



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

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

DATE: October 7, 2010

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

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

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

Over the past several months, the property owner has been marketing the vacant Urbana-Lincoln Hotel for sale through a hotel broker. Several parties have worked with the owner for potential purchase, and City staff has been in contact where appropriate to avail these parties of investment incentives, including preservation-related incentives. At this point a draft development agreement is being prepared offering a financial package to incentivize a major investment in the property. Owner support of a local landmark designation of the property is included as one provision of the agreement.

Until this agreement can be reviewed by potential purchaser(s), it would be premature and likely harmful to the pending purchase negotiations to proceed with landmark action.

For this reason staff is recommending a further continuance of the item to determine if the parties involved will move forward. City staff requests that the Urbana City Council make a motion to **continue this item until the December 13, 2010** Committee of the Whole meeting. An update regarding the disposition of the property and the landmark designation will be presented at that time.

Prepared by:

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