



Application for Certificate of Economic Hardship

**HISTORIC
PRESERVATION
COMMISSION**

Although there is no fee to file an application for Certificate of Economic Hardship, **the Applicant is responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed _____ Case No. _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Property interest of Applicant(s) (*Owner, Contract Buyer, etc.*):

2. OWNER INFORMATION

Name of Owner(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

3. PROPERTY INFORMATION

Location of Subject Site:

PIN # of Location:

Lot Size:

Current Zoning Designation:

Current Land Use (*vacant, residence, grocery, factory, etc.*):

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

Historic Designation (*check one*) - Landmark District

Describe the exterior features of the structure, building materials, construction method, and current condition of the structure. Include drawings or photographs to illustrate.

PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS WAS DENIED

Attach a copy of the Application for Certificate of Appropriateness which was denied, if applicable. (*Include all attachments, site plans, photographs, slides, etc. that were included with the original application.*)

PROPOSED WORK FOR WHICH CERTIFICATE OF ECONOMIC HARDSHIP IS BEING SOUGHT

Indicate the specific works for which the Certificate of Economic Hardship is being sought. Reference the application for Certificate of Appropriateness if applicable.

DEMONSTRATION OF ECONOMIC HARDSHIP

1. Describe why the property and improvements cannot be put to a reasonably beneficial use and/or why the owner cannot obtain a reasonable economic return from the property without the approval of the proposed work indicated above.

2. If you indicated in (a) that a reasonable economic return can not be obtained from the property without the approval of the proposed work, submit documentation in support of this claim. A suggested list is attached.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Applicant's Signature

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

Suggested Submissions to Supplement Application for Certificate of Economic Hardship:

1. The amount paid for the property, the date of purchase and the party from whom purchased (including a description of the relationship, if any, between the owner and the person from whom the property was purchased).
2. The assessed value of the land and improvements thereon according to the two most recent assessments.
3. Real estate taxes for the previous two years.
4. Remaining balance on mortgage, if any, and annual debt service, if any, for the previous two years.
5. All appraisals obtained within the previous two years by the owner or applicant in connection with this purchase, financing or ownership of the property.
6. Any listing of the property for sale or rent, price asked and offers received, if any.
7. Any consideration by the owner as to profitable adaptive uses for the property.
8. If the property is income-producing, the annual gross income from the property for the previous two years, itemized operating and maintenance expenses for the previous two years, and annual cash flow before and after debt service, if any during the same period.
9. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.
10. The cost of the proposed work and the cost of alternatives.
11. Any other information, including the income tax bracket of the owner, applicant or principal investors in the property, reasonably necessary for a determination as to whether the property can be reasonably used or yield a reasonable return to present or future owners.