



**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: July 15, 2004**

**SUBJECT: Downtown Tax Increment Finance District No. 1 Plan Amendment**

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**Description**

TIF 1 was adopted December 15, 1980. It covers the core of the downtown area of the City, 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. A map of the TIF District is included as Attachment B of this memorandum.

Due to the age of this TIF District, 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 2016) 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. The Plan Amendment would be very focused, and funds required would be limited to those created through new redevelopment projects. Thus, funds not needed to complete the projects laid out in the plan would be distributed back to the various taxing bodies.

**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 July 26, 2004.

### 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. The public hearing has been scheduled for **September 7, 2004**.

### 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.

### **Goals**

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”.

A number of buildings and sites that were new and economically viable 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. 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.

Prepared by:

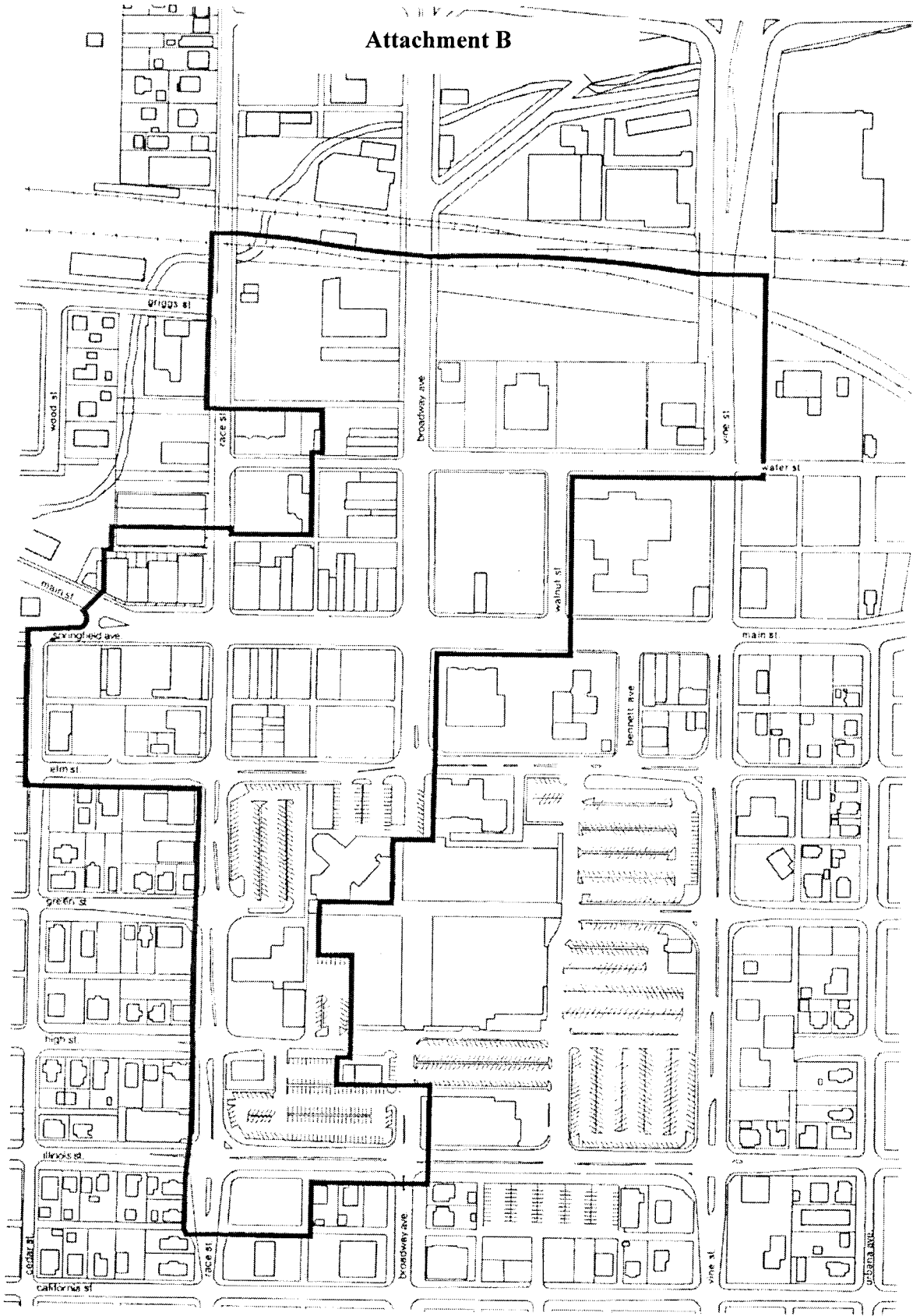
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Ryan L. Brault, Redevelopment Specialist

Attachments:

- A. TIF Boundary Map
- B. Draft Plan Amendment

Attachment B



**TAX INCREMENT ALLOCATION DISTRICT**  
**Boundary Map**



NOTE: LOCATIONS ARE SCHEMATIC & SITES ARE APPROXIMATE



# Downtown Tax Increment Finance District No. 1 Plan Amendment

*Draft*



**June 24, 2004**



# **Downtown Tax Increment Finance District #1 Plan Amendment**

*Draft*

**June 24, 2004**

## **CITY COUNCIL**

**Tod Satterthwaite, Mayor**

### **City Council**

Danielle Chynoweth

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### **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 # 1  
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	10
III. REDEVELOPMENT PROGRAM	14
Land Use Plan	14
Redevelopment Projects	14
Description of Potential Projects	18
Financial Analysis	22
Impacts Upon Local Taxing Districts	25
IV. IMPLEMENTATION	27
Estimated Date of Completion	27
Provisions for Amendment	27
Fair Employment and Affirmative Action	27
Conclusion	27
REFERENCES	29
APPENDICES	30
A. LEGAL DESCRIPTION	
B. ZONING DISTRICT DESCRIPTIONS	
C. LIST OF TIF 1 PROPERTIES AND EAV'S	

## LIST OF FIGURES

	<b><u>Page</u></b>
1. Aerial Photo	2
2. TIF 1 Boundary Map	3
3. TIF 1 Block 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	16



## LIST OF TABLES

	<b><u>Page</u></b>
1. Existing Deficiencies by Block Area	6
2. Redevelopment Project Types	19
3. Cost Estimates for Redevelopment Projects	20
4. Redevelopment Project Budget for Redevelopment Project Area	21
5. Assessed Valuation Projection	23

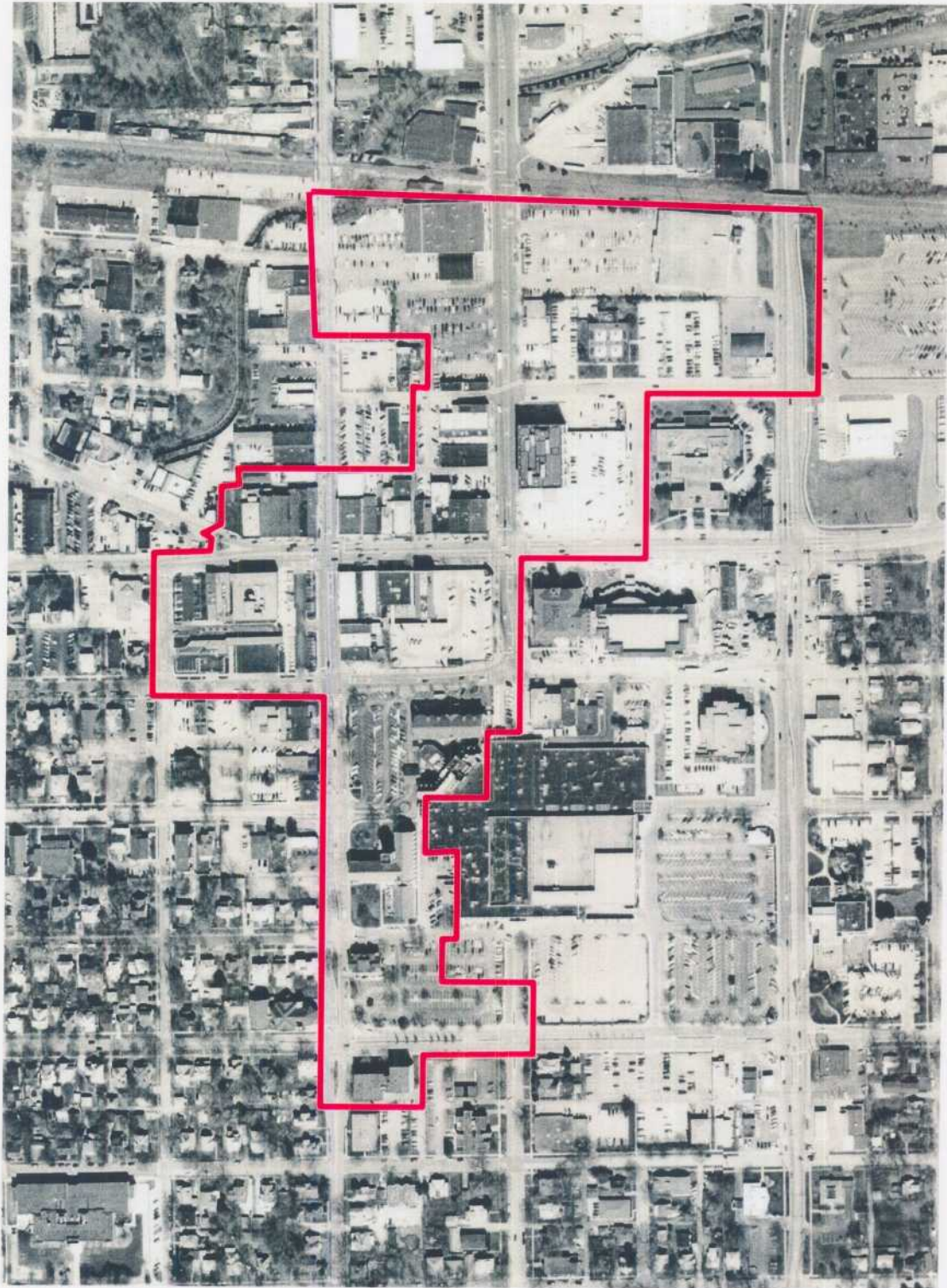
## I. INTRODUCTION

This “Downtown Tax Increment Finance Area Conservation-Redevelopment Plan and Projects Amendment” (hereinafter referred to as this “Plan Amendment”) supplements and amends the “Urbana Downtown Tax Increment Area Conservation-Redevelopment Plan and Projects” (the “TIF 1 Plan”), adopted December 15, 1980 by Ordinance No. 8081-61, 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 1 Plan and all subsequent amendments to the TIF 1 Plan. The redevelopment project area boundaries described in the TIF 1 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, Water Street, and Elm Street. The Redevelopment Project Area boundaries are more fully shown on the Tax Increment Allocation District Map in Figure 2.

### **PURPOSE**

Since its adoption in 1980, the City of Urbana (hereinafter the “City”) has made significant commitments of time and money to address several of the goals of the TIF 1 Plan and to encourage conservation and development. The overall purpose of this Plan Amendment is to revise the estimated date of completion of the redevelopment projects described in the TIF 1 Plan and this Plan Amendment (the “Redevelopment Projects”) and 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 35<sup>th</sup> calendar year after the year in which the ordinance approving the Redevelopment Project Area was adopted, that is December 31, 2016, such ordinance being Ordinance No. 8081-62, adopted December 15, 1980, 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 1 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. The City Council of Urbana has authority to extend the term of the TIF 1 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 #1



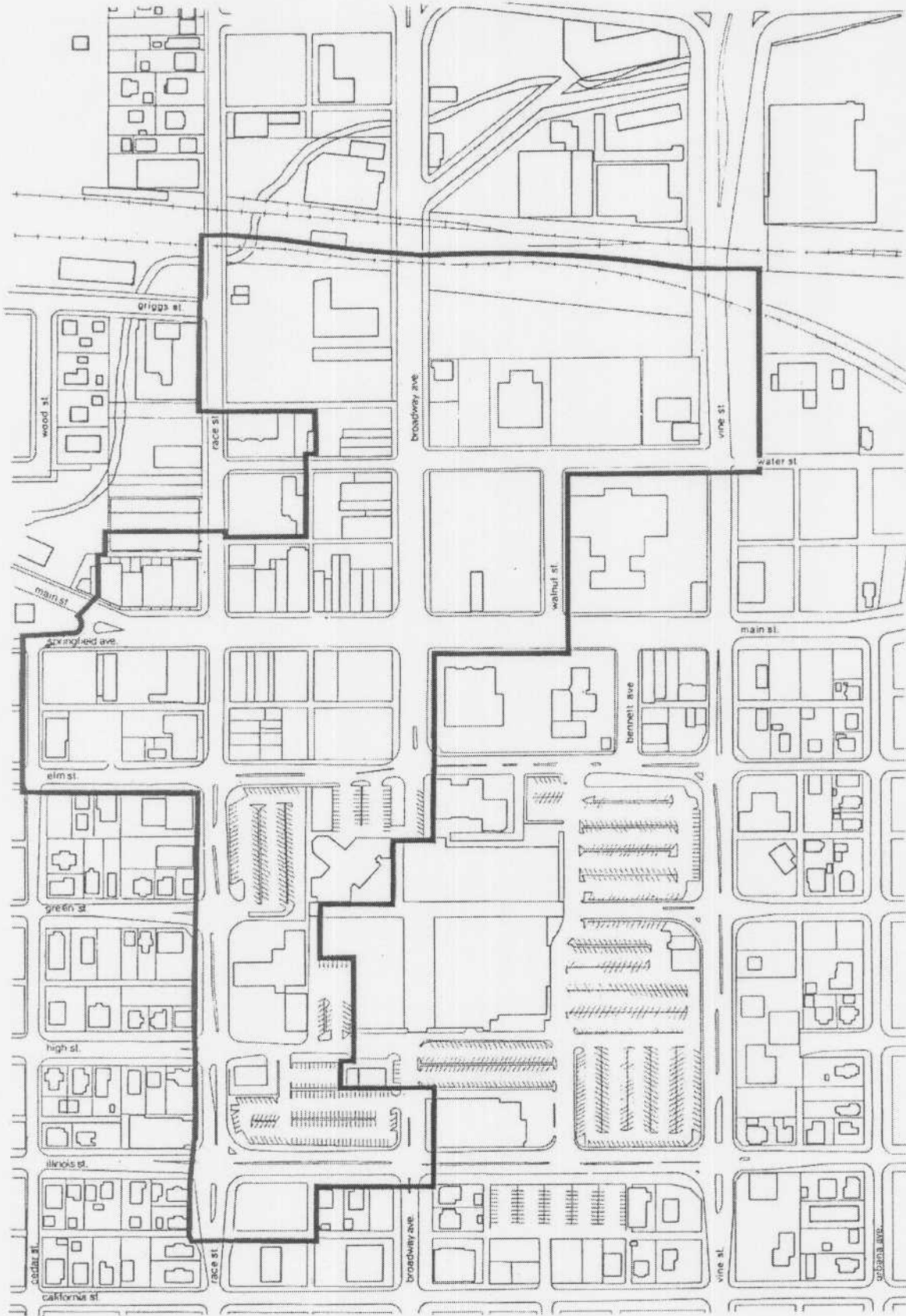
Aerial Photo Depicting TIF 1 Boundary

 TIF 1 Boundary



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Figure 1



**TAX INCREMENT ALLOCATION DISTRICT**  
**Boundary Map**

**Figure 2**



NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE

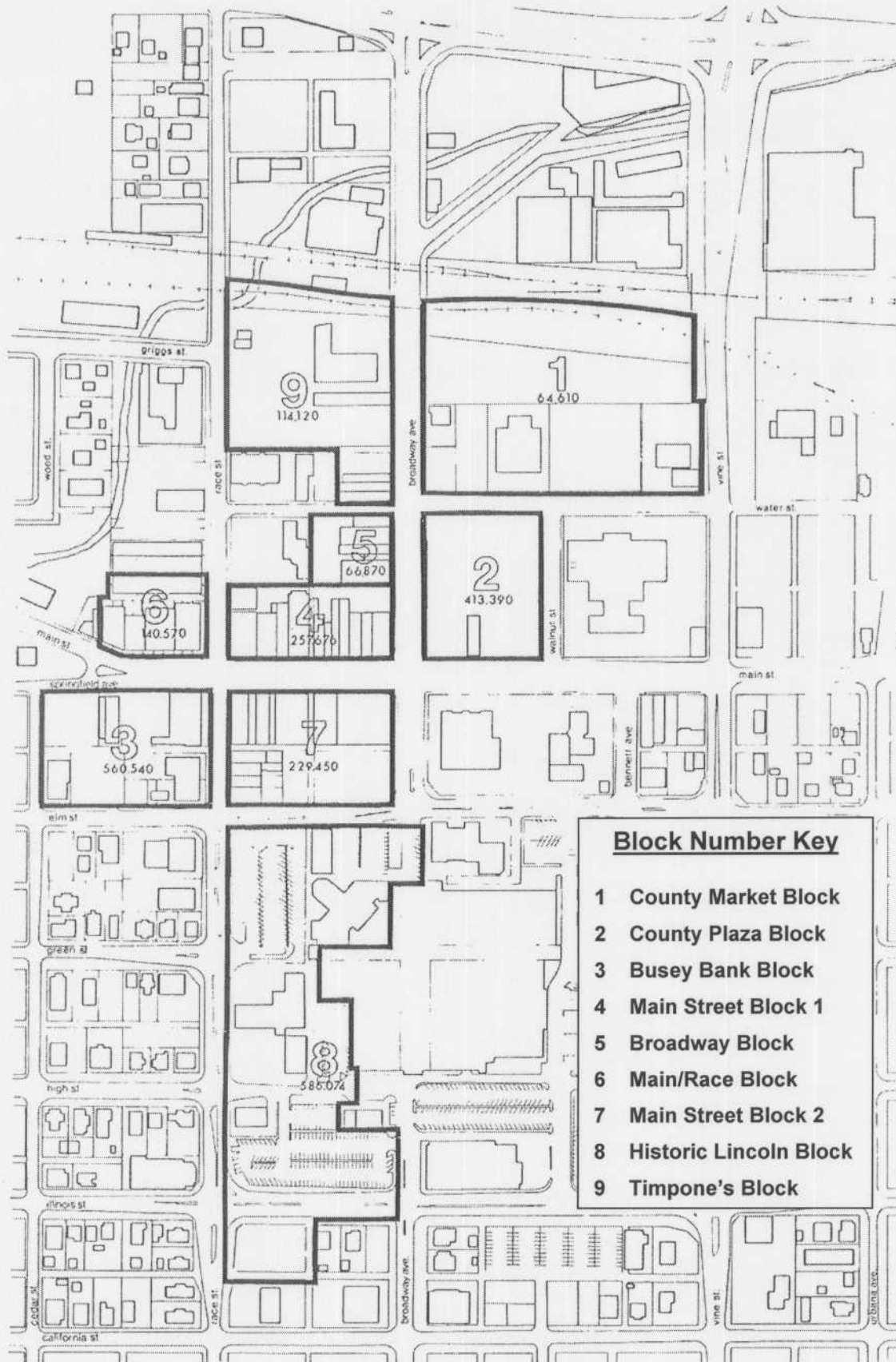
## **PLANNING PROCESS**

Advance planning for the Redevelopment Project Area was initiated by the City of Urbana in late 1979. The area covered by this initial investigation is depicted in Figure 2, Tax Increment Allocation District Map. It divided the Redevelopment Project Area into nine separate block areas for the purpose of identifying potential Conservation-Redevelopment Projects. These block areas are depicted in Figure 3.

The concerns prompting the initial City feasibility study were outlined in Section IV of the TIF 1 Plan, and identified several qualifying blighting conditions in the Redevelopment Project Area which qualified it as a “conservation area” as defined in 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 1 Plan. A table depicting the potential redevelopment blocks and their existing deficiencies is included below.





**Figure 3**  
**URBANA, ILLINOIS**  
**DOWNTOWN**



**LEGEND**  
 ① BLOCK NUMBER  
 — BLOCK BOUNDARIES  
 34,811 ASSESSED BLOCK VALUE [\$]  
 2,433,300 TOTAL INITIAL EQUALIZED ASSESSED VALUE [\$]

**Table 1**

**EXISTING DEFICIENCIES BY BLOCK AREA**

(corresponds to Figure 3 Block Map)

<b>Block</b>	<b>Deficiencies</b>
County Market Block	County Market building in marginal condition, lack of physical maintenance, block lacks new downtown streetscape & lighting improvements on Broadway & Water Street, lacks density, tracks to north inhibit potential residential or retail interest
County Plaza Block	Inefficient layout on block, excessive land coverage
Main Street Block 1	Age, obsolescence of some structures, especially second floor spaces, vacancy of second floor spaces
Broadway Block	Age, obsolescence of some structures, Legion Building deteriorated and lacking physical maintenance
Main/Race Block	Age, obsolescence of some structures, especially second floor spaces, presence of buildings below minimum code standards, vacancies
Main Street Block 2	Age, obsolescence of some structures, deterioration of some structures, vacancy (Whittaker's)
Historic Lincoln Block	Age, hotel building functionally obsolete, depreciation of physical maintenance
Timpone's Block	Excessive land coverage, obsolete platting, vacancy

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.

**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.

Although the Redevelopment Project Area contains approximately 60 residential units, all 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 any involuntary displacement of any 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.



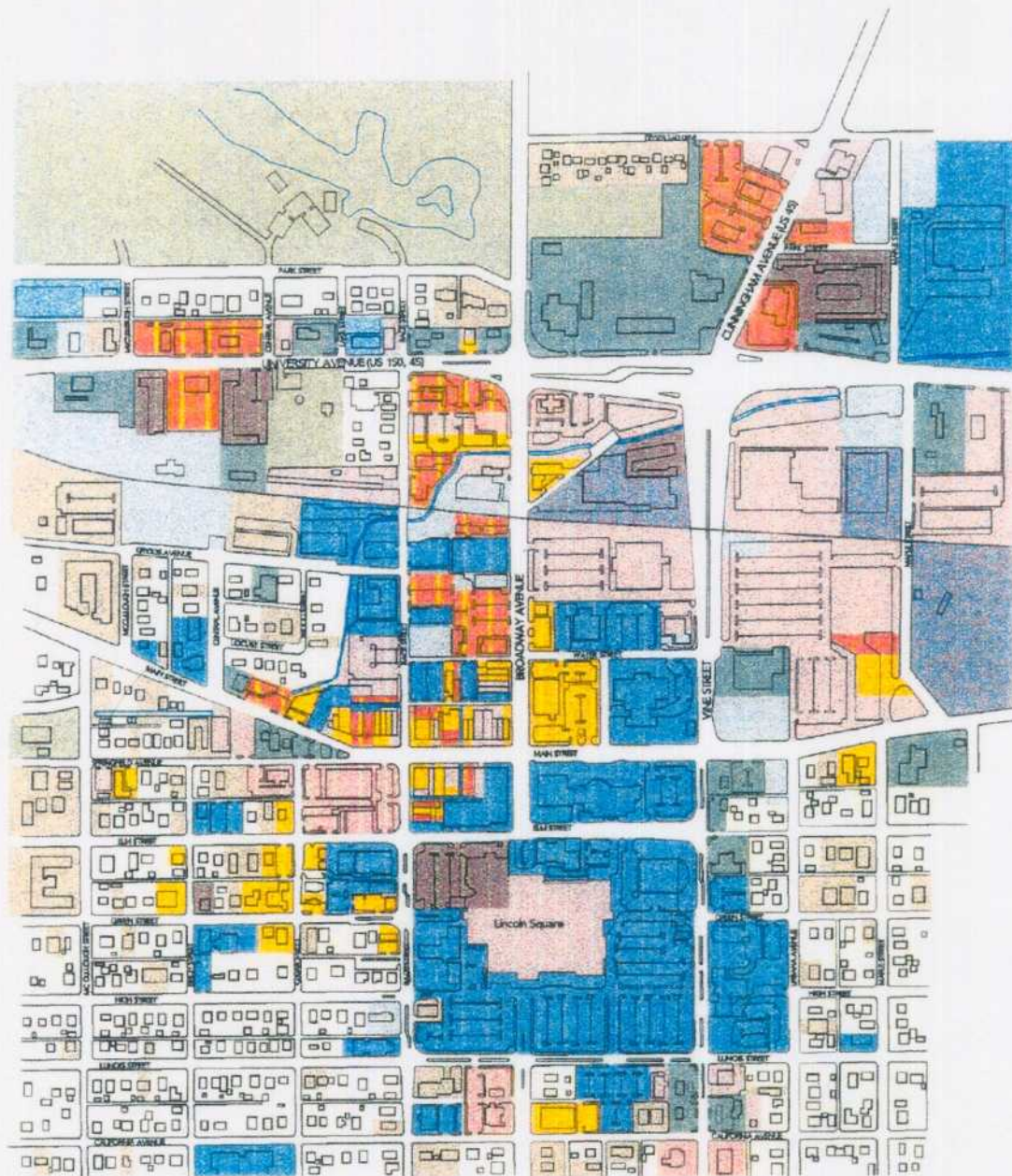
## **II. REDEVELOPMENT PROJECT AREA DESCRIPTION**

A map showing the boundary of the Redevelopment Project Area is shown in Figure 2. The Redevelopment Project Area encompasses the core of the downtown area of the City, 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 consists mainly of commercial uses, with Edge of Mall apartments as the sole residential use, aside from two or three second floor apartments above some Main and Race Street businesses. The Civic Center and Methodist Church are the only institutional uses. The Redevelopment Project Area is developed as high density, generally zoned B-4, Central Business, which is a flexible zoning category that requires no setbacks and has no height restrictions. 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; lot consolidation; and utility upgrades. This Plan Amendment would also provide the funds to assist in potential private redevelopment projects, new developments, 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 1 Plan, such as the rehabilitation of several Main Street business structures, expansion/renovation of the Historic Lincoln Hotel, and new development on the Timpone's Block.

### **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 of creating a more residential feel in downtown (especially in the "Near North District") and strengthening the identity of downtown through higher density developments and by 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.



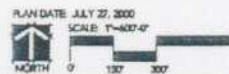
**LEGEND**

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



**Figure 4**  
**EXISTING LAND USE**  
**DOWNTOWN STRATEGIC PLAN**

Urbana, Illinois



**CAMIROS**  
 Planning, Design, Research, Development, Landmarks, Architecture  
 401 East 10th Street, Chicago, Illinois 60601 Phone: 312.467.1800

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.

### **ZONING DESIGNATIONS**

As shown in the Downtown Urbana Zoning Map (Figure 6), almost all of the Redevelopment Project Area is zoned Central Business (B-4), with only one parcel having the designation of General Business (B-3). A description of those zoning districts is attached as Appendix B of this document.

### **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



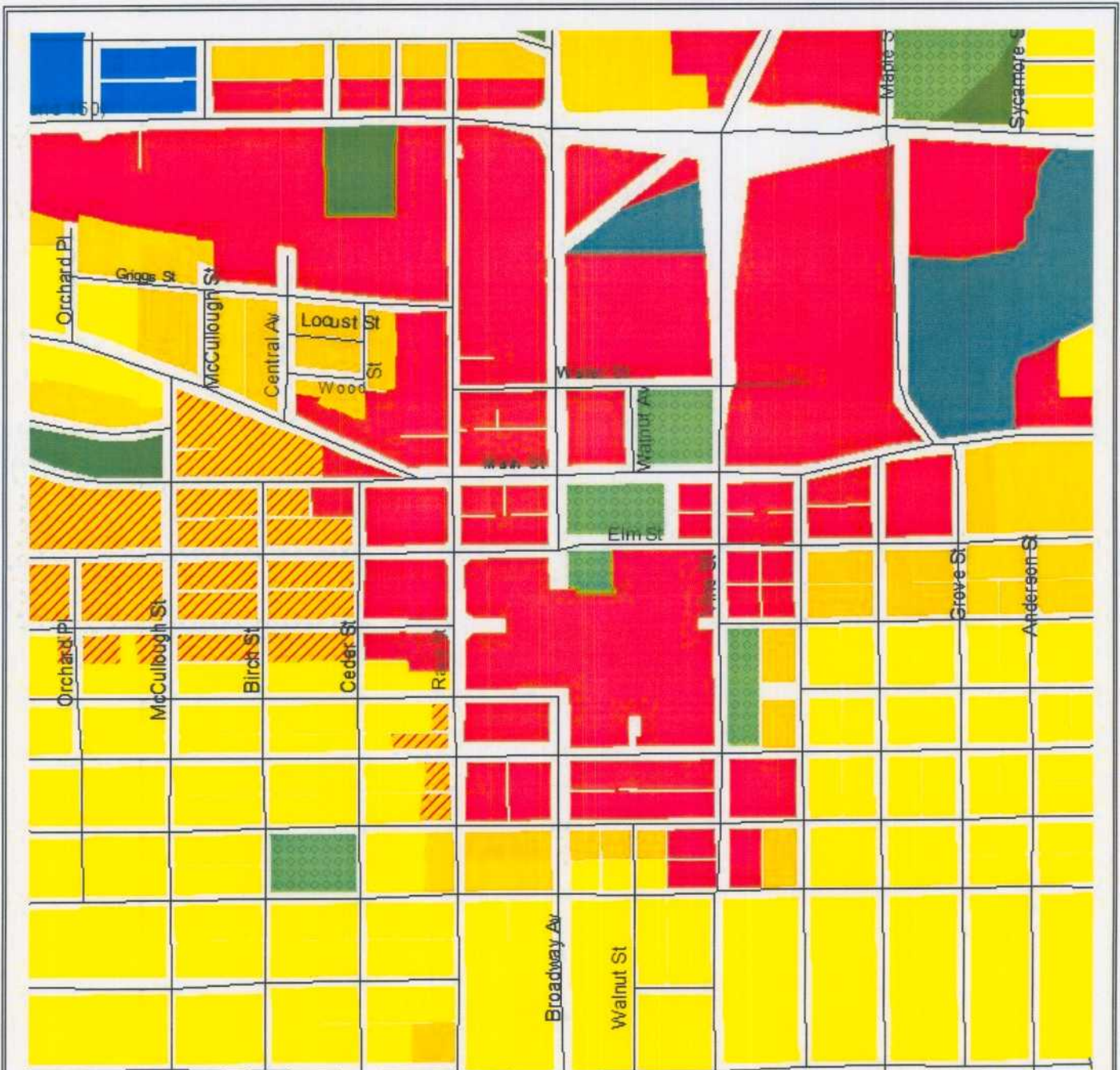


Figure 5-1 Downtown Area  
Future Land Use Designation

0.1 0 0.1 0.2 0.3 0.4 Miles

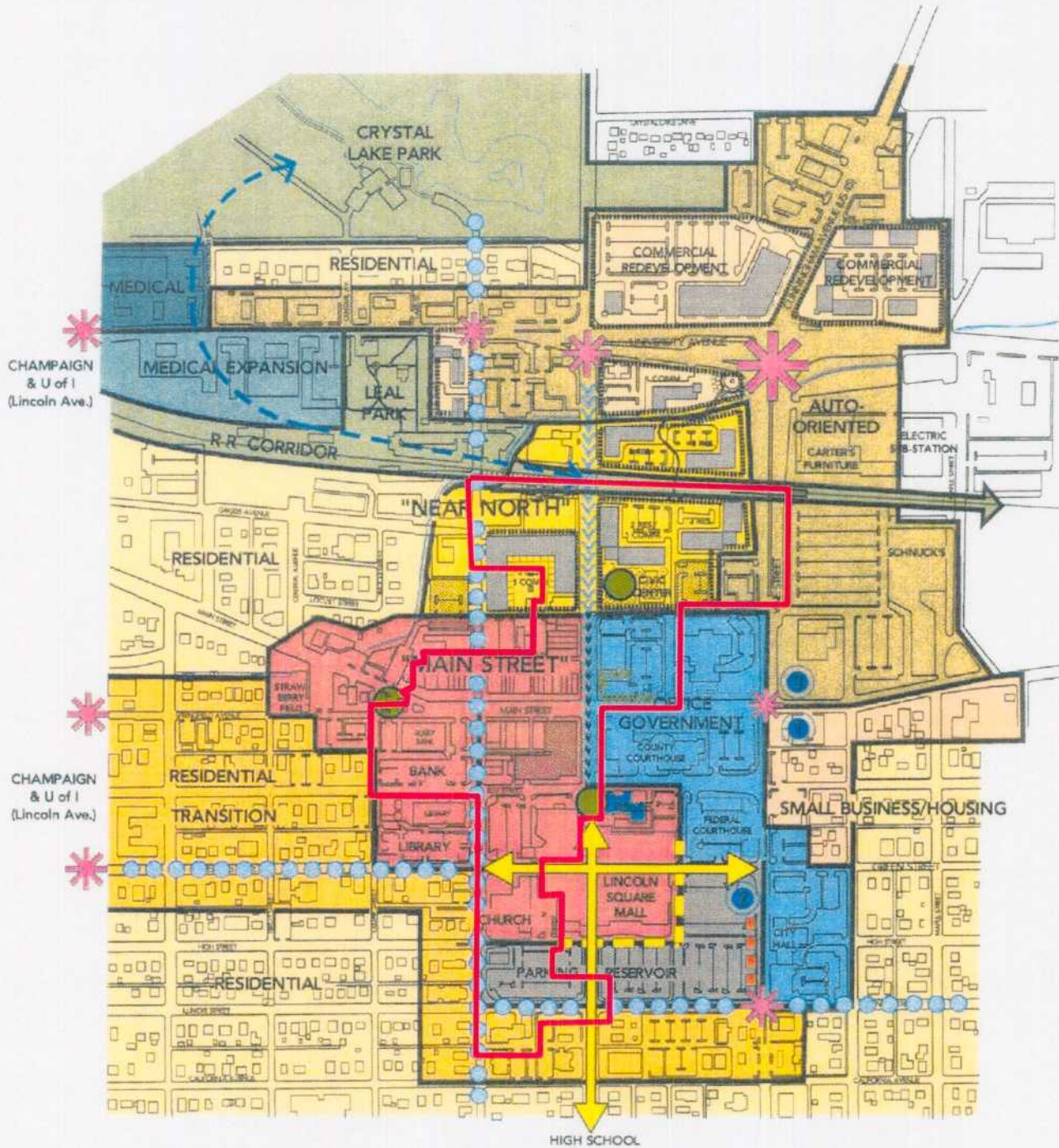


- |  |  |   |
|--|--|---|
|  Low Density Residential  |  Mixed Office/Residential |  Recreational/Public      |
|  Med. Density Residential |  Commercial               |  Institutional/Government |
|  High Density Residential |  Industrial               |  Institutional/Medical    |














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

**Figure 5-2**  
**FRAMEWORK PLAN**  
**DOWNTOWN STRATEGIC PLAN**

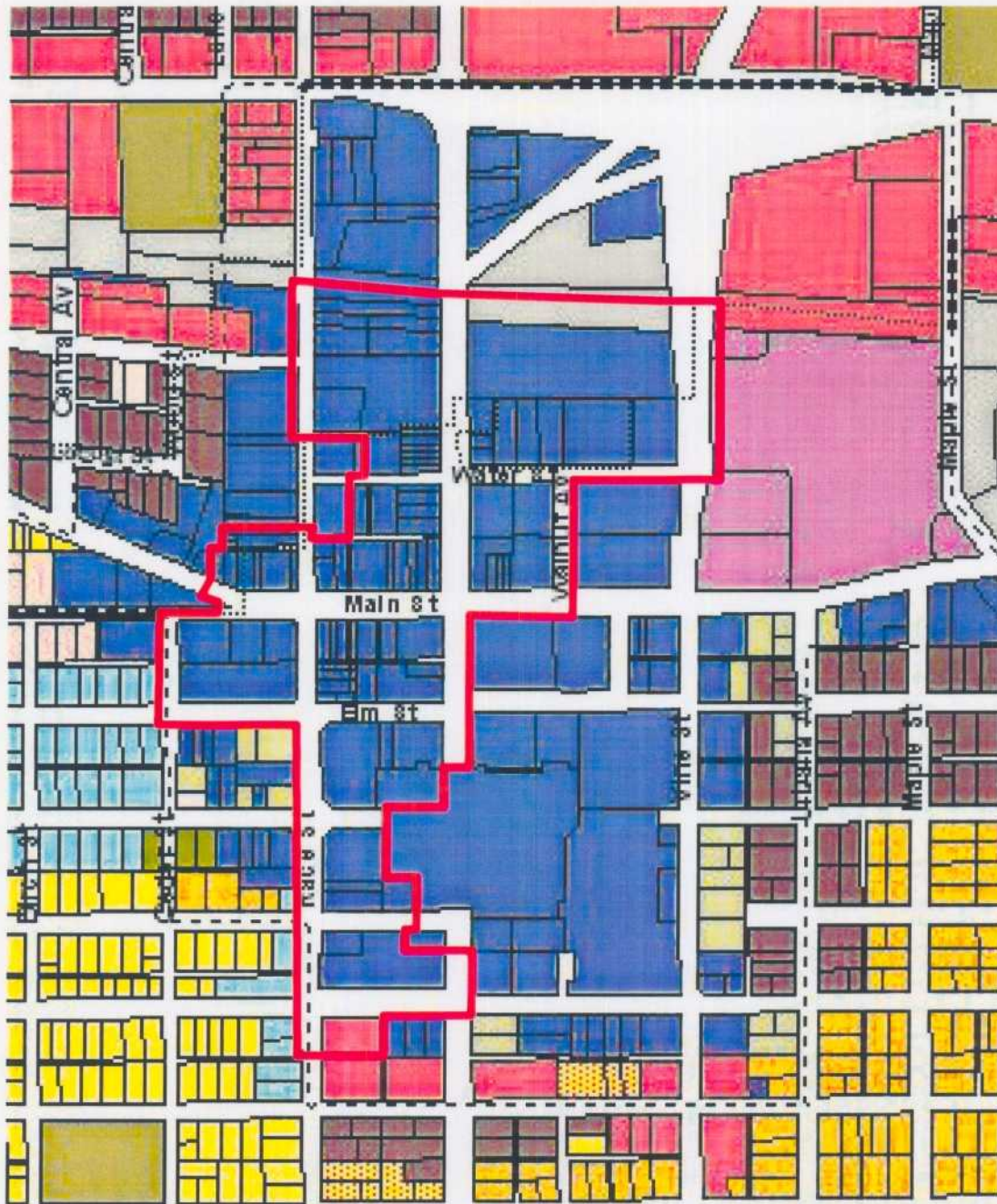
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Urbana, Illinois






























**Figure 6**  
**DOWNTOWN URBANA ZONING**



 **TIF 1 Boundary**

- |  |   |   |
|--|---|---|
|  AG Agriculture                          |  IN Industrial                                 |  R5 Medium High Density Multiple Family Residential        |
|  B1 Neighborhood Business                |  MIC Medical Institutional Campus              |  R6 High Density Multiple Family Residential               |
|  B2 Neighborhood Business - Arterial     |  MOR Mixed Office Residential                  |  R6B High Density Multiple Family Residential - Restricted |
|  B3 General Business                     |  R1 Single - Family Residential                |  R7 University Residential                                 |
|  B3U General Business - University       |  R2 Single Family Residential                  |  Business Development and Redevelopment (BDR)              |
|  B4 Central Business                     |  R3 Single and Two- Family Residential         |  BYC/BDR common boundary                                   |
|  B4E Central Business - Expansion        |  R4 Medium Density Multiple Family Residential |  Boneyard Creek District (BYC)                             |
|  CRE Conservation- Recreation- Education |   |  Corporate limits  |

### **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. This map generally shows commercial uses with some allowance for residential 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. improvements to parking 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.

In addition, job training funds will be allocated to the Urbana School District to benefit businesses in the Redevelopment Project Area. Specific public sector projects to be accomplished under this Plan Amendment are described in greater detail in the following section.

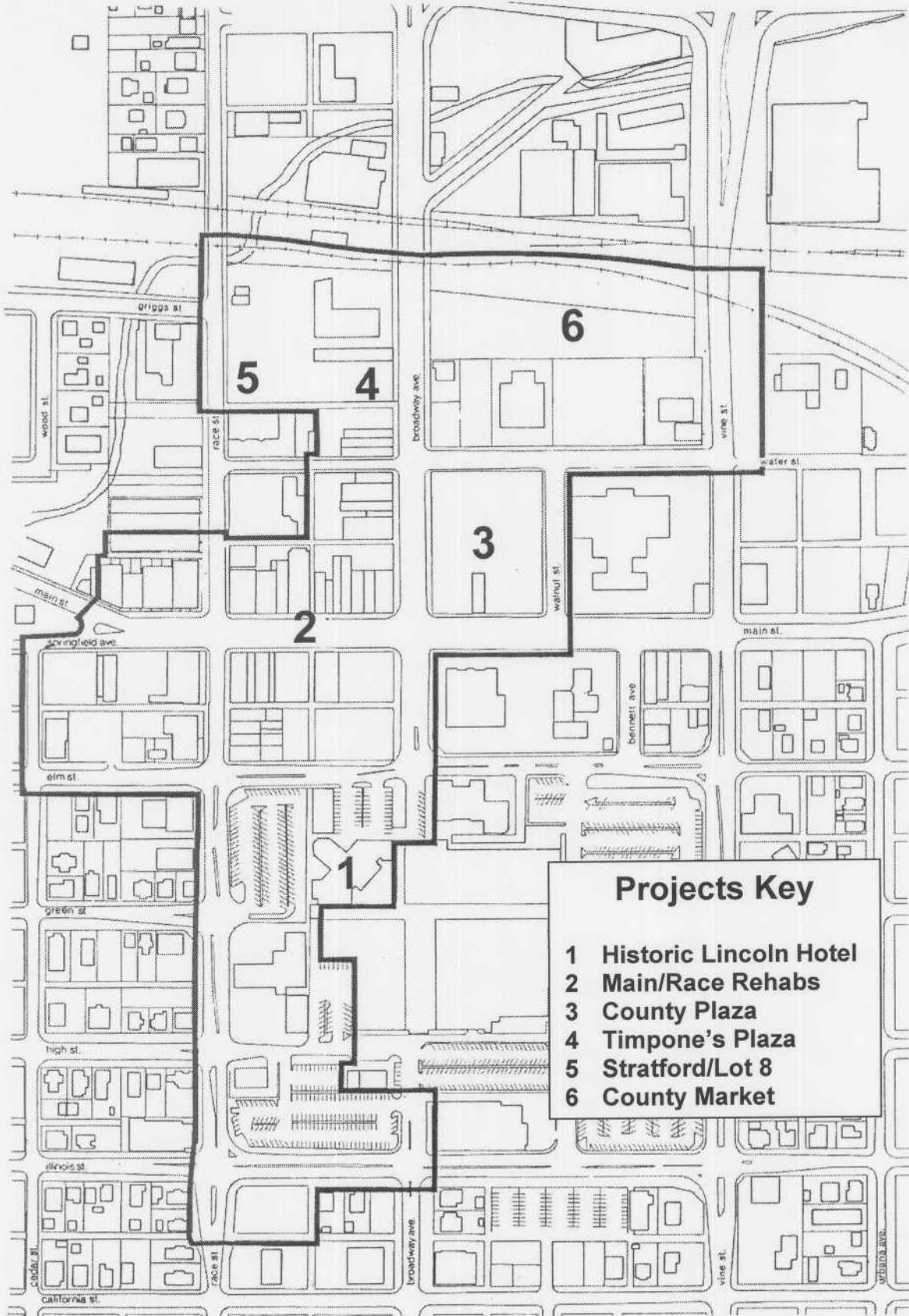
### **Private Developments**

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. Low interest loans 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, Historic Lincoln Hotel, County Market site, County Plaza site, Timpone's lots, and Main and Race Street building rehabs. (See Figure 7, Project Locations Map).





**TAX INCREMENT ALLOCATION DISTRICT**  
**Project Locations** **Figure 7**



NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE

## **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:

- Annual calculation of surplus funds
- 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, together with expected surplus distributions.

**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**

Water/Walnut Streets \$ 350,000

**Subtotal \$ 350,000**

**PARKING IMPROVEMENTS**

**\$ 500,000**

**STREET LIGHTING**

Race and Illinois Street L-72 poles \$ 100,000

**Subtotal \$ 100,000**

**OPEN SPACE, PARKS, AND LANDSCAPING**

Main/Springfield Plaza \$ 100,000

Broadway & Elm Minipark \$ 100,000

Broadway & Water Minipark \$ 125,000

Other Parks \$ 390,000

**Subtotal \$ 715,000**

**STREETSCAPE**

Broadway Avenue Streetscape \$ 600,000

Water/Walnut Streetscape Sidewalk \$ 250,000

Other Streetscape \$ 300,000

**Subtotal \$ 1,150,000**

**LOT PREPARATION**

**\$ 200,000**

**LOT ACQUISITION/CONSOLIDATION**

**\$ 150,000**

**PRIVATE DEVELOPMENT ASSISTANCE**

Historic Lincoln Redevelopment \$ 500,000

County Market Redevelopment \$ 400,000

County Plaza II New Development \$ 800,000

Stratford Site New Development \$ 400,000

Timpone's Plaza New Development \$ 200,000

Existing Building Rehabs \$ 120,000

**Subtotal \$ 2,420,000**

**VOCATIONAL TRAINING**

**\$ 975,000**

**PRELIMINARY ESTIMATE OF PROBABLE TOTAL COSTS  
FOR IMPROVEMENTS WITHIN  
REDEVELOPMENT PROJECT AREA \$6,560,000**

**TABLE 4**

**REDEVELOPMENT PROJECT BUDGET FOR  
REDEVELOPMENT PROJECT AREA**

<b>ROAD IMPROVEMENTS</b>	<b>\$ 350,000</b>
<b>PARKING IMPROVEMENTS</b>	<b>\$ 500,000</b>
<b>STREET LIGHTING</b>	<b>\$ 100,000</b>
<b>OPEN SPACE, PARKS, AND LANDSCAPING</b>	<b>\$ 715,000</b>
<b>STREETSCAPE</b>	<b>\$ 1,150,000</b>
<b>LOT PREPARATION</b>	<b>\$ 200,000</b>
<b>LOT ACQUISITION AND CONSOLIDATION</b>	<b>\$ 150,000</b>
<b>PRIVATE DEVELOPMENT ASSISTANCE</b>	<b>\$ 2,420,000</b>
<b>VOCATIONAL TRAINING</b>	<b>\$ 975,000</b>
<b>CONSULTING COSTS</b>	<b>\$ 80,000</b>
<b>ADMINISTRATION</b>	<b>\$ 450,000</b>
<b>MARKETING</b>	<b>\$ 50,000</b>
<b>SURPLUS DISTRIBUTIONS</b>	<b>\$ 3,500,000</b>

**REDEVELOPMENT PROJECT BUDGET \$ 10,640,000**

## **FINANCIAL ANALYSIS**

The purpose of this section of this Plan Amendment is to establish guidelines for the issuance of obligations (if any), project real estate tax increments, 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 (1979, Pay 1980) was \$2,430,250. The current EAV in the Redevelopment Project Area for 2003 (Pay 2004) is \$8,822,810, with an EAV increment of \$6,392,560 (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 2016 is projected to be **\$ 21,242,752**.

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.

### **Surplus Funds Distributions**

In connection with this Plan Amendment, it is the intent of the City to calculate annually and to deem as "surplus" funds under the Act not less than such percentage of TIF revenues received by the City in each year, beginning with calendar year 2005, as is equal to such percentage as is derived by the following formula:

$$\frac{\text{HTR} - \text{ALR}}{\text{TTR}}$$

Where:

HTR is equal to the highest tax rate for the applicable tax year of any taxing district having taxable real property within the Redevelopment Project Area;

ALR is equal to the representation of Available Local Resources per pupil as set forth from time to time in Section 5/18-8.05(D) of the School Code (105 ILCS 5/18-8.05(D)), currently 3%; and

**TABLE 5**  
**ASSESSED VALUE PROJECTION**

Year 2005 -2016\*

<b>Year</b>	<b>Total EAV</b>	<b>EAV Increase</b>	<b>Tax Increment<sup>1</sup></b>	<b>New Proj. Increment</b>	<b>Est. Surplus Dist<sup>2</sup></b>	<b>Balance for Projects<sup>3</sup></b>
2005	\$9,263,951	\$6,833,701	\$582,149	\$0	\$202,165	\$379,985
2006	\$11,227,148	\$8,796,898	\$749,390	\$127,782	\$215,868	\$533,522
2007	\$11,788,505	\$9,358,255	\$797,211	\$134,171	\$230,256	\$566,955
2008	\$14,377,931	\$11,947,681	\$1,017,799	\$311,256	\$245,363	\$772,436
2009	\$15,096,827	\$12,666,577	\$1,079,040	\$326,818	\$261,226	\$817,814
2010	\$15,851,669	\$13,421,419	\$1,143,344	\$343,159	\$277,882	\$865,461
2011	\$16,644,252	\$14,214,002	\$1,210,862	\$360,317	\$295,371	\$915,491
2012	\$17,476,465	\$15,046,215	\$1,281,757	\$378,333	\$313,735	\$968,022
2013	\$18,350,288	\$15,920,038	\$1,356,196	\$397,250	\$333,016	\$1,023,180
2014	\$19,267,802	\$16,837,552	\$1,434,357	\$417,112	\$353,262	\$1,081,096
2015	\$20,231,192	\$17,800,942	\$1,516,427	\$437,968	\$374,520	\$1,141,907
2016	\$21,242,752	\$18,812,502	\$1,602,599	\$459,866	\$396,840	\$1,205,759
<b>CUMULATIVE TOTALS</b>			\$13,771,133	\$3,694,034	\$3,499,504	\$10,271,628

\*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 (1980) minus any homestead exemptions

2. Surplus total amount to be distributed to all taxing districts as required per School Code formula (105 ILCS 5/18-8.05(D))

3. Incremental revenues available for projects after surplus distributions



TTR is equal to the total tax rate for the applicable tax year of all taxing districts having taxable real property within the Redevelopment Project Area.

By way of example only, if the above formula were applied to tax year 2003 for TIF revenues to be received in calendar year 2004, HTR=4.5961%, ALR=3% and TTR=8.5188%, and the resulting percentage of TIF revenues to be deemed as “surplus” funds under the Act would be equal to 34.7273%. Thus, with estimated TIF revenues of \$544,569.40, based upon an incremental EAV of \$6,392,560 and a total tax rate for all taxing districts having real property within the Redevelopment Project Area of 8.5188% for tax year 2003, the total amount of TIF revenues to be received in calendar year 2004 that would be deemed to be “surplus” funds would be calculated to be \$189,114.18.

In addition to the foregoing percentage, the City shall also calculate annually and deem as “surplus” funds any TIF revenues not otherwise pledged, earmarked or otherwise designated for payment and securing of any obligations and anticipated redevelopment project costs.

All such “surplus” funds shall be distributed annually within 180 days after the close of the City’s fiscal year by being paid to the City Comptroller to the County Collector for distribution to each of the respective local taxing districts in the same manner and proportion as the most recent distribution by the County Collector to the affected taxing districts of real property taxes from real property within the Redevelopment Project Area.

### **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 1, this would allow transfer of funds from TIF 2 to fund projects within the TIF 1 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 and Illinois Historic Preservation Agency grants for rehabilitation of historic properties.

### 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 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 and will be beneficial to emergency service providers. 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.

Finally, not all increment will be required to fulfill the objectives of the plan, and an expected annual surplus will be distributed via the County Collector to all of the local taxing districts having taxable real property within the Redevelopment Project Area. This will serve to further minimize the impacts of this Plan Amendment and will assist with future budget planning for those local taxing districts.

## **IV. IMPLEMENTATION**

### **ESTIMATED DATE OF COMPLETION**

Under this Plan Amendment, the revised estimated date of completion of the redevelopment projects described in this Plan Amendment 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, 2016, such ordinance being Ordinance being Ordinance No. 8081-62, adopted December 15, 1980.

### **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 1 Plan was first adopted. Redevelopment projects that have been accomplished in the Redevelopment Project Area include the development of the County Market site, the USGS Building, renovation and expansion of the former Jumer's Hotel, Edge of Mall Apartments, and the renovation and rehabilitation of a number of historic buildings. Public projects completed include the creation of the municipal parking deck, mini park enhancements, and the recent downtown streetscape improvements.

A number of buildings and sites that were new and 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. 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, 1980, Urbana Downtown Tax Increment Area 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, Zoning Map.

City of Urbana, 2004, Capital Improvement Plan Update.

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

Illinois Tax Increment Association, 2004, Website documentation.

**APPENDIX A**  
**LEGAL DESCRIPTION**

APPENDIX A  
LEGAL DESCRIPTION

R.O.W. line of Springfield Avenue; thence East along said North R.O.W. line to the intersection of the South R.O.W. line of Main Street; thence Northwesterly along said South R.O.W. line to an extension of the west property line of Lot 1 in Worthy's Addition; thence Northeasterly 66.00' along said property line extended to the North R.O.W. line of Main Street; thence Southeasterly 123.10' along said North R.O.W. line to the west property line of Lot 4 in Blackshaws Addition; thence North along said west property line to the North line of Blackshaws Addition; thence East 16.25' along said North line to the West line of Hooper and Parks Addition, thence North 44.79' along said west line; thence East 255.33' parallel to the South property line of Lot 7 in Hooper and Parks Addition, to the East R.O.W. line of Race Street; thence south 0.29' along said East R.O.W. line to the North line of Goose Alley; thence East 173.25' along said North line to the West line of Crane Alley; thence North 180.50' along said west line to the North R.O.W. line of Water Street; thence East 27.00' along said North R.O.W. line; thence North 107.24' parallel with the East line of Crane Alley; thence West 257.67', parallel with the North R.O.W. line of Water Street to the West R.O.W. line of Race Street; thence North 385.84' along said west R.O.W. line to the point of beginning; said tract containing 34 acres and being 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, Champaign County, Illinois.



**APPENDIX B**  
**DESCRIPTION OF ZONING DISTRICTS**

## 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](http://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	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
Parking Garage or Lot	Utility Provider

#### **Commercial Transportation Uses –**

Motor Bus Station

#### **Residential Uses -**

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

#### **Resource Production and Agricultural Uses -**

Greenhouse (not exceeding 1,000 sq.ft.)	Garden Shop
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#### **Business Uses -**

##### **Personal Services**

Ambulance Service	Mortuary
Barber Shop	Health/Fitness Club
Beauty Shop	Pet care/ 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-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](http://www.city.urbana.il.us)

Revised 4/12/02

**APPENDIX C**

**LIST OF PROPERTIES AND EAV'S**

## APPENDIX C

### TIF 1 Property Information List

PIN	ADDRESS	OWNER	Base EAV	2003 EAV	Increment
91-21-08-453-009	113 N. Race St.	Lincicome, H. Paul	\$800	\$190	\$0
91-21-08-453-010	111 N. Race St.	Lincicome, H. Paul	\$890	\$300	\$0
91-21-08-453-013	109 N. Race St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
91-21-08-453-014	111 N. Race St.	Strong, Allen	\$16,280	\$104,520	\$88,240
91-21-08-457-015	201 N. Broadway Ave.	Messmann, John	\$11,280	\$32,000	\$20,720
91-21-08-457-016	118 W. Water St.	Timpone, Michael	\$37,060	\$58,760	\$21,700
91-21-08-457-018	304 N. Race St.	Timpone, Raymond	\$1,513	\$10,570	\$9,057
91-21-08-457-019	221 N. Broadway Ave.	Timpone, Raymond	\$62,041	\$423,640	\$361,599
91-21-08-457-020	217 N. Broadway Ave.	Timpone, Raymond	\$12,106	\$85,370	\$73,264
91-21-08-457-021	208 N. Race St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
91-21-08-457-023	118 W. Water St.	Timpone, Michael	\$23,990	\$19,680	\$0
91-21-08-458-004	117 W. Water St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
91-21-08-458-005	117 N. Broadway Ave.	Miller, Steven F.	\$11,090	\$51,870	\$40,780
91-21-08-458-006	107 N. Broadway Ave.	TBK Partnership	\$15,440	\$96,790	\$81,350
91-21-08-458-009	107 N. Broadway Ave.	American Legion Serv. As.	\$24,150	\$29,080	\$4,930
91-21-08-458-010	109 N. Broadway Ave.	Broadway Classics/Rogards	\$16,190	\$51,290	\$35,100
91-21-08-461-002	210 N. Broadway Ave.	N M & C, Inc.	\$27,350	\$42,080	\$14,730
91-21-08-461-003	206 N. Broadway Ave.	Craver, Nolan C., Jr.	\$7,610	\$6,800	\$0
91-21-08-461-004	202 N. Broadway Ave.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
91-21-08-461-005	104 E. Water St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
91-21-08-461-006	106 E. Water St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
91-21-08-461-007	108 E. Water St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
91-21-08-461-008	202 E. Water St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
91-21-08-461-009	203 N. Vine St.	Timpone, Raymond	\$29,650	\$53,370	\$23,720
91-21-08-461-011	220 N. Broadway Ave.	Niemann Foods, Inc.	\$0	\$448,610	\$448,610
91-21-08-462-001	101 E. Water St.	First Busey Corp.	\$23,610	\$1,287,620	\$1,264,010
91-21-08-462-002	107 E. Water St.	First Busey Corp.	\$12,230	\$76,220	\$63,990
92-21-17-140-008	219 W. Main St.	Busey Bank Accounts Payable	\$91,000	\$274,030	\$183,030
92-21-17-201-001	218 W. Main St.	Beavers, James	\$27,540	\$51,700	\$24,160
92-21-17-201-002	214 W. Main St.	JTS Properties, L.L.C., c/o Scott Cochrane	\$19,500	\$108,770	\$89,270
92-21-17-201-003	212 W. Main St.	JTS Properties, L.L.C., c/o Scott Cochrane	\$13,850	\$35,170	\$21,320
92-21-17-201-007	202 W. Main St.	Corson, Dyke A.	\$29,300	\$36,550	\$7,250
92-21-17-201-009	None Given	Busey Bank Accounts Payable	\$25,429	\$102,440	\$77,011
92-21-17-201-010	None Given	Burgett, Gary and Sally	\$6,981	\$28,120	\$21,139
92-21-17-202-001	108 N. Race St.	Campbell Enterprises	\$27,850	\$47,640	\$19,790
92-21-17-202-002	136 W. Main St.	Phebus, Winkelmann, Wong and Bramfield	\$50,020	\$129,210	\$79,190
92-21-17-202-003	128 W. Main St.	Novak, Anthony E.	\$16,680	\$67,600	\$50,920
92-21-17-202-004	126 W. Main St.	DeJarnette, William and Taff	\$9,930	\$37,360	\$27,430
92-21-17-202-007	116 W. Main St.	Isaksen, Victor	\$7,980	\$50,140	\$42,160
92-21-17-202-008	114 W. Main St.	Isaksen, Victor	\$10,600	\$27,980	\$17,380
92-21-17-202-011	108 W. Main St.	Heel to Toe	\$19,280	\$58,200	\$38,920
92-21-17-202-012	106 W. Main St.	Heel to Toe	\$16,830	\$89,850	\$73,020
92-21-17-202-016	110 W. Main St.	Baxley, Norman E. and Carolyn	\$32,460	\$110,740	\$78,280
92-21-17-202-017	120 W. Main St.	Baxley Media Group	\$54,810	\$111,010	\$56,200
92-21-17-202-018	104 W. Main St.	Heel to Toe, Inc.	\$9,552	\$38,230	\$28,678
92-21-17-202-019	100 W. Main St.	Silverman, Brian	\$9,552	\$38,230	\$28,678
92-21-17-202-020	102 W. Main St.	Silverman, Brian	\$6,368	\$25,520	\$19,152
92-21-17-202-021	100 W. Main St.	Silverman, Brian	\$6,368	\$25,520	\$19,152
92-21-17-203-001	102 E. Main St.	First Busey Corp., Accounts Payable	\$102,820	\$57,180	\$0
92-21-17-203-002	106 E. Main St.	First Busey Corp., Accounts Payable	\$17,080	\$7,620	\$0

92-21-17-203-003	108 E. Main St.	First Busey Corp., Accounts Payable	\$13,590	\$7,430	\$0
92-21-17-203-004	110 E. Main St.	First Busey Corp., Accounts Payable	\$7,030	\$7,620	\$590
92-21-17-203-008	109 N. Walnut St.	First Busey Corp., Accounts Payable	\$172,670	\$185,650	\$12,980
92-21-17-205-003	201 W. Main St.	First Busey Corp., Accounts Payable	\$246,310	\$44,850	\$0
92-21-17-205-015	206 W. Elm St.	Busey Bank Accounts Payable	\$219,610	\$1,798,930	\$1,579,320
92-21-17-206-001	135 W. Main St.	Maloney-Davis	\$61,770	\$92,320	\$30,550
92-21-17-206-002	133 W. Main St.	Kraft, David A.	\$16,600	\$32,460	\$15,860
92-21-17-206-005	125 W. Main St.	Gabe's Place	\$8,520	\$58,650	\$50,130
92-21-17-206-006	121 W. Main St.	Gabe's Place	\$31,210	\$115,170	\$83,960
92-21-17-206-007	115 W. Main St.	Baxley, Norman E. and Carolyn	\$36,050	\$159,050	\$123,000
92-21-17-206-012	105 S. Broadway Ave.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
92-21-17-206-017	124 S. Race St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
92-21-17-206-018	124 W. Elm St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
92-21-17-206-019	107 W. Elm St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
92-21-17-206-020	107 S. Broadway Ave.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
92-21-17-206-021	111 W. Main St.	City of Urbana, c/o City Attorney	\$0	\$0	\$0
92-21-17-206-023	114 S. Race St.	Pelafas, Gus	\$15,820	\$60,890	\$45,070
92-21-17-206-024	Crane Alley	City of Urbana, c/o City Attorney	\$1,190	\$0	\$0
92-21-17-206-025	118 S. Race St.	Brown, Esther E.	\$16,284	\$47,930	\$31,646
92-21-17-206-026	Crane Alley	City of Urbana, c/o City Attorney	\$856	\$0	\$0
92-21-17-206-027	Crane Alley	City of Urbana, c/o City Attorney	\$1,052	\$0	\$0
92-21-17-206-028	122 S. Race St.	Brown, Tom	\$16,248	\$44,040	\$27,792
92-21-17-206-029	129 W. Main St.	Frederick, Robert G.	\$33,850	\$107,320	\$73,470
92-21-17-212-001	117 W. Elm St.	Bhaghavan, Jay	\$42,970	\$21,990	\$0
92-21-17-212-003	209 S. Broadway Ave.	Bhaghavan, Jay	\$422,640	\$73,650	\$0
92-21-17-212-005	304 S. Race St.	First United Methodist Church	\$0	\$0	\$0
92-21-17-212-006	308 S. Race St.	First United Methodist Church	\$0	\$0	\$0
92-21-17-212-007	310 S. Race St.	First United Methodist Church	\$0	\$0	\$0
92-21-17-212-012	121 W. Elm St.	Bhaghavan, Jay, Inc.	\$34,590	\$128,290	\$93,700
92-21-17-212-017	103 W. Elm St.	Bhaghavan, Jay	\$0	\$757,670	\$757,670
92-21-17-214-001	402 S. Race St.	Illinois Properties, Inc. c/o Ramshaw-Smith	\$65,880	\$84,450	\$18,570
92-21-17-252-014	109 W. Illinois St.	Fridh Enterprises	\$20,450	\$556,880	\$536,430

**Total = \$2,430,250 \$8,822,810 \$7,034,668**

**Attachment D**

**SCHEDULE OF REQUIRED ACTIONS FOR AMENDMENT TO TIF #1**

<b><u>Date</u></b>	<b><u>Required Action</u></b>
June 25, 2004	Make available for public inspection a draft of the Redevelopment Plan Amendment (at least 10 days prior to adoption of resolution on July 6, 2004)
July 6, 2004	Adopt Resolution establishing <b>September 7, 2004</b> as the time and date for a public hearing on the redevelopment plan amendment
July 8, 2004	Send draft of Redevelopment Plan Amendment to affected taxing districts by certified mail, including name of person to contact for further information (within reasonable time of adoption of above Resolution)
July 8, 2004	Send notice of availability of draft Redevelopment Plan Amendment by mail to all residential addresses within 750 feet of the Redevelopment Project Area
July 19, 2004	Council review/discussion of Redevelopment Plan Amendment
July 22, 2004	Plan Commission review/discussion of Redevelopment Plan Amendment
<b>Provide notice of public hearing:</b>	
No later than July 9, 2004	(1) by certified mail to: <ul style="list-style-type: none"><li>(a) each affected taxing district and DCEO not less than 45 days prior to the date of the public hearing. Include notice of first meeting of Joint Review Board to eligible districts.</li></ul>
No later than August 13, 2004	(b) to the person(s) in whose name the general taxes for the last preceding year were paid on each parcel within the

proposed redevelopment project area,  
not less than 10 days prior to date of  
public hearing; and

July 23, 2004 for publication on  
July 30, 2004 & August 6, 2004 for  
publication on August 13, 2004

(2) by publication at least twice in a newspaper of  
general circulation within the affected taxing  
district; the first such publication to be no more  
than 30 nor less than 10 days prior to the date of  
public hearing

July 26, 2004

Convene a joint review board consisting of  
representatives of local taxing bodies. All members  
of joint review board to be appointed and the first  
board meeting to be held at least 14 days and no  
longer than 28 days following mailing of notice of  
public hearing by certified mail to affected taxing  
districts. Additional meetings to be held upon call  
of any member.

By August 25, 2004

Joint review board submits to the City a written  
report (within 30 days after convening the Board)  
describing why the redevelopment plan and project  
area meets or fails to meet one or more of the  
eligibility criteria.

**September 7, 2004**

Conduct public hearing and adjourn or continue  
such public hearing to another date, if necessary.

September 13, 2004

Council Committee review of redevelopment plan  
amendment

September 20, 2004

Council adoption of ordinances approving a  
redevelopment plan amendment within 14 to 90  
days from completion of public hearing.