of-way line of Cunningham Avenue; thence Northeasterly along Cunningham Avenue to a point 196 feet North of the centerline of Crystal Lake Drive; thence Easterly to the intersection of the East right-of-way line of Cunningham Avenue with the South property line of a 0.95 Acre parcel having its North property line on the East 1/4 Section line of said Section 8; thence Easterly along said South property line to the West line of Lot 2 of Webber Estate Subdivision; thence Southerly along said Lot 2 a distance of 548.6 feet to a property line; thence Westerly along said property line to the East right-of-way line of Maple Street; thence Southerly along Maple Street to the centerline of the University Avenue pavement; thence Easterly along said centerline to the extension of the East right-of-way line of Maple Street

South of University Avenue; thence Southerly along the East right-of-way line of Maple Street to the North right-of-way line of Main Street; thence Easterly along Main Street to the extension of the East right-of-way line of Grove Street; thence Southerly along Grove Street to the extension of the South line of an alley commonly known as Fish Alley; thence Westerly along Fish Alley to a point 138 feet West of the West right-of-way line of Grove Street; thence Northerly 6 feet to the center of Fish Alley; thence Westerly along the centerline of the vacated portion of Fish Alley to the East right-of-way line of Maple Street; thence Southerly along Maple Street 6 feet; thence Westerly along the South line of Fish Alley to the East right-of-way line of Urbana Avenue; thence Southerly along Urbana Avenue to the South right-of-way line of California Avenue; thence Westerly along California Avenue to the East right-of-way line of Vine Street; thence Westerly to the intersection of the West right-of-way line of Vine Street with the South right-of-way line of California Avenue; thence Westerly along California Avenue to the West right-of-way line of Walnut Street; thence Northerly along the East line of Beck's Addition to the Southeast corner of Lot 4 of said Addition; thence Easterly to the Southwest corner of Lot 4 of Myers & Besores Addition; thence Northerly along the West line of said Lot 4 to the South right-of-way line of Illinois Street; thence Westerly along Illinois Street to the East line of Beck's Addition; thence Northerly along the West line of Walnut Street to a property line 132.9 feet North of the North right-of-way line of Illinois Street; thence Westerly along said property line to the East right-of-way line of Broadway Avenue; thence Southerly along Broadway Avenue to the South line of Illinois Street; thence Easterly along Illinois Street 127.5 feet; thence Southerly to the Northwest corner of Lot 5 of Beck's Addition; thence Westerly along the South line of Cedar Alley to the East right-of-way line of Broadway Avenue; thence Southerly along Broadway Avenue to the South right-of-way line of California Avenue; thence Westerly along California Avenue to a point 132 feet West of the West right-of-way line of Race Street; thence Northerly along a property line 165.5 feet to the south line of Cedar Alley; thence Westerly along Cedar Alley 103 feet, more or less; thence Northerly along a property line 127.5 feet to the South right-of-way line of Illinois Street; thence Westerly along Illinois Street 8 feet, more or less; thence Northerly along a property line 249.6 feet to the South right-of-way line of High Street; thence Westerly along High Street 28.875 feet; thence Northerly along a property line 75.5 feet to the South line of High Alley; thence Westerly along High Alley to the West right-of-way line of Cedar Street; thence Northerly 6 feet to the centerline of vacated High Alley; thence Westerly along said centerline 111.5 feet; thence Northerly along Birch Street to the South line of Fish Alley; thence Westerly along Fish Alley to the West line of McCullough Street; thence Northerly along McCullough Street 30.14 feet to a property line; thence Westerly along said property line 101.71 feet; thence Northerly along the West line of Lot 1 of Sutton's Subdivision to the South right-of-way line of Springfield Avenue; thence Westerly along the South

right-of-way of Springfield Avenue to the extension of the West line of Lot 5 of Block 10 of Sim's Addition; thence Northerly along said Lot 5 a distance of 189 feet, more or less, to the South right-of-way line of Stoughton Street; thence Northeasterly along a line perpendicular to said right-of-way line 66 feet to the North right-of-way line of Stoughton Street; thence Southeasterly along the North right-of-way line of Stoughton Street and along its curve to the left, to its intersection with the West right-of-way line of McCullough Street; thence Northerly along McCullough Street to the North right-of-way line of Main Street; thence Southeasterly along Main Street to the extension of a property line located 82 feet East of the East line of Lot 2 of the Subdivision of Lot A of a Subdivision of the South Part of the Southwest Quarter of said Section 8; thence Southerly across the Main Street right-of-way and along said property line to the South line of said Section 8; thence Easterly along said South line to a property line located 90 feet East of the East line of Porter Replat; thence Southerly along said property line to the North right-of-way line of Springfield Avenue; thence Easterly along Springfield Avenue 179.79 feet to another property line; thence Northerly along said property line to the South right-of-way line of Main Street; thence Northwesterly along the South right-of-way line of Main Street to the West right-of-way line of Central Avenue; thence Northerly along Central Avenue to the Southeast corner of Lot 10 of C.W. Smith's Subdivision; thence Westerly along the South line of said Lot 10 a distance of 139.5 feet to the West line of a north-south alley; thence Northerly along said alley to the South right-of-way line of Griggs Street; thence Westerly along Griggs Street to the East right-of-way line of McCullough Street; thence Westerly to the intersection of the South right-of-way line of Griggs Street with the West right-of-way line of McCullough Street; thence Northerly along McCullough Street to the Northeast corner of Lot 1 of Block 1 of Colonel S.T. Busey's Third Addition; thence Northwesterly along the North line of said Addition and along an extension of said line to the west right-of-way line of Orchard Street; thence Northerly along Orchard Street to the point of beginning;

except the tract of land known as the Downtown Urbana Conservation-Redevelopment District as described in City Ordinance 8081-62, passed on December 15, 1980;

encompassing 173 Acres, more or less, all situated in the South half of Section 8 and the North half of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, Champaign County, State of Illinois.

The Redevelopment Project Area so described above is generally bounded on the North by Saline Ditch, Crystal Lake Drive, and Park Street; on the East by Maple Street and Urbana Avenue; on the South by California Avenue; and on the West by Orchard Street and McCullough Street. The area excludes an area previously designated as a Redevelopment Project Area on December 15, 1980.

APPENDIX B



B-3 GENERAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-3 Zoning District is as follows:

"The B-3 General Business District is intended to provide areas for a range of commercial uses wider than that of B-1 Neighborhood Business but at a lower intensity than B-4 Central Business, meeting the general business needs of the City."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the B-3 District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Board of Zoning Appeals.

PERMITTED USES:

Public and Quasi-Public Facilities-

Church or Temple	Police or Fire Station
Electrical Substation	Public Park
Hospital or Clinic	Public Library, Museum or Gallery
Institution of an Educational, Philanthropic or Eleemosynary Nature	Telephone Exchange
Municipal or Government Building	University or College
Principle Use Parking Garage or Lot	Utility Provider

Commercial Transportation Uses-

Motor Bus Station

Residential Uses -

Bed and Breakfast Inn	Home for Adjustment
Bed and Breakfast, Owner Occupied	Hotel or Motel
Community Living Facility, Category II	Multi-family Dwelling
Community Living Facility, Category III	Multiple-Unit Common-Lot-Line Dwelling

Resource Production and Agricultural Uses -

Commercial Greenhouse	Greenhouse (not exceeding 1,000 sq.ft.)
Garden Shop	

Business Uses - Personal Services-

Ambulance Service	Mortuary
Barber Shop	Health/Fitness Club
Beauty Shop	Petcare/ Grooming
Dry Cleaning or Laundry Establishment	Self-Service Laundry
Laundry and/or Dry Cleaning Pick-up	Shoe Repair Shop
Massage Parlor	Tailor and Pressing Shop
Medical Carrier Service	

B-3 Zoning District Summary cont.

Business Uses - Adult Entertainment

Adult Entertainment Uses

Business Uses - Agricultural

Farm Equipment Sales and Service
Feed and Grain (Sales Only)

Roadside Produce Sales Stand

Business Uses - Business, Private Educational and Financial Services

Bank or Savings And Loan Association
Check cashing Service
Copy and printing service
Packaging and Mailing Service

Professional and Business Office
Vocational, Trade or Business School

Business Uses - Food Sales and Services

Bakery (Less than 2,500 sq.ft.)
Cafe
Confectionery Store
Convenience Store
Fast-food Restaurant
Locker or Cold Storage for Individual Use

Meat and Fish Market
Restaurant
Retail Liquor Sales
Supermarket or Grocery Store
Tavern or Night Club

Business Uses-

Vehicular Sales and Service

Automobile, Truck, Trailer or Boat Sales
Automobile Washing Facility
Automobile/Truck Repair, Major
Automobile/Truck Repair, Minor
Automobile Accessories (New)

Gasoline and Service Station
Mobile Home Sales
Public Maintenance and Storage Garage

Business Uses-

Retail Trade

Antique or Used Furniture Sales and Service
Apparel Shop
Art and Craft Stores and Studios
Bicycle Sales and Service
Bookstore
Department Store
Drugstore
Appliance Sales and Service
Electronic Sales and Services
Florist
Fuel Oil, Ice, Coal, Wood (Sales Only)
Furniture Store-Office Equipment Sales
Hardware Store
Jewelry Store
Monument Sales (Excludes Stone Cutting)
Music Store
Pet Store
Photographic Studio and Equipment Sales and Service
Shoe Store
Sporting Goods
Stationery-Gift Shop-Art Supplies
Tobacconist

Variety-Dry Goods Store
Video Store

B-3 Zoning District Summary cont.

Business Uses - Recreational

Bait Sales
Billiard Room
Bowling Alley
Dancing School
Indoor Theater
Lodge or Private Club

Outdoor Commercial Recreation Enterprise
(Except Amusement Park)
Athletic Training Facility, Nonresidential
Athletic Training Facility, Residential
Miniature Golf
Driving Range
Private Indoor Recreational Development

Business Uses - Miscellaneous

Auction Sales (Non-Animal)
Radio or TV Studio
Lawn Care and Landscaping Service
Mail Order Business (less than 10,000 square
feet)
Mail Order Business (greater than 10,000 square
feet)

Heating, Ventilating, Air Conditioning Sales and
Service
Building Material Sales (All Indoors Excluding
Concrete or Asphalt Mixing)
Contractor Shop and Show Room
Wholesale Business

SPECIAL USES:

Public and Quasi-Public Facilities –

Penal or Correctional Institution

Business Uses-

Convenience Shopping Center/Commercial PUD
Towing Service

General Shopping Center/Commercial PUD
Truck Stop

Business Uses - Miscellaneous

Warehouse, Self Storage Facility

CONDITIONAL USES:

Public and Quasi-Public Facilities –

Radio or Television Tower and Station

Residential Uses –

Home for the Aged; Nursing Home

Resource Production and Agricultural Uses –

Plant Nursery

Business Uses -

Crematory

Private Kindergarten or Day Care Facility
Veterinary Hospital-Small Animal

B-3 Zoning District Summary cont.

Industrial Uses -

Confectionery Products Manufacturing and Packaging
Engineering, Laboratory, Scientific and Research Instruments Manufacturing
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing
Bookbinding
Motion Picture Production Studio
Non-Profit or Governmental, Educational and Research Agencies.
Electronics and Related Accessories - Applied Research and Limited Manufacturing

DEVELOPMENT REGULATIONS IN THE B-3 DISTRICT

ZONE	MIN LOT SIZE	MIN OR AVERAGE WIDTH	MAX HEIGHT	MAX FAR	MIN OSR	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD
B-3	6,000	60'	none	4.00	none	15'	10'	10'

FAR= FLOOR AREA RATIO
OSR= OPEN SPACE RATIO

For more information on zoning in the City of Urbana call or visit:

City of Urbana
Community Development Services Department
400 South Vine Street
Urbana, IL 61801
(217) 384-2440
(217) 384-2367 fax
www.city.urbana.il.us

Revised 5/07/02

APPENDIX B



B-4 CENTRAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-4 Zoning District is as follows:

"The B-4 Central Business District is intended to provide an area for the focus of the City, in which the full range of commercial and business uses may locate in a limited area of high intensity uses, with the appropriate forms of physical development at a high density."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the B-4 District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Board of Zoning Appeals.

PERMITTED USES:

Public and Quasi-Public Facilities -

Church or Temple
Electrical Substation
Hospital or Clinic
Institution of an Educational, Philanthropic or
Eleemosynary Nature
Municipal or Government Building
Parking Garage or Lot

Police or Fire Station
Public Park
Public Library, Museum or Gallery
Telephone Exchange
University or College
Utility Provider

Commercial Transportation Uses –

Motor Bus Station

Residential Uses -

Bed and Breakfast, Owner Occupied
Bed and Breakfast Inn
Boarding or Rooming House
Community Living Facility, Category II and
Category III

Home for Adjustment
Hotel or Motel
Multi-family Dwelling
Multiple-Unit Common-Lot-Line Dwelling

Resource Production and Agricultural Uses -

Greenhouse (not exceeding 1,000 sq.ft.)

Garden Shop

Business Uses -

Personal Services

Ambulance Service
Barber Shop
Beauty Shop
Dry Cleaning or Laundry Establishment
Laundry and/or Dry Cleaning Pick-up
Massage Parlor
Medical Carrier Service

Mortuary
Health/Fitness Club
Pet care/ grooming
Self-Service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

B-4 Zoning District Summary cont.

Adult Entertainment Uses -

Adult Entertainment Uses

Business Uses - Business, Private Educational and Financial Services

Bank or Savings And Loan Association
Packaging/ Mailing Services
Professional and Business Office

Vocational, Trade or Business School
Check Cashing Service
Copy and Printing Service

Business Uses - Food Sales and Services

Bakery (Less than 2,500 sq.ft.)
Cafe
Confectionery Store
Convenience Store
Fast-food Restaurant
Locker or Cold Storage for Individual Use

Meat and Fish Market
Restaurant
Retail Liquor Sales
Supermarket or Grocery Store
Tavern or Night Club

Business Uses - Vehicular Sales and Service

Automobile Accessories (New)

Business Uses - Retail Trade

Antique or Used Furniture Sales and Service
Apparel Shop
Appliance Sales and Services
Art and Craft Stores and Studios
Bicycle Sales and Service
Bookstore
Building Material Sales (All Indoors Excluding
Concrete or Asphalt Mixing)
Department Store
Drugstore
Electrical or Gas Appliance Sales and Service
Electronic Sales and Services
Florist
Fuel Oil, Ice, Coal, Wood (Sales Only)
Furniture Store-Office Equipment Sales
Hardware Store
Video Store

Heating, Ventilating, Air Conditioning Sales and
Service
Jewelry Store
Lawn Mower Sales and Service
Monument Sales (Excludes Stone Cutting)
Music Store
Pawn Shop
Pet Store
Photographic Studio and Equipment Sales and
Service
Shoe Store
Sporting Goods
Stationery-Gift Shop-Art Supplies
Tobacconist
Variety-Dry Goods Store

Business Uses - Recreational

Bait Sales
Billiard Room
Bowling Alley
Dancing School
Indoor Theater
Lodge or Private Club

Outdoor Commercial Recreation Enterprise
(Except Amusement Park)
Private Indoor Recreational Development
Residential/Non-Residential Athletic Training
Facility

Business Uses - Miscellaneous

Auction Sales (Non-Animal)
Building Material Sales (All Indoors Excluding
Concrete or Asphalt Mixing)
Contractor Shop and Show Room

Heating, Ventilating, and Air Conditioning Sales
and Services
Lawn Care and Landscaping Service
Mail order business
Radio or TV Studio

B-4 Zoning District Summary cont.

SPECIAL USES:

Public and Quasi-Public Facilities -

Penal or Correctional Institution

Radio or Television Tower and Station

Business Uses -

Convenience Shopping Center/Commercial PUD

General Shopping Center/Commercial PUD

CONDITIONAL USES:

Residential Uses -

Dormitory

Nursing Home

Home for the Aged

Business Uses -

Auto/ Truck repair, minor

Private Kindergarten or Day Care Facility

Automobile, Truck, Trailer or Boat Sales

Wholesale Business

Feed and Grain (Sales Only)

Gasoline Station

Industrial Uses -

Bookbinding

Confectionery Products Manufacturing and Packaging

Electronics and Related Accessories - Applied Research and Limited Manufacturing

Engineering, Laboratory, Scientific and Research Instruments Manufacturing

Manufacturing and Processing of Athletic Equipment and related products

Motion Picture Production Studio

Non-Profit or Governmental, Educational and Research Agencies

Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery and Commercial Printing

Signs and Advertising Display Manufacturing.

Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing, Electronics and Related

DEVELOPMENT REGULATIONS IN THE B-4 DISTRICT

ZONE	MIN LOT SIZE	MIN OR AVERAGE WIDTH	MAX HEIGHT	MAX FAR	MIN OSR	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD
B-4	2,000	20'	none	9.00	none	none	none	none

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

B-4 Zoning District Summary cont.

For more information on zoning in the City of Urbana call or visit:

City of Urbana
Community Development Services Department
400 South Vine Street
Urbana, IL 61801
(217) 384-2440
(217) 384-2367 fax
www.city.urbana.il.us

Revised 4/12/02



MOR MIXED OFFICE RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the MOR Zoning District is as follows:

“The *MOR, Mixed-Office Residential District* is intended to encourage a mixture of residential, office and small-scale business land uses that are limited in scale and intensity and designed and constructed to be compatible with existing structures in the district. The district is intended to encourage the adaptive re-use of existing older structures through incentives that will extend the useful life of such structures. New construction shall be designed and constructed in a manner that is consistent with the character of the district. The land uses permitted and the development regulations required in the MOR District are intended to protect nearby residential uses by limiting the scale and intensity of the uses and buildings that may locate in this district. The MOR District is appropriate for mixed uses on small sites which need a careful evaluation of use-to-use compatibility so that the stability and value of surrounding properties are best protected.”

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the MOR District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Board of Zoning Appeals.

PERMITTED USES:

Public and Quasi-Public Facilities -

Church or Temple
Institution of an Educational, Philanthropic or
Eleemosynary Nature
Municipal or Government Building

Public Library, Museum or Gallery
Public Park

Residential Uses -

Bed and Breakfast, Owner Occupied
Bed and Breakfast Inn
Boarding or Rooming House
Dormitory
Dwelling, Duplex
Dwelling, Duplex (Extended group occupancy)
Dwelling, Multifamily
Dwelling, community living facility, Category I,
Category II and Category III

Residential Uses -

Dwelling, Single Family (Extended group
occupancy)
Dwelling, Single Family

Permitted Uses cont.

Two-Unit Common-Lot-Line Dwelling
Home for the Aged

Resource Production and Agricultural Uses -

Garden Shop
Greenhouse (not exceeding 1,000 sq. ft.)

Plant Nursery

MOR Zoning District Summary cont.

Business Uses - Personal Services

Barber Shop
Beauty Shop
Massage Parlor
Mortuary
Health/Fitness Club

Pet care/ Grooming
Shoe Repair Shop
Tailor and Pressing Shop

Business Uses - Business, Private Educational and Financial Services

Bank, Savings and Loan Association
Private Kindergarten or Day Care Facility
Check Cashing Service

Professional and Business Office
Vocational, Trade or Business School
Copy and Printing Service

Business Uses - Food Sales and Services

Cafe
Confectionery Store

Convenience Store

Business Uses - Retail Trade

Antique or Used Furniture Sales and Service
Apparel Shop
Art and Craft Stores and Studios
Bicycle Sales and Service
Bookstore
Drugstore
Electronic Sales and Service
Florist
Furniture Store-Office Equipment Sales
Hardware Store
Jewelry Store

Music Store
Pet Store
Photographic Studio and Equipment Sales and Service
Shoe Store
Sporting Goods
Stationery-Gift Shop-Art Supplies
Tobacconist
Variety-Dry Goods Store
Video Store

Business Uses - Recreational

Billiard Room
Dancing School
Non-Residential Athletic Training Facility

Private Indoor Recreational Development
Theater, Indoor

SPECIAL USES:

Public and Quasi-Public Facilities –

Principal Use Parking Garage or Lot

Residential Uses –

Home for adjustment;

Business Uses –

Meat and Fish Market

MOR Zoning District Summary cont.

CONDITIONAL USES:

Business Uses -

Lodge or Private Club
Residential Athletic Training Facility
Restaurant

Bakery (Less than 2,500 sq. ft.)

DEVELOPMENT REGULATIONS IN THE MOR DISTRICT

ZONE	MIN LOT SIZE	MIN OR AVERAGE WIDTH	MAX HEIGHT	MAX FAR	MIN OSR	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD
MOR	6,000	60'	35'	0.70 ₂	0.30 ₂	15' ₁	7(17) ₃	10'

FAR= FLOOR AREA RATIO
OSR= OPEN SPACE RATIO

1. In the MOR District, the required front shall be the average depth of the existing buildings in the block, or 15 feet, whichever is greater as required in Section VI-5-D(1).
2. In the MOR District, no more than 8500 square feet of a lot may be counted towards the calculation of the FAR or the OSR. However, if a lot has an area greater than 17,000, the lot may contain two or more principal structures based on a ratio of one structure for each 8500 square feet, subject to the Zoning Board of Appeal's authorization of issuance of a conditional use permit for multiple buildings on a single lot.
3. In the MOR District, the sum of the two (2) required side yards shall not be less than seventeen (17) feet.

Note: The Urbana Zoning Ordinance contains additional development regulations required for the M.O.R. district as well as all other zoning districts. The regulations include, but are not limited to, parking and access, signs, landscaping, non-conformities, and regulations for historic landmarks and districts.

Section V-8; Additional Use Regulations in the MOR District, of the Zoning Ordinance

- A. Wherever this ordinance imposes greater restrictions on properties in the MOR, Mixed-Office Residential Zoning District than in other zoning districts, the greater restrictions shall govern.
- B. As an incentive to encourage the adaptive re-use of existing principal structures in the MOR District, any proposals for a change of use, building addition, or exterior remodeling that incorporates the adaptive re-use of an existing structure within the district shall not require review by the DRB. Adaptive re-use proposals shall comply with the requirements of the Urbana Zoning Ordinance although the Zoning Administrator may authorize adjustments to existing codes and regulations as specified in Section V-8.D. Adaptive re-use proposals shall demonstrate consistency with the "M.O.R., Mixed-Office Residential Design Guidelines" specified in Section XI-12.J as determined by the Zoning Administrator. In cases where proposed addition(s) and/or remodeling efforts are so extensive as to result in substantial

change to the appearance and/or scale of an existing building, the Zoning Administrator shall make this determination and shall then request Development Review Board review and approval of the project. The Development Review Board shall have the ability to make adjustments to existing codes and regulations for adaptive re-use projects for such projects as set forth in Section V-8.D.

C. Proposals not incorporating the adaptive re-use of an existing structure in the MOR District must receive site plan approval from the Development Review Board in accordance with the provisions of the Board as specified in Section XI-12 and must demonstrate consistency with the “M.O.R., Mixed-Office Residential Design Guidelines” as specified in Section XI-12.J.

D. Adjustments to Existing Codes and Regulations for Adaptive Re-use Projects

1. As an incentive to encourage the adaptive re-use of existing structures in accordance with the purpose and objectives of the MOR District, the Zoning Administrator or Development Review Board may authorize adjustments or modifications to the requirements of the Urbana Zoning Ordinance and Urbana City Code. The Zoning Administrator or Development Review Board may authorize adjustments only when changes are proposed to the use of existing structures and/or when additions or exterior remodeling of existing principal structures is proposed. The purpose of this provision is to provide an incentive to re-use the existing structures in the District, to provide flexibility in meeting the City’s requirements in using existing structures, and to preserve the overall character of the MOR District. This incentive shall not apply to new construction that does not incorporate the adaptive re-use of an existing structure. Adjustments or modifications to the following requirements of the Urbana Zoning Ordinance and Urbana City Code in the MOR District for adaptive re-use projects shall be authorized:

- a. Section VIII-2, Design and Specifications of Off-Street Parking;
- b. Section VIII-3, Location of Parking Facilities;
- c. Section VIII-4, Amount of Parking Required; except that no reduction in excess of 25% of the full parking requirements may be approved by the Zoning Administrator and no reduction of the parking requirements shall be approved for residential uses; residential use in the MOR District shall conform to the full parking requirements of Section VIII-4;
- d. Section VIII-5, Off-Street Loading Regulations;
- e. Article VI, Development Regulations; except that the Zoning Administrator is authorized to approve only the site plan adjustments listed in Section XI-3-C(2)(c) (i.e., for minor variations) and no others; and

- f. Chapter 7 of the City Code, Fences.

Commentary: The intent of Section V-8.F is to allow some flexibility in existing codes and requirements for adaptive re-use projects. In some instances, the strict application of the development regulations can make an adaptive re-use project infeasible due to uncontrollable circumstances such as existing building placement on the lot, lot size, shape or location. The goal of this provision is to permit the Zoning Administrator to allow slight modifications when necessary to achieve the overall goal of adaptive re-use of existing structures.

Section XI-12; Development Review Board

Please consult Section XI-12 of the Urbana Zoning Ordinance for the full details pertaining to the Development Review Board.

Section XI-12.J; Design Guidelines

In reviewing development proposals in the M.O.R., Mixed-Office Residential Zoning District, the Development Review Board shall determine conformance with all of the guidelines contained in the adopted M.O.R., Mixed-Office Residential Design Guidelines, including such factors as architectural appearance, massing, placement of structures, orientation, openings, outdoor living space, landscaping, parking areas, building materials, and architectural details, as well as the overall compatibility of the proposal with the residential character of the district. In addition to proposals demonstrating conformance with the adopted Design Guidelines for the district as specified in XI-12.J and compatibility with the residential character of the district, the following design items shall be required:

1. The main entrance of the building must be on the street side of the building. If the lot has more than one street frontage, then the main entrance shall be on the more major frontage.
2. Facades with street frontage shall contain window openings and shall not be blank.
3. Parking shall be located behind the principal structure and not in the façade zone.

The Design Guidelines shall be adopted under a separate ordinance and shall be housed in the City of Urbana Community Development Services Department. Any proposed amendments to the "M.O.R., Mixed-Office Residential Zoning District Design Guidelines" shall be considered by the Urbana Plan Commission in the form of a public hearing. The Plan Commission shall forward a recommendation on any proposed amendments to the Urbana City Council for final action.

The MOR Design Guidelines are supplemental to the Urbana Zoning Ordinance and are available from the Community Development Services Department.

For more information on zoning in the City of Urbana call or visit:

City of Urbana
Community Development Services Department
400 South Vine Street
Urbana, IL 61801
(217) 384-2440
(217) 384-2367 fax
www.city.urbana.il.us

Revised 9/15/04

Appendix C

TIF 2 Property Information List

PIN	ADDRESS	OWNER	Base EAV	2003 EAV	Increment
91-21-08-376-012	303 W. University Ave.	Urbana Park District	0	0	0
90-21-08-376-016	405 W. University Ave.	The Carle Foundation	13060	0	0
90-21-08-376-017	395 N. Race St.	Helmick, Herbert	24560	37890	12920
90-21-08-377-013	303 N. McCullough St.	Johnson, Lester B.	1825	3540	1675
91-21-08-377-018	None Given	Johnson, Lester B.	2345	7950	5515
91-21-08-379-005	402 W. Griggs St.	H. S. Grindley Co.	9700	22510	12560
91-21-08-380-007	213 N. Central Ave.	Canaan Baptist Church	12410	0	0
91-21-08-380-008	211 N. Central Ave.	Canaan Baptist Church	12380	75410	62210
91-21-08-380-009	209 N. Central Ave.	Farris, William D.	21200	41420	19770
91-21-08-380-018	207 N. Central Ave.	Canaan Baptist Church	29740	0	0
91-21-08-381-001	419 W. Main St.	1st National Bank of Illinois	22970	43950	20500
91-21-08-381-002	417 W. Main St.	Handal, Fuad J.	10490	6050	0
91-21-08-281-003	415 W. Main St.	Foste, Darrel J.	12540	7620	0
91-21-08-381-004	413 W. Main St.	Linton, David A.	19800	37650	17430
91-21-08-381-007	407 W. Main St.	Foste, Darrel	11850	18940	6880
91-21-08-381-008	405 W. Main St.	Foste, Darrel	9830	15850	5840
91-21-08-381-012	409 W. Main St.	Foste, Darrel	8320	39130	30340
91-21-08-382-012	306 W. Griggs St.	Homestead Corp.	13115	0	187905
91-21-08-382-013	304 N. Central Ave.	Homestead Corp.	4608	4460	0
91-21-08-383-001	212 N. Central Ave.	McClintock, Robert W.	11260	20630	9150
91-21-08-383-002	210 N. Central Ave.	Canaan Baptist Church	13750	24900	10880
91-21-08-383-003	305 W. Griggs St.	Cronan, Elizabeth	7690	11000	3190
91-21-08-383-004	303 W. Griggs St.	Merritt, Geoffrey	12750	22690	9700
91-21-08-383-005	301 W. Griggs St.	Neumann, Dorothy J.	9810	16260	6210
91-21-08-383-006	308 W. Locust St.	Standerfer Properties	22540	36320	13380
91-21-08-383-007	306 W. Locust St.	Canaan Baptist Church	5000	0	11130
91-21-08-383-008	304 W. Locust St.	S & C Properties	16710	27490	10480
91-21-08-383-009	302 W. Locust St.	Smith, Robert A.	40790	59210	17590
91-21-08-384-001	209 W. Griggs St.	Rulison, Robert C.	14780	9940	0
91-21-08-384-002	206 N. Wood St.	Springer, P. Gregory	7480	15560	7870
91-21-08-384-003	415 W. Main St.	Foste, Darrel J.	21720	25850	3850
91-21-08-384-004	104 N. Central Ave.	Canaan Baptist Church	17510	27750	9930
91-21-08-384-005	307 W. Locust St.	Croy, Robert	9910	13550	3450
91-21-08-384-006	305 W. Locust St.	Reisman, Carl and Jean	10260	16130	5660
91-21-08-384-007	303 W. Locust St.	Saylor, Rachel	11190	12860	1490
91-21-08-384-008	301 W. Locust St.	Dorsey, John M. and Sharon	8660	18020	9120
91-21-08-384-009	310 W. Main St.	Canaan Baptist Church	17110	0	0

91-21-08-384-010	401 W. Main St.	Urbana and Champaign Sanitary District	290	610	310
91-21-08-384-011	306 W. Main St.	Troxell, Jack B., Jr.	42890	83160	39360
91-21-08-384-012	300 W. Main St.	Martin, J. Michael	48990	156500	105810
91-21-08-384-013	226 W. Main St.	City of Urbana c/o City Attorney	0	0	0
91-21-08-402-008	202 W. University Ave.	Kirby, Stephen T.	30660	52850	21610
91-21-08-402-009	206 W. University Ave.	Schiller & Schneider	32080	145720	112050
91-21-08-403-004	506 N. Race St.	Collins, Charles and Dorothy	8660	14890	6070
91-21-08-403-005	108 W. University Ave.	Collins, Charles R., Sr.	30590	71550	40190
91-21-08-403-009	104 W. University Ave.	Webster, James H.	88120	64230	0
91-21-08-403-010	102 W. University Ave.	Keeling-Burch Prop.	29850	42570	12260
91-21-08-405-016	505 N. Cunningham Ave.	University Auto Park	601460	292980	0
91-21-08-405-024	212 E. University Ave.	University Auto Park	6270	10730	4340
91-21-08-405-025	214 E. University Ave.	University Auto Park	14760	24270	9240
91-21-08-405-027	509 N. Cunningham Ave.	Franchise Management	143170	216440	70910
91-21-08-405-028	604 N. Broadway Ave.	Urbana Park District	7455	0	0
91-21-08-405-029	104 E. University Ave.	University Auto Park	187745	575670	381655
91-21-08-426-002	610 N. Cunningham Ave.	Erickson, James O.	31080	49980	18360
91-21-08-426-003	507 E. Crystal Lake Dr.	Hawn, John	11030	14420	3230
91-21-08-426-004	602 N. Cunningham Ave.	Chicago Title & Trust	34090	55690	20990
91-21-08-426-005	608 N. Cunningham Ave.	Chicago Title & Trust	94150	150770	54980
91-21-08-427-002	510 N. Cunningham Ave.	Wanxin Inc.	171990	250590	75870
91-21-08-427-005	306 E. University Ave.	Ekstedt, David O.	31290	44430	12660
91-21-08-427-007	520 N. Cunningham Ave.	Europe Inn	184810	100400	0
91-21-08-428-002	704 N. Cunningham Ave.	Hawn, John	7610	20510	12680
91-21-08-428-003	508 E. Crystal Lake Dr.	Hawn, John	5500	6770	1190
91-21-08-428-005	604 N. Maple St.	Chicago Title & Trust	21930	29910	7650
91-21-08-428-010	510 E. Crystal Lake Dr.	Cunningham Motor Sales	5270	5620	290
91-21-08-428-011	512 E. Crystal Lake Dr.	Scott, William R.	1430	1930	480
91-21-08-451-001	205 W. University Ave.	Covert, Jeanne K.	11370	18950	7340
91-21-08-451-002	203 W. University Ave.	Schroeder, Betty J.	8750	19920	10920
91-21-08-451-003	413 N. Race St.	Burch, James	14730	10350	0
91-21-08-451-004	411 N. Race St.	Burch, James	14470	16600	1950
91-21-08-451-005	408 N. Lake St.	Burch, James	720	600	0
91-21-08-451-006	406 N. Lake St.	Logue, Bridget A.	5870	7410	1420
91-21-08-451-007	404 N. Lake St.	Strong, Allen	4570	6270	1630
91-21-08-451-008	402 N. Lake St.	Kingston, Alice-Ann	8040	4800	0
91-21-08-451-009	409 N. Race St.	Burch, James	12860	14560	1540
91-21-08-451-010	407 N. Race St.	Burch, James	13100	13350	100
91-21-08-451-011	405 N. Race St.	Burch, James	10870	22650	11540
91-21-08-451-012	403 N. Race St.	Burch, James	9750	13310	3410
91-21-08-451-013	401 N. Race St.	Strong, Allen R.	15120	22370	7010
91-21-08-452-005	301 N. Race St.	Urbana School District #116	0	0	0
91-21-08-452-010	305 N. Race St.	City of Urbana c/o City Attorney	0	0	0

91-21-08-452-011	208 W. Griggs St.	Eastern Illinois Foodbank, Executive Director	0	0	0
91-21-08-453-001	205 N. Race St.	Urbana School District #116	224380	0	0
91-21-08-453-002	131 N. Race St.	Urbana School District #116	9900	0	0
91-21-08-453-003	129 N. Race St.	S & R Partnership	33670	105370	70550
91-21-08-453-007	117 N. Race St.	Lincicome, H. Paul	190	280	90
91-21-08-453-008	115 N. Race St.	Lincicome, Paul	22670	30890	7880
91-21-08-453-015	119 N. Race St.	Lincicome Brothers	40060	60090	19380
91-21-08-455-003	408 A N. Race St.	Grumish & Lee	10560	14310	3590
91-21-08-455-004	408 B N. Race St.	Grumish & Lee	10560	14310	3590
91-21-08-455-008	403 N. Broadway Ave.	Adams Outdoor Advertising	860	1160	290
91-21-08-455-012	405 N. Broadway Ave.	Grumish & Lee	125000	252250	124500
91-21-08-455-013	402 N. Race St.	Strong, Allen -- Courier Café	65690	154630	87260
91-21-08-455-014	410 N. Race St.	Castle Hill Holding XII	120070	164570	42710
91-21-08-455-015	408 N. Race St.	Grumish & Lee	74940	97580	21570
91-21-08-455-017	401 N. Broadway Ave.	Commercial Asset Management	108608	136530	26442
91-21-08-455-018	401 N. Broadway Ave.	Strong, Allen	1532	1920	368
91-21-08-456-001	223 N. Broadway Ave.	Celebration Co.	0	0	0
91-21-08-456-003	304 N. Race St.	Timpone, Raymond	529	2210	1661
91-21-08-456-004	221 N. Race St.	Timpone, Raymond	3541	15210	11499
91-21-08-457-022	206 N. Race St.	City of Urbana c/o City Attorney	12640	0	0
91-21-08-458-001	123 W. Water St.	City of Urbana c/o City Attorney	0	0	0
91-21-08-458-002	121 W. Water St.	Barnhart, Ann	8190	61490	52630
91-21-08-458-003	119 W. Water St.	Gatsche, Barbara, Trustee	7290	25430	17870
91-21-08-459-002	410 N. Broadway Ave.	Bank Illinois	27900	84450	55630
91-21-08-459-003	402 N. Broadway Ave.	Khan 11's, Inc.	26380	87170	59840
91-21-08-459-005	400 N. Broadway Ave.	Atkins, Vincent P.	37540	59670	21470
91-21-08-459-007	105 E. University Ave.	Grumish, Stephen F.	212880	200830	0
91-21-08-460-002	403 N. Vine St.	Desai, Mahendra I.	107910	102400	0
91-21-08-460-003	201 E. Courtesy Rd.	Harry Gill Co.	233310	360950	123710
91-21-08-463-006	204 E. Main St.	Champaign County	0	0	0
91-21-08-476-002	405 N. Maple St.	Illinois Power Company	33070	41850	8320
91-21-08-476-004	410 N. Vine St.	410 N. Vine St. Building Corp.	0	412320	407830
91-21-08-476-005	407 N. Maple St.	410 N. Vine St. Building Corp.	0	27700	27400
91-21-08-476-006	301 N. Maple St.	410 N. Vine St. Building Corp.	0	4140	4090
91-21-08-478-014	212 N. Vine St.	Peters, Scott	6070	55160	33480
91-21-08-478-015	200 N. Vine St.	S M Properties Urbana, L.L.C.	404358	2075420	1648302
91-21-08-478-016	101 N. Maple St.	S M Properties Urbana, L.L.C.	5526	36340	30414
91-21-08-478-017	(no address given)	S M Properties Urbana, L.L.C.	17711	116440	97459
91-21-08-478-018	110 N. Vine St.	Advance Auto Parts	19115	275780	253665
92-21-17-276-006	304 E. California Ave.	Raybon, Lissa	12200	21380	9180
92-21-17-110-019	101 S. McCullough St.	Castle, Richard, Jr.	680	21660	0
92-21-17-110-020	103 S. McCullough St.	Campus Property Management	590	29880	0
92-21-17-126-008	505 W. Stoughton St.	Urbana Park District	90	0	190

92-21-17-130-001	106 N. McCullough St.**	Foste, Darrel J.	7350	2770	1950
92-21-17-130-002	106 A N. McCullough St.	Foste, Darrel	12570	250	7530
92-21-17-130-003	106 N. McCullough St.**	Judy, Dale L.	13840	90	13960
92-21-17-130-004	106 N. McCullough St.**	Foste, Darrel	16110	280	10710
91-21-17-130-005	402 W. Springfield Ave.	Foste, Darrel J.	16240	9410	8370
92-21-17-130-006	104 C N. McCullough St.	Foste, Darrel J.	16990	20320	0
92-21-17-130-007	102 N. McCullough St.	Foste, Darrel J.	13860	28110	0
92-21-17-130-008	412 W. Springfield Ave.	Weber, William C.	10600	27120	4010
92-21-17-130-009	410 W. Springfield Ave.	Kazemi, Abbas A.	12100	24880	9510
92-21-17-130-010	408 W. Springfield Ave.	Andrews, Norma Jean	30320	13950	352920
92-21-17-130-011	406 W. Springfield Ave.	Foste, Darrel J.	17800	11820	6270
92-21-17-130-012	404 W. Springfield Ave.	Foste, Darrel J.	13330	14780	8400
92-21-17-130-013	402 W. Springfield Ave.	Stebbins, Gary L.	23810	21840	0
92-21-17-130-014	312 W. Springfield Ave.	Illinois Properties, Inc., c/o Ramshaw-Smith	11840	387450	8740
92-21-17-130-016	303 W. Main St.	Kirby, Michael E.	20780	24330	14310
92-21-17-130-017	302 W. Springfield Ave.	Allman, Carl	29870	21970	122180
92-21-17-131-001	104 S. McCullough St.	Lambert, James	9350	15890	5980
92-21-17-131-005	403 W. Springfield Ave.	Schukar, Harlan R.	11150	20810	12700
92-21-17-131-006	401 W. Springfield Ave.	Campus Property Management	44500	35480	27740
92-21-17-131-014	407 W. Springfield Ave.	Potter, Gretchen and Dennis	9150	153730	12100
92-21-17-135-001	311 W. Springfield Ave.	Palmberg, Joseph Eric	0	15500	0
92-21-17-135-002	104 S. Birch St.	Palmberg, Joseph Eric	10300	24110	3500
92-21-17-135-003	309 W. Springfield Ave.	Hartke, Ronald S. and Pamela	10090	73090	3430
92-21-17-135-004	307 W. Springfield Ave.	First Federal Savings Bank	19790	21480	18880
92-21-17-135-009	312 W. Elm St.	St. Nicholas Orthodox	50550	0	15970
92-21-17-135-010	310 W. Elm St.	St. Nicholas Orthodox	22740	13950	17260
92-21-17-135-011	308 W. Elm St.	St. Nicholas Orthodox	51260	13670	160020
92-21-17-135-012	306 W. Elm St.	Robinson, Scott J.	18930	39140	14680
92-21-17-135-013	304 W. Elm St.	Weiner, Barry A.	18430	67250	16820
92-21-17-135-014	302 W. Elm St.	Titran, Michelle D.	22680	37490	12250
92-21-17-135-015	301 W. Springfield Ave.	First Federal	58400	213610	21590
92-21-17-136-001	311 W. Elm St.	McCulley, Michael	24090	33980	16270
92-21-17-136-002	309 W. Elm St.	Wetmore, Louis B.	24380	35700	25340
92-21-17-136-003	307 W. Elm St.	Johnston, Anne	18870	35320	15860
92-21-17-136-004	305 W. Elm St.	Elm/Stoughton, Sharif M.	25050	80870	64900
92-21-17-136-005	303 W. Elm St.	Weaver, Stanley B.	22030	40810	24250
92-21-17-136-008	312 W. Green St.	Baxley, Norman E. and Carolyn	26730	50260	0
92-21-17-136-009	310 W. Green St.	Illinois Properties, Inc., c/o Ramshaw-Smith	10170	35110	3500
92-21-17-136-010	308 W. Green St.	Illinois Properties, Inc., c/o Ramshaw-Smith	21680	90950	11120
92-21-17-136-011	306 W. Green St.	Dobrovoly, Jerry S.	3190	46790	125540
92-21-17-136-012	302 W. Green St.	Weaver, Mary E.	0	25560	0
92-21-17-136-013	203 S. Cedar St.	Weaver, Stanley B.	8310	13820	4170
92-21-17-137-005	303 W. Green St.	Bruno, Thomas A.	29740	33160	21530

92-21-17-137-006	301 W. Green St.	Bruno, Thomas A.	10530	130140	3580
92-21-17-139-001	224 W. Main St.	City of Urbana c/o City Attorney	43960	0	18970
92-21-17-139-002	222 W. Main St.	Prillman, Roger and Janine	0	12620	0
92-21-17-139-003	220 W. Main St.	Prillman, Roger and Janine	15370	51840	1500
92-21-17-141-001	211 W. Elm St.	City of Urbana	15030	14270	6530
92-21-17-141-002	209 W. Elm St.	City of Urbana	0	63620	0
92-21-17-141-003	207 W. Elm St.	Urbana Free Library	14340	0	277560
92-21-17-141-004	206 S. Cedar St.	Fejes, Anne S.	18700	16870	9830
92-21-17-141-005	212 W. Green St.	Marro, Ray M., Jr.	39210	21800	0
92-21-17-141-007	208 W. Green St.	City of Urbana c/o City Attorney	0	0	0
92-21-17-142-001	302 S. Cedar St.	Illinois Properties, Inc., c/o Ramshaw-Smith	0	295110	0
92-21-17-142-002	209 W. Green St.	Anderson, Robert W.	0	31640	0
92-21-17-204-007	212 E. Main St.	C & U Poster Advertising	0	10110	0
92-21-17-204-008	204 E. Main St.	Champaign County	19990	0	0
92-21-17-208-002	1776 E. Washington St.	Champaign County	131000	0	0
92-21-17-209-002	205 E. Main St.	Champaign County	5000	0	0
92-21-17-210-001	207 W. Elm St.	Urbana Free Library	12260	0	0
92-21-17-210-002	205 W. Elm St.	Urbana Free Library	13620	0	0
92-21-17-210-003	201 S. Race St.	Urbana Free Library	72260	0	30170
92-21-17-210-004	205 S. Race St.	City of Urbana c/o City Attorney	0	0	0
92-21-17-210-006	206 W. Green St.	Urbana Free Library	0	0	0
92-21-17-210-007	204 W. Green St.	Urbana Free Library	12010	0	11440
92-21-17-210-008	202 W. Green St.	Auler, Robert I.	36360	103560	8320
92-21-17-211-001	207 W. Green St.	Supervisor, Cunningham Township	17300	0	0
92-21-17-211-002	205 W. Green St.	Cunningham Township	25420	0	27150
92-21-17-211-003	203 W. Green St.	Webber, Charles M. Trust #2	19280	29410	14210
92-21-17-211-004	201 W. Green St.	Webber, Charles M. Trust #2	11660	451710	7560
92-21-17-211-005	305 S. Race St.	Webber, Charles M. Trust #2	15100	10850	14010
92-21-17-211-006	208 W. High St.	Leigh, Steven / J. Bullington	0	57680	0
92-21-17-211-007	206 W. High St.	O'Rourke, Daniel	25440	36860	9790
92-21-17-211-008	204 W. High St.	O'Rourke, Daniel	0	20970	0
92-21-17-211-009	307 S. Race St.	Light of Life Messengers	1796190	32080	0
92-21-17-212-004	202 S. Broadway Ave.	U.S. Government Post Office	0	0	0
92-21-17-212-010	211 E. Green St.	Weiner, Barry A.	0	35620	0
92-21-17-212-011	305 S. Vine St.	City of Urbana c/o City Attorney	0	0	0
92-21-17-212-016	300 S. Broadway Ave.	New Lincoln Square, L.L.C.	12280	416040	16760
92-21-17-212-019	103 E. Elm St.	City of Urbana c/o City Attorney	22790	0	16090
92-21-17-212-020	201 S. Vine St.	United States of America	12740	0	12560
92-21-17-212-021	201 E. Green St.	City of Urbana c/o City Attorney	21340	0	24520
92-21-17-213-001	207 W. High St.	Palmieri, Nanda / Thorpe, John	0	32010	0
92-21-17-213-002	205 W. High St.	Gorski, Walter and Evelyn	68290	42420	0
92-21-17-213-003	203 W. High St.	Carson, Gladys S.	0	27990	0
92-21-17-213-004	401 S. Race St.	Kirby, Marty S.	0	50040	0

92-21-17-213-005	405 S. Race St.	Baptist Church	0	0	0
92-21-17-214-002	401 S. Broadway Ave.	City of Urbana c/o City Attorney	27730	0	12990
92-21-17-215-001	402 S. Broadway Ave.	City of Urbana c/o City Attorney	11990	0	9530
92-21-17-215-002	403 S. Broadway Ave.	City of Urbana c/o City Attorney	12260	0	9290
92-21-17-227-003	305 E. Main St.	Champaign County	5980	0	2040
92-21-17-227-004	104 S. Vine St.	Dyno-Tune, Inc.	3720	41170	1620
92-21-17-227-005	304 E. Elm St.	Timpone, Raymond	5840	22740	1200
92-21-17-227-006	306 E. Elm St.	Timpone, Raymond	5410	22770	10140
92-21-17-227-007	307 E. Main St.	Timpone, Raymond	30390	8110	12320
92-21-17-227-008	103 S. Urbana Ave.	Timpone, Raymond	4600	5400	11100
92-21-17-227-009	105 S. Urbana Ave.	Timpone, Raymond	19930	7120	10290
92-21-17-227-010	308 E. Elm St.	Buck, J. R.	8460	20120	4980
92-21-17-227-011	301 E. Main St.	Timpone, Raymond, Jr.	50040	43180	68960
92-21-17-228-001	401 E. Main St.	H & W Properties	92210	15730	45030
92-21-17-228-002	403 E. Main St.	B & C Development	89360	31920	30410
92-21-17-228-005	103 S. Maple St.	B & C Development	9110	14200	3170
92-21-17-228-010	405 E. Main St.	B & C Development	15170	120310	1630
92-21-17-229-009	503 E. Main St.	Long's Garage	7800	138750	1570
92-21-17-233-001	202 S. Vine St.	Phebus & Tummelson	52050	120820	0
92-21-17-233-002	305 E. Elm St.	Phebus & Tummelson	18390	12970	6950
92-21-17-233-003	307 E. Elm St.	Phebus & Tummelson	17880	17740	10690
92-21-17-233-004	205 S. Urbana Ave.	Phebus & Tummelson	0	9910	0
92-21-17-233-005	208 S. Vine St.	City of Urbana c/o City Attorney	9270	0	0
92-21-17-233-006	306 E. Green St.	Basler, Robert C.	1240	25620	0
92-21-17-233-007	308 E. Green St.	Basler, Margaret E.	0	30180	0
92-21-17-238-001	301 E. Green St.	City of Urbana c/o City Attorney	0	0	0
92-21-17-238-002	304 S. Vine St.	City of Urbana c/o City Attorney	15090	0	0
92-21-17-238-003	304 S. Vine St.	City of Urbana c/o City Attorney	12420	0	0
92-21-17-238-004	308 S. Vine St.	City of Urbana c/o City Attorney	13240	0	0
92-21-17-238-005	400 S. Vine St.	City of Urbana c/o City Attorney	0	0	0
92-21-17-238-009	305 S. Urbana Ave.	City of Urbana c/o City Attorney	0	0	0
92-21-17-238-010	308 E. High St.	City of Urbana c/o City Attorney	0	0	0
92-21-17-238-011	306 E. High St.	City of Urbana c/o City Attorney	12790	0	0
92-21-17-238-012	307 E. Green St.	City of Urbana c/o City Attorney	0	0	0
92-21-17-242-001	402 S. Vine St.	City of Urbana c/o City Attorney	6790	0	0
92-21-17-242-002	404 S. Vine St.	City of Urbana c/o City Attorney	0	0	0
92-21-17-242-003	401 S. Urbana Ave.	City of Urbana c/o City Attorney	9370	0	0
92-21-17-242-004	403 S. Urbana Ave.	City of Urbana c/o City Attorney	14060	0	0
92-21-17-242-005	406 S. Urbana Ave.	City of Urbana c/o City Attorney	10550	0	0
92-21-17-242-006	406 S. Vine St.	City of Urbana c/o City Attorney	12080	0	11090
92-21-17-242-007	304 E. Illinois St.	City of Urbana c/o City Attorney	16880	0	18470
92-21-17-242-008	306 E. Illinois St.	City of Urbana c/o City Attorney	25610	0	660
92-21-17-242-009	308 E. Illinois St.	City of Urbana c/o City Attorney	11040	0	6080

92-21-17-251-001	207 W. Illinois St.	Mueth, Paul F.	17220	25590	21540
92-21-17-251-002	205 W. Illinois St.	Finkelman, Jason	25100	38890	12590
92-21-17-251-005	501 S. Race St.	Spencer, Robert A.	19540	28670	1710
92-21-17-251-006	503 S. Race St.	Snow, Juna	11040	25120	
92-21-17-251-007	505 S. Race St.	Busey, James and Deb	16690	42300	12410
92-21-17-251-008	509 S. Race St.	Tummelson, Jo Elaine	61180	41130	238220
92-21-17-252-005	105 W. Illinois St.	National City Bank MI/IL	308550	21480	0
92-21-17-252-006	103 W. Illinois St.	Fox Development Corp.	18290	29420	1750
92-21-17-252-009	508 S. Race St.	Fox Development Corp.	15250	302700	10370
92-21-17-252-013	507 S. Broadway Ave.	Fox Development Corp.	13200	179590	0
92-21-17-253-001	502 S. Broadway Ave.	JTS Properties L.L.C., c/o Scott Cochrane	15000	20930	0
92-21-17-253-002	504 S. Broadway Ave.	JTS Properties L.L.C., c/o Scott Cochrane	15000	26760	0
92-21-17-254-001	201 E. Illinois St.	City of Urbana c/o City Attorney	37230	0	12440
92-21-17-254-002	203 E. Illinois St.	City of Urbana c/o City Attorney	43460	0	32680
92-21-17-254-003	205 E. Illinois St.	City of Urbana c/o City Attorney	29930	0	13540
92-21-17-254-004	207 E. Illinois St.	Fallon Corp.	23270	50220	18480
92-21-17-254-005	501 S. Vine St.	Freedom Oil Co.	33770	76980	11660
92-21-17-254-008	206 E. California Ave.	Brooks, Rob L. and Dorothy	29030	43950	0
92-21-17-254-009	208 E. California Ave.	Brooks, Rob L. and Dorothy	60790	42210	24770
92-21-17-254-010	507 S. Vine St.	MJS Family Trust	55130	45930	60810
92-21-17-254-011	202 E. California Ave.	City of Urbana c/o City Attorney	35050	0	25370
92-21-17-276-001	502 S. Vine St.	Schweighart, Rodney	12080	86680	0
92-21-17-276-002	508 S. Vine St.	Lanman Properties, Inc.	7930	117220	6140
92-21-17-276-004	503 S. Urbana Ave.	Colclasure, Martin P.	7540	61080	9350
92-21-17-276-005	505 S. Urbana Ave.	Chang, Paul J.	5620	7300	7820
92-21-17-276-006	304 E. California Ave.	Raybon, Lissa	14270	14270	1350
92-21-17-276-007	306 E. California Ave.	Lain, Lloyd	18160	18160	0
92-21-17-276-008	305 E. Illinois St.	Marriott, Major	14210	14210	0
92-21-17-276-009	307 E. Illinois St.	Nagle, Brian	10540	10540	0

Total = \$9,508,523 \$14,270 \$7,396,550
18160 \$637,531

*indicates property owner's address where no parcel address was given

**indicates three listings of the same address on AS 400