



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Bruce K. Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Director

**DATE:** October 19, 2006

**SUBJECT:** Neighborhood Conservation District Report Update

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**Introduction**

This memorandum is intended to provide the Plan Commission and Committee of the Whole with further information requested about Neighborhood Conservation Districts (NCDs). Specifically, the Plan Commission requested at the August 24, 2006 meeting that a table be provided with a side-by-side comparison for how NCDs might deal with various neighborhood issues. A clearer definition of “Neighborhood Conservation District” was also requested. The Committee of the Whole at the August 28, 2006 meeting requested that City staff follow up on three items: (1) information on review of building demolitions; (2) making presentations to neighborhoods on the NCD concept; and (3) consideration of the idea of forming a special task force to identify potential historic landmarks and districts.

Extensive background information on NCDs is provided in the Neighborhood Conservation District Study, prepared by Rebecca K. Bicksler, in partial fulfillment of the requirements for a Master’s of City Planning, dated July 2006; a Memorandum to the Urbana Plan Commission, dated August 18, 2006; a Memorandum to the Urbana City Council, dated August 24, 2006; and a Memorandum to the Urbana Historic Preservation Commission, dated August 31, 2006.

**Discussion**

One of the basic premises behind city planning is that people’s lives can be improved by good physical design. As planning tools, NCDs are intended to stabilize and improve existing neighborhoods in terms of design and operation. NCDs focus on conserving, preserving, and enhancing mature neighborhoods. However, in themselves, NCDs have only a limited ability to change behavior. For example, trash cans can be provided as part of a plan to beautify a neighborhood, but the plan cannot force people to use them. Likewise, a plan to promote home ownership can be carried out, and design review through a NCD can insure that buildings look like single-family homes, but an NCD cannot prevent homes from being rented out.

## **Plan Commission Issues**

### *Definition of Neighborhood Conservation District*

A Neighborhood Conservation District is a tool used by some cities to identify and protect the character of established neighborhoods. The focus is on physical design and can include both the private and public realms. The most common approach taken by communities is to use both a prescriptive plan for the neighborhood and zoning or other regulations to implement the plan.

NCDs may be used in neighborhoods where outside influences threaten the integrity and character of the neighborhood, through factors as varied as inflated real estate costs, lack of reinvestment, inappropriate underlying zoning, failing public infrastructure, and impacts of nearby institutions.

The most common way of implementing NCDs is through design review based on design guidelines. NCD may also be used in lieu of historic preservation or as an historic district buffer area in cases where the character of an area is valued, but it does not quite meet the standards necessary to achieve designation as a fully protected historic district.

A NCD program studied for Greenville, South Carolina included a stated objective to: “maintain and conserve the neighborhood’s character by outlining procedures and policies for alterations or demolition of existing structures and design of new construction in the district.” The City of Champaign, Illinois has a zoning category for “In Town – Neighborhood Conservation” within which single-family homes can be converted to apartments but only if they continue to appear as a single-family home. The City of Wilmington, Delaware uses NCDs where “...traditional City Historic District protection is not suitable or warranted, either because of a lack of significant community or political support, or because the built environment does not meet the criteria for historic resource recognition as defined by the Secretary of the Interior and the Delaware State Historic Preservation Office.” These representative examples are principally concerned with neighborhood protection through design review and are based upon the community’s desire to preserve and protect the overall character of the area.

The City of Urbana’s Mixed Office/Residential (MOR) Zoning District and the Downtown to Campus Plan of which it was an outgrowth should also be recognized as a form of NCD. According to the Downtown to Campus Plan, the Green and Elm Street corridors were identified as a uniquely challenging area in which the residential character was sought to be maintained at the same time as commercial adaptive use was to be encouraged. Within the MOR District, site plan and development review of major exterior alterations and new construction are carried out by the City’s Development Review Board. The Development Review Board includes representatives of the neighborhood, a developer’s representative, historic preservation commissioner, and experts in architecture and design. In conducting their review the Development Review Board refers to a set of design guidelines that have been adopted by the City for use in the MOR District. These design guidelines were used to improve recent development projects in the MOR, including the Coler Crossing Apartments at 701 West Green Street and the Barr Apartments at 611 West Green Street.

City staff have previously suggested that extension of DRB review to the Lincoln-Busey corridors could help to address the appearance of this sensitive mixed-use area and achieve an improved transition between the campus use on the west side of Lincoln Avenue and the residential uses on the east side of Lincoln Avenue. Design review is not recommended in areas which are homogeneous in land use and zoning regulations, are not experiencing development pressure, and/or which do not have specific urban character challenges. For example, many of Urbana's residential areas are fully built-out and are homogeneously zoned R-1, R-2, or R-3. Design review of these stable residential neighborhoods does not appear to be warranted or desirable.

It is important to recognize that design-based NCDs work best in areas with a strong real estate market. Because design review is triggered only when property owners choose to make exterior changes to their property, areas with low levels of construction activity would have few opportunities for design review. It should also be noted that design regulations have special challenges in areas where institutions lead development. Local government regulations have limited powers over other local, County, State, and Federal governments and religious institutions, but in these cases cities can work cooperatively and promote use of design guidelines. As discussed later in this memorandum, this fact is pertinent for neighborhoods such as West Urbana where the majority of demolitions of single-family homes during the period 2000-2006 were due to expansion of schools and churches.

#### *Side-By-Side Comparison*

Table 1 provides a side-by-side comparison of how NCDs do or do not address a specific set of neighborhood issues. These issues are ones identified primarily for two Urbana neighborhoods: the West Urbana Neighborhood and the Historic East Urbana Neighborhood. Following each issue are three columns representing possible solutions, including currently available tools, Neighborhood Conservation Districts, and recommended new initiatives.

The Neighborhood Conservation District column is subdivided into categories for "regulation-based" versus "plan-based" NCDs. "Regulation-based" NCDs conserve neighborhoods through regulation of private development. "Plan-based" NCDs are typically advisory documents which can provide a vision and a guide for both public and private investments, but do not promulgate specific requirements. In the discussion about NCDs held to date in Urbana, most people have referred to NCDs in terms of regulations, and this is also how most cities have used NCDs. Regulation-based NCDs are most often based upon zoning requirements and are most often implemented by a design review process using design guidelines as the basis. The strength of regulation-based NCDs is that the outcome is predictable.

A second type of Neighborhood Conservation District is essentially a physical or capital facilities plan and is usually carried out in guiding future neighborhood investments. Such a plan can be for private or public investment, or both. Plan-based NCDs are typically promoted as a preferred standard through public education. Although the private sector may be encouraged but not required to follow them, these standards are sometimes adopted by cities as the official design standard for public investments programmed through the capital improvements program (CIP). An example of a plan-based NCD is the brick sidewalk plan that has been adopted for portions of Urbana.

The last column in Table 1 lists a set of City staff recommended initiatives intended to address the neighborhood issues identified. Based on staff analysis, it is believed that these initiatives taken collectively would provide a broader and more effective approach than would adoption of NCDs alone. However, this approach does not preclude implementing these initiatives in conjunction with design review through an NCD. For instance, NCD-style design review can be carried out in the Lincoln-Busey Corridor, other areas could be rezoned from multi-family to single-family zoning, and yet other qualifying areas might be designated as local historic districts. Another recommended approach is the use of neighborhood housing corporations to promote the rehabilitation of distressed properties where government funded programs are not available.

From the comparison in Table 1, it can be concluded that there are three issues in Urbana where regulation-based NCDs could be helpful: infill development, control of gravel parking lots, and reducing the number of cars parked on certain properties. Plan-based NCDs can be used to address the improvement of historic brick sidewalks and to address the lack of curb and gutter in certain areas, when tied to City expenditures such as through the Capital Improvement Program or Annual Action Plan. NCDs are not well suited to address issues such as conversion of owner-occupied housing to rental property and abatement of common nuisances, but these can be addressed through other initiatives, such as the proposed Rental Registration Program.

**TABLE 1. SOLVING NEIGHBORHOOD PROBLEMS:  
Neighborhood Conservation Districts Compared to Other Approaches**

NEIGHBORHOOD ISSUES	CURRENTLY AVAILABLE TOOLS	NEIGHBORHOOD CONSERVATION DISTRICTS (√ = CAN ADDRESS ISSUE)		RECOMMENDED INITIATIVES
		Regulation-Based	Physical Plan-Based	
<b>Development Issues</b>				
Incompatible infill development	Zoning standards for infill development Zoning Map amendments Designation of local historic landmarks & districts Design review (such as in MOR District)	√		Examine rezoning selective blocks in East Urbana Create an overlay zone for the Lincoln/Busey Corridor with design guidelines for alterations and new development Identify potential historic districts Adopt ordinance allowing neighborhoods to apply for NCD status
Gravel parking lots	Zoning standards for parking lots	√		Improve requirements and enforcement for gravel parking lots (research underway)
<b>Property Use Issues</b>				
Lack of care in property maintenance	Property Maintenance Code inspections Rental inspection program			Improve ordinances impacting property maintenance (Fall 2006)
Conversion of owner-occupied homes to rental			√	Assist in creating a private community development corporation to promote housing rehabilitation and home ownership (Fall 2006)
Over occupancy	Occupancy limits enacted through the Zoning Ordinance, Property Maintenance Code, and Fire Code	√		Improve enforcement of occupancy limits, such as through the Rental Registration Program (Fall 2006)
Nuisances (noise, trash, couches on porches)	Nuisance ordinances Public education			Improve ordinances impacting property maintenance (Fall 2006)
Too many parked cars on properties	Zoning regulations Police enforcement for parking on dirt/grass	√		Improve Zoning Ordinance requirements for private parking (research underway)
<b>Public Right-of-Way Issues</b>				
Too many cars parked on street	Parking sticker/fee for on-street parking	√		<i>Already in force in WUNA and parts of North Urbana</i>
Loss of brick sidewalks	Brick Sidewalk Plan		√	<i>Already adopted in HEUNA and other parts of Urbana</i>
Lack of curb and gutters	Work plans for maintaining streetscapes and improving roads (completed annually by Public Works)		√	<i>Already addressed in the CIP and AAP, on an annual basis</i>

## City Council Issues

The City Council requested staff to follow up on three issues: (1) information on demolition review, (2) making presentations to neighborhoods on the NCD concept, and (3) considering the idea of forming a special task force to identify potential historic landmarks and districts.

In terms of neighborhood presentations on the NCD concept, this process has already begun. City staff has made one presentation in West Urbana and is seeking to meet with a second group. In Historic East Urbana, staff is scheduled to make a presentation at a neighborhood association meeting. Staff will also seek to present to UCAN and other groups in North Urbana.

On a related topic, City staff have organized a special workshop on the formation of Neighborhood Housing Development Corporations with guest speaker Bob Yapp. Mr. Yapp is a recognized expert in the field of renovating older homes and neighborhoods. He is currently in charge of Renaissance Danville and has previously hosted the PBS series "About Your House with Bob Yapp". The workshop is scheduled for Wednesday, November 8, 2006, from 6 to 8 pm at the Phillips Recreation Center and will be well advertised to neighborhood and civic leaders and other residents.

Creating a special task force or other entity to identify potential historic landmarks and districts could be helpful in that Urbana Historic Preservation Commission is largely set up to review applications for local landmarks and historic districts that have been initiated by others. Having other individuals and groups identify and recommend designation of landmarks would help the Commission to remain impartial in carrying out their duties. As a private, not-for-profit group, with extensive member expertise, the Preservation Conservation Association (PACA) could play a key role in advising the Historic Preservation Commission on priorities for designating local landmarks and historic district. Also, the University of Illinois' Historic preservation class is an excellent resource which can be consulted for help with prioritizing potential landmarks and districts. It would be appropriate for the City to request assistance by these groups in identifying potential districts and landmarks for possible designation.

It should be noted that the historic resources of Urbana have been assessed and some priorities established as part of the Urbana Historic Preservation Plan (1998), Reconnaissance Survey (1999), and 2005 Comprehensive Plan. In addition, over the years, students in the University of Illinois' Historic preservation class of the Department of Urban and Regional Planning have surveyed many blocks of older houses in Urbana and full surveys have been completed for approximately 474 properties. Almost all of these are residential properties in the West Urbana and Historic East Urbana Neighborhoods. The surveys are maintained by the City's Community Development Services Department and are available for use in historic district nominations. City staff are investigating the potential for scanning these documents into digital form so that they can accessed by the public via an electronic data base.

The next step in using the property surveys is to determine which properties are the most significant and retain the most integrity. Using the priorities suggested by the Comprehensive Plan, Historic Preservation Plan, and the Reconnaissance Survey, and the data contained in the surveys, groups such as PACA and the U of I's Historic preservation class should be able to

bring forward recommendations for properties that the community feels are the most significant and then to implement the designation of these properties as landmarks and districts according to the procedures laid out in the Zoning Ordinance.

### *Demolition Practices and Review*

The City Council specifically asked staff whether or not any cities review demolition applications outside of historic districts. In researching this question, staff reviewed the recent history of demolitions in two areas of the City to identify local trends in demolitions and also conducted a survey of 35 other communities for their demolition policies. The surveyed communities included those with significant historical resources and preservation programs.

The City of Urbana currently issues demolition permits upon receipt of a valid permit application and an appropriate fee. Demolition must be completed by a properly qualified contractor and must follow a demolition plan that meets the approval of the Building Official. Demolition is delayed until such time as utility companies are notified and all utilities are properly disconnected, usually requiring at least 2 - 3 days. At this time, PACA is notified in the event that building material salvage is desirable by that organization. Demolition permits are posted on the website and listings sent to the local newspaper. The cost for a demolition permit for principal structures is \$7.00 per \$1,000 of the estimated cost of demolition, but not less than \$100. The demolition permit fee for an accessory or temporary structure less than 800 square feet in area is \$35. Typical contractor costs for demolitions are in the range of \$8,000 to \$10,000 for a single-family residence to several hundred thousand dollars for large commercial or institutional buildings. Additional costs may be necessary for asbestos removal and post-demolition site grading.

Under the City's property maintenance code provisions (1990 BOCA, Section PM-110.0), demolitions of property may be ordered by the City in cases where a property is deemed to be so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human habitation, occupancy or use and where it would be unreasonable to repair said structure. In such cases, the City will file a demolition order against the property and may demolish the property and place liens against it if the owner fails to comply with the order.

Demolition of property in Urbana and other surveyed jurisdictions is "by-right" in all cases except if the property is locally designated a landmark or a part of a locally-designated historic district. If a locally designated historic property is proposed for demolition, the petitioner must seek approval in the form of a Certificate of Appropriateness from the Historic Preservation Commission under Section XII-6 of the Zoning Ordinance. If the Commission denies the application, the owner may appeal to the City Council. It should be noted that placement of a property on the National Register of Historic Places alone does not protect against demolition and provides no level of mandatory demolition review.

The ability to demolish property by right in all cases unless there is a demonstrated historic preservation basis for denial is generally considered to be a well established property right in the United States. The denial of this property right would likely be considered a "taking" and the City (or other authority) could be held liable for this action and the imposing legislation deemed

illegal. Further legal analysis would be necessary to determine the extent to which the right to demolish non-historic property is consider the rule of law in the United States and to identify any instances where communities have successfully attempted to limit demolition rights.

In order to evaluate recent demolition trends in the West Urbana Neighborhood and Historic East Urbana Neighborhood, Staff reviewed demolition permits for the period 2000-2006. The results of this evaluation are as follows. The attached table “Demolitions Permitted, 2000-2006” can be reviewed for more detailed information, as can the attached photographic inventory showing the current conditions of these properties.

### *Demolition Patterns in West Urbana*

During the period 2000-2006, the City issued demolition permits for 31 buildings in the West Urbana Neighborhood. Twenty of the 31 demolished buildings (65%) were for expansion of seven institutions: Alpha, Chi, Omega Sorority parking (one building), Church of the Latter Day Saints (three buildings), Leal School (six buildings), Presbyterian Church parking (two buildings), Twin City Bible Church (two buildings), Urbana High School (two buildings), and Urbana Middle School (four buildings). Public review of most of these projects took place as part of the institutional planning process or necessary zoning approvals. In other cases (Sorority parking and Presbyterian Church parking), subsequent revisions to the Zoning Ordinance have been made to require public review of these projects in future similar cases.

Six of the demolished buildings are now vacant lots/expanded yard space. Three demolished buildings were replaced by apartments. Two of these were Apartments which underwent City design review as part of the Mixed-Office Residential (MOR) Zoning District. The remaining two buildings demolished were replaced by new single-family houses (see photographs).

In terms of what was removed, 24 of the 31 buildings (77%) were single-family houses. Other buildings demolished were apartments (3 buildings), rooming houses (2 buildings), and mixed commercial/single-family residential (2 buildings). Unfortunately, photographs showing the condition of buildings removed are unavailable.

In summary, the leading category of demolitions in the West Urbana Neighborhood for the period 2000-2006 was for expansion of institutions, and the primary loss was in single-family houses. Clearly absent are demolitions due to construction of huge homes (sometimes referred to as “McMansions”) and demolitions taking place for business encroachment into the neighborhood. The reason for the lack of business encroachment is the underlying zoning of the West Urbana Neighborhood area, which limits uses to residences at all locations except the southeast corner of Race and Washington, which is zoned Neighborhood Business.

The ability to expand institutions such as schools, churches, libraries, and playgrounds in established neighborhoods is an important “smart growth” means to ensuring a vital in-city neighborhoods and containing sprawl on the edges of the community. Unlike other communities, Urbana residents have supported the continuation of its in-city institutions at their current locations, even if it means the loss of some adjacent properties. This commitment is seen in some of the projects identified here.



### *Demolition Patterns in the Historic East Urbana Neighborhood*

Demolition patterns in the Historic East Urbana Neighborhood are quite different than those in West Urbana. The level of demolition was lower in East Urbana, and there is no leading category for what replaced demolished buildings. During the period 2000-2006, the City of Urbana issued permits to demolish eight buildings which were replaced with the following: apartments (two buildings), condominiums (two buildings), vacant lots/expanded yards (two buildings), single-family residences (one building), and duplexes (one building). In terms of what was lost to demolition, 7 of the 8 buildings (88%) were single-family houses, and 1 building demolished was a duplex. Property Maintenance Code requirements played in role in a number of the demolitions in HEUNA, as the properties were deemed to be unsafe and could not reasonably be repaired.

It should be noted that the apartments and condominiums constructed in Historic East Urbana were allowed by current City zoning designations. If these uses are considered to be incompatible with the predominant single-family character, it is possible for the zoning to be changed to prevent this. In fact, consideration of zoning changes in portions of East Urbana is recommended by the Comprehensive Plan and has been suggested by staff as an NCD strategy. Currently, staff are working with HEUNA to update a draft neighborhood plan and to seek formal adoption of this document by the City. This plan also encourages selective rezoning within the Historic East Urbana neighborhood.

### *Demolition Review in Other Communities*

Staff surveyed approximately 35 cities that were deemed to potentially have controls on demolitions due to presence of historic resources or other characteristics. Only three communities have any level of demolition review outside of historic districts, but in each case there is a basis for the review that is related to the presence of potentially significant historic resources. These communities are Chicago and Highland Park in Illinois and St. Charles in Missouri.

In all three cities, demolition review is used as a historic preservation tool. Rather than pre-designating properties as landmarks, a review for local landmark designation takes place once a demolition application is submitted. Demolition review in the City of Chicago has been a response to a unique problem. Chicago's extensive building stock reflects its status as an important birthplace of architectural innovation. In recent years, an unprecedented pace of real estate development combined with the very large and significant historic building stock has resulted in a number of nationally significant buildings being lost to demolition. Landmark preservationists in Chicago have not been able to keep up with the reviews and determinations necessary to preserve this stock. Chicago-style politics have also played in part in which areas of the City have had properties razed or preserved. Consequently, demolition review is used as a forced "cooling off" or "catch up" period during which City staff and the historic preservation community can work with the property owner to find ways to save the building. In some cases the City of Chicago has held demolition permit applications for as long as five years.

In St. Charles, Missouri, demolition review is not intended to provide a cooling off period. Instead properties within the Extended Historic Preservation District – a transition zone around six historic districts -- are reviewed to determine whether or not they would qualify as a local landmark. If they qualify as a local landmark, the City of St. Charles will not issue a demolition permit unless an appeal is made that there is no viable use for the building.

In the case of Highland Park, Illinois, the City of Highland Park has a "Demolition of Dwellings" ordinance. This ordinance requires the Historic Preservation Commission to review all demolition permit applications for houses to determine whether or not the property qualifies for designation as a local landmark. If the property preliminarily qualifies, the landmark application process is automatically initiated. If the property owner objects in writing during the process, a higher level of significance is required before the City Council can designate it as a landmark. Highland Park is a very high income mature suburb of Chicago where the existing land uses and economic forces at work are significantly different than in Urbana-Champaign.

### *Additional Comments*

Even if found to be legal, the use of demolition review outside of designated historic districts means that property owners cannot know the extent of their property rights at the time they purchase the property. They cannot know whether they can demolish and rebuild on the site until they actually receive the demolition permit. They would not know if they could rebuild in the event of significant damage, unexpected repair costs, to accommodate a disabled family member, or simply to build their dream home on their property. This lack of certainty in real estate value and rights could have an immediate and profoundly negative economic impact upon the affected area. Imposition of demolition reviews outside of historic districts is not recommended from an economic development standpoint, particularly as the City of Urbana is situated within a highly competitive housing market. In making real estate decisions, purchasers consider a number of factors, including the property itself, the surrounding neighborhood, community services, real estate taxes, and the ability to fully use and enjoy the property within reasonably acceptable limits.

From an historic preservation standpoint, review of demolitions outside of historic districts would not protect truly historic properties up for alterations other than demolition. A building's historic integrity can be lost to inappropriate alteration almost as much as to demolition. Cities using a long "cooling off" period such as found in Chicago leaves them open to litigation for procedural due process rights protected in the U.S. and Illinois constitutions. If an area is thought to be historically significant and worthy of protection, then it should be duly designated as an historic district and protected in a thorough, upfront, and defensible manner.

While architectural integrity is important in NCD design review, historic integrity is not. In historic districts, traditional building materials are inherently significant. Preservation standards for historic buildings call for repair rather than replacement: windows and cornices for instance should be repaired unless impossible to do so and original wood siding should not be covered with aluminum or vinyl siding. Replication should only occur when historic materials are missing or too damaged. NCDs, however, are based on architectural rather than historic significance, and replacement of and covering original building materials may be perfectly

acceptable.

In conclusion, unless a property meets specific criteria for designation as a local landmark/historic district, there appears to be no rational (and therefore legal) basis for denying a demolition. On the other hand, design review for exterior alterations and new construction in appropriate areas does not have to be based on historic preservation criteria. Such design review is now carried out by hundreds of cities nationwide, including the City of Urbana, and the abilities of City's to exercise such review has held up well to challenges.

## **Conclusions and Recommendations**

The following are City staff's key conclusions in our updated information:

1. A Neighborhood Conservation District is a tool used by some cities to identify and protect the character of established neighborhoods. The focus is on physical design, and the most common approach taken by communities is to use zoning regulations to implement design goals.
2. In a study of several dozen cities using Neighborhood Conservation Districts, design review based on design guidelines is by far the most commonly used tool.
3. An outside group, such as PACA, can help to advise and assist the City in identifying additional potential historic landmarks and districts using already existing resource materials.
4. Different neighborhoods have different causes for demolition. Two-thirds of the buildings demolished in the West Urbana Neighborhood for the period 2000-2006 were due to expansion of institutions such as schools and churches. The level of demolition in the Historic East Urbana Neighborhood is much lower, with some due to construction of attached housing (both apartments and condominiums) as allowed by zoning and others due to property maintenance code concerns. Neither West Urbana nor East Urbana are experiencing demolitions due to construction of significantly larger homes as is happening in Chicago and other major cities. Neither has commercial encroachment caused demolitions in those neighborhoods. This is because both neighborhoods are protected by residential zoning.
5. Design review for alterations and new construction in established neighborhoods can help maintain the overall form and building character. Design review works best in non-homogeneous areas where there is development activities and pressures, such as the MOR district.
6. Demolition review appears to be legally indefensible unless based on historic preservation standards and criteria. Demolition review outside of historic districts is not recommended in Urbana due to both legal and economic development concerns. Areas that are worthy of preservation should be legitimately designated as historic districts or landmarks.

In response to the specific issues identified in our Neighborhood Conservation District study and in previous memoranda, City staff recommend the following strategies to help implement neighborhood conservation measures:

1. Consider extending MOR District design review requirements to the Lincoln/Busey corridor.
2. Rezone selected blocks in the Historic East Urbana Neighborhood where zoning is inconsistent with land uses, as identified in the 2005 Comprehensive Plan. Ongoing work with HEUNA on a neighborhood plan will help to facilitate this effort.
3. Make neighborhoods aware of how private, not-for-profit community development corporations can be formed to achieve neighborhood housing goals. A first step will be the upcoming workshop with Bob Yapp.
4. Adopt a neighborhood conservation district ordinance that would enable neighborhoods to apply for design review and other NCD protections, using a process similar to that for establishing an historic district.
5. In identifying priorities for protection as local landmarks/historic districts, request assistance from groups such as the Preservation and Conservation Association (PACA) and the University of Illinois' historic preservation class making use of existing resources.
6. Meet with neighborhoods to discuss neighborhood conservation problems and possible solutions. These meetings are underway.
7. For reasons discussed above, Staff strongly advises against reviewing demolitions other than for designated local landmarks and historic districts.

Prepared by:

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cc: Plan Commission  
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West Urbana Neighborhood Association  
Historic East Urbana Neighborhood Association

**DEMOLITIONS PERMITTED, 2000-2006**  
**West Urbana Neighborhood**

PERMIT	DATE	PREVIOUS USE	ADDRESS	ZONING	PIN NO.	CURRENT USE
2006	12/11/2000	Single-Family	403 CALIFORNIA, W	R2	92-21-17-179-005	Leal School
2009	12/15/2000	Commercial/ Apartment	302 GREEN, W	MOR	92-21-17-136-012	Vacant/Open Space
2019	1/30/2001	Single-Family	606 HIGH, W	R3	92-21-17-112-010	Vacant/Expanded Yard
2021	2/12/2001	Single-Family	810 ILLINOIS, W	R5	92-21-17-103-011	Church of Latter Day Saints
2022	2/12/2001	Single-Family	812 ILLINOIS, W	R5	92-21-17-103-010	Church of Latter Day Saints
2020	2/12/2001	Single-Family	406 LINCOLN, S	R5	92-21-17-103-009	Church of Latter Day Saints
2237	1/11/2002	Commercial/ Single-Family	508 GREEN, W	MOR	92-21-17-127-009	Parking for Presbyterian Church
2238	1/11/2002	Apartment	510 GREEN, W	MOR	92-21-17-127-008	Parking for Presbyterian Church
2282	4/8/2002	Single-Family	417 MAIN, W	R2	91-21-08-381-002	Vacant
2311	5/8/2002	Single-Family	909 VINE, S	R3	93-21-17-402-007	Urbana Middle School
2350	6/19/2002	Single-Family	404 OREGON, W	R2	92-21-17-179-011	Leal School
2349	06/19/2002	Apartment	402 OREGON, W	R2	92-21-17-179-013	Leal School
2352	6/20/2002	Single-Family	605 BIRCH, S	R2	92-21-17-179-012	Leal School
2353	6/20/2002	Single-Family	401 CALIFORNIA, W	R2	92-21-17-179-006	Leal School
2354	6/20/2002	Single-Family	405 CALIFORNIA, W	R2	92-21-17-179-004	Leal School
2351	6/20/2002	Single-Family	205 WASHINGTON, E	R3	93-21-17-402-003	Urbana Middle School
2365	7/16/2002	Rooming House	805 IOWA, W	R3	93-21-17-302-004	Vacant/Open Space
2385	7/31/2002	Single-Family	103 WASHINGTON, W	R2	93-21-17-401-013	Urbana Middle School
2432	10/2/2002	Single-Family	201 WASHINGTON, E	R3	93-21-17-402-002	Urbana Middle School
2493	2/17/2003	Apartment	611 GREEN, W	MOR	92-21-17-112-001	Apartment building
2522	4/10/2003	Single-Family	503 PENNSYLVANIA, W	R1	93-21-17-377-005	Vacant/Expanded Yard
2651	8/27/2003	Single-Family	708 RACE, S	R3	92-21-17-261-004	New Single-Family Home
2694	10/15/2003	Single-Family	208 OREGON, W	R2	92-21-17-255-003	New Single-Family Home
2724	11/25/2003	Single-Family	303 ELM, W	MOR	92-21-17-136-005	Vacant
2733	12/10/2003	Single-Family	410 1/2 ELM, W	MOR	92-21-17-131-008	Apartment building
2796	4/13/2004	Single-Family	701 GREEN, W.	MOR	92-21-17-107-008	Apartment building (Coler Crossing)
2974	10/04/2004	Rooming House	806 IOWA, W	R7	93-21-17-301-006	Parking for Sorority
3040	12/27/2004	Single-Family	106 IOWA, W	R2	93-21-17-401-020	Urbana High School
3041	12/27/2004	Single-Family	107 IOWA, W	R2	93-21-17-401-020	Urbana High School
3193	6/29/2005	Single-Family	806 MICHIGAN, W	R2	93-21-17-304-007	Twin City Bible Church
3192	6/29/2005	Single-Family	808 MICHIGAN, W	R3	93-21-17-304-008	Twin City Bible Church

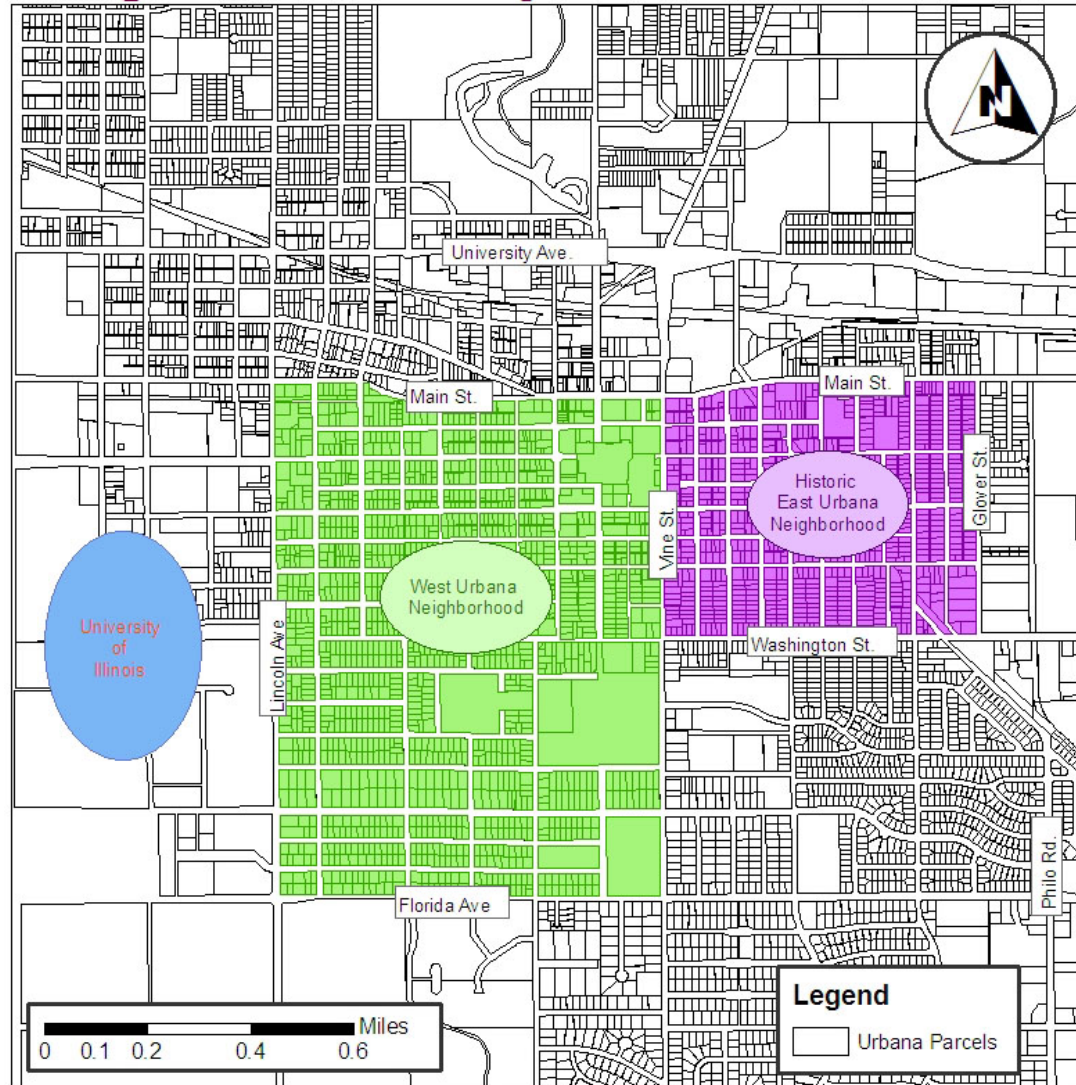
**DEMOLITIONS PERMITTED, 2000-2006**  
***Historic East Urbana Neighborhood***

<b>PERMIT</b>	<b>DATE</b>	<b>PREVIOUS USE</b>	<b>ADDRESS</b>	<b>ZONING</b>	<b>PIN NO.</b>	<b>CURRENT USE</b>
1968	10/4/2000	Single-Family	201 GROVE, S	R5	92-21-17-235-007	Apartment building
2200	11/8/2001	Single-Family	406 ELM, E	R5	92-21-17-228-008	Apartment building
2867	6/16/2004	Single-Family	406 WEBBER, S	R3	92-21-16-108-007	Vacant Lot/Open Space
2986	10/14/2004	Single-Family	505 URBANA, S	R3	92-21-17-276-005	Duplex
3142	5/18/2005	Duplex	408 JOHNSON, S	R3	92-21-16-112-010	Single-Family Residential
3258	9/6/2005	Single-Family	505 LYNN, S	R3	92-21-16-152-010	Vacant/Expanded Yard
3465	4/20/2006	Single-Family	602 GLOVER, S	R4	92-21-16-178-023	Condominiums (6 units)
3468	4/20/2006	Single-Family	506 GLOVER, S	R4	92-21-16-178-015	Condominiums (6 units)

# Replacement of Demolished Residences (Single-Family, Duplex, and Multi-Family) In East and West Urbana Neighborhoods, 2000-2006

## Neighborhood Map

Map created by: Rebecca K. Bicksler  
3 May 2006



## West Urbana Neighborhood, 2000-2006



606 W. High. The lot has become an extended yard.



302 W. Green. Vacant lot/open space.



810 & 812 Illinois St., and 406 Lincoln Ave. (above and right) The Church of Latter Day Saints occupies three lots.



## West Urbana Neighborhood, 2000-2006



401, 403, & 405 California; 605 Birth; 402 & 404 Oregon. 5 Single-Family homes and one Multi-Family complex were demolished to create open space next to Leal School.



909 Vine St, 201 & 205 E. Washington, 103 W. Washington, 106 & 107 W. Iowa. Single family homes on these lots were demolished to create open space and parking on Urbana Middle School and Urbana High School campuses.

## West Urbana Neighborhood, 2000-2006



417 W. Main. The lot is currently vacant.



508 & 510 W. Green. Parking for the Presbyterian Church.



805 W Iowa. The lot adjacent to and owned by the Nabor House is currently vacant.



611 W. Green. A multi-family residence was replaced with a new multi-family residence.

## West Urbana Neighborhood, 2000-2006



503 W. Pennsylvania. Extended side yard for adjacent property.



708 Race. A single family home replaced the demolished home.



208 W. Oregon. A single-family home replaced the demolished home



303 W. Elm. The lot between the parking lot and apartment building has remained undeveloped.

## West Urbana Neighborhood, 2000-2006



410 1/2 W. Elm. A second structure was originally located on this parcel. 410 W. Elm (above) remains.



701 W. Green. Coler Crossing apartments.



806 W. Iowa. Parking for Alpha Chi Omega.



806 & 808 W. Michigan Ave. Twin City Bible Church expansion.

## East Urbana Neighborhood, 2000-2006



201 S. Grove. Multi-Family Dwelling.



406 E. Elm St. An apartment Building.



1305 E. Stout. The lot previously held two structures. The existing single-family home was behind the demolished building.



406 S. Webber. The lot has remained undeveloped.

## East Urbana Neighborhood, 2000-2006



505 S. Urbana. New duplex.



408 S. Johnson. New residential construction has begun.



505 S Lynn. Extended side yard for 812 W. California.



506 & 602 S. Glover. Multi-family residential development.