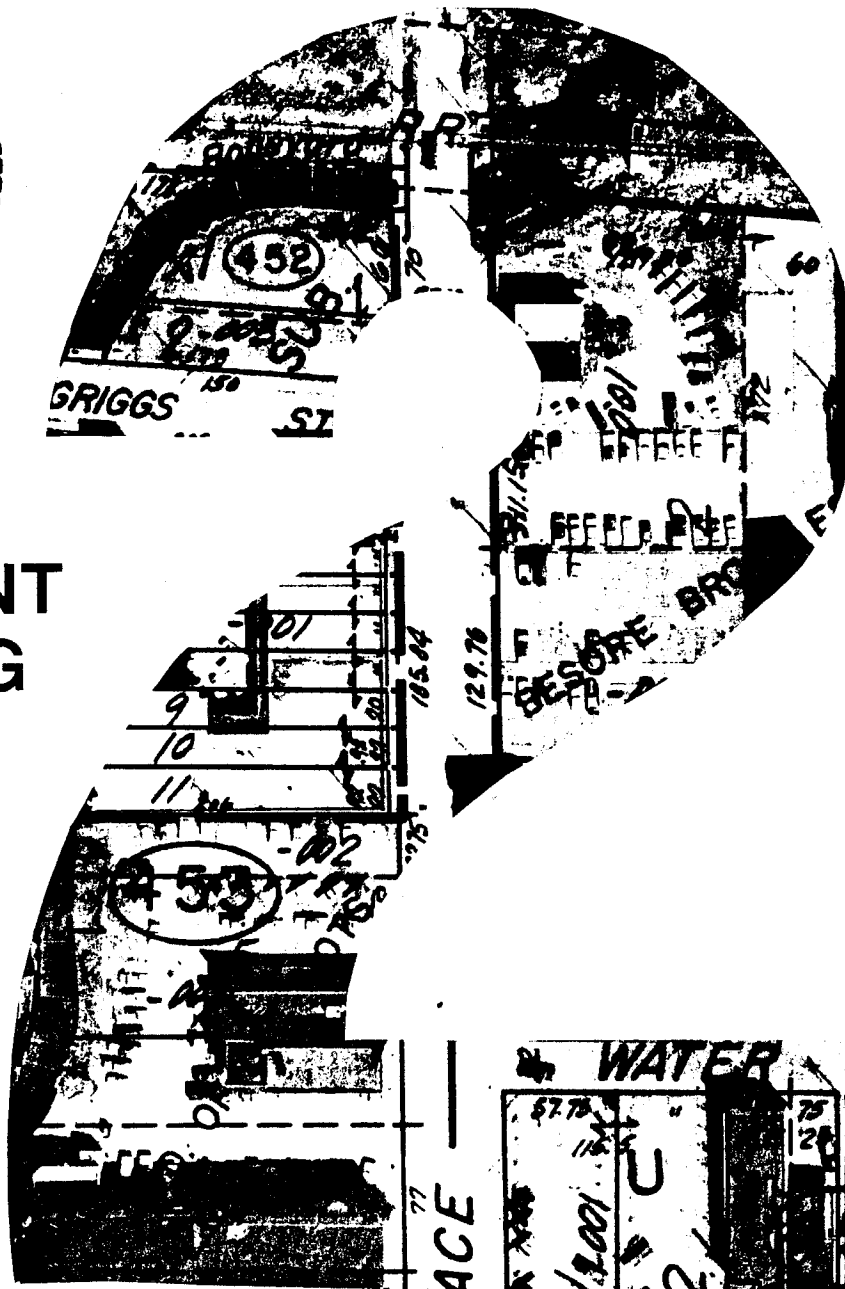


# DOWNTOWN URBANA



## TAX INCREMENT FINANCING DISTRICT TWO

1986





**DOWNTOWN URBANA  
TAX INCREMENT AREA II  
CONSERVATION REDEVELOPMENT  
PLAN AND PROJECTS**

**Prepared by: The City of Urbana  
Department of Community  
Development Services  
September 1986**



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**1.0 INTRODUCTION**  
**and**  
**PURPOSE**

As recently as a decade ago, the City of Urbana was experiencing severe decline in its downtown business district. Store fronts were vacant or in disrepair, retail outlets were closing or moving their operations to area malls, and Jumer's threatened to close its Urbana hotel if it could not expand. The City of Urbana faced the dilemma of stemming the tide of decline in downtown while continuing to serve the needs of the Community as a whole.

The City decided that it was necessary to focus attention on the downtown area. The revitalization of downtown became an element of the Comprehensive Plan and the key component of the City's economic development strategy. The plan for the downtown area included the construction of two large bank facilities on the sites of their previous smaller facilities, the expansion of Jumer's Castle Lodge, a parking deck for downtown, and streetscape design and construction. The City also began to explore ways to facilitate second story development and focus on serving the needs of banking and government sectors as a new focus for downtown Urbana. The plan included the use of UDAG funds for Jumer's and Tax Increment Financing for public improvements.

The success of the Tax Increment Finance District I, established in December, 1980, is very apparent. Over \$5,000,000 in assessed value has been added to the tax base. Several major private sector projects are now complete including Busey Bank, Jumer's, Champaign County Bank, Edge of Mall Apartments, and the Valu Check grocery outlet. Other small business improvements along Main, Race and Broadway have dramatically improved the business activity in the downtown. Public sector improvements totalling over \$3,000,000 have included the construction of a parking deck, streetscape installation and necessary infrastructure improvements. Together these private and public sector investments have transformed the core of downtown Urbana from a blighted area to a successful and aesthetically pleasing downtown. Urbana has served as a model to other Illinois cities on successful utilization of tax increment financing as a catalyst for downtown redevelopment.

While the success of T.I.F. I is very positive the continued success of completed projects is dependent upon the conservation and redevelopment of the downtown as a whole. The downtown is a geographically cohesive entity in which the linking of current projects with the correction of problems in the downtown but outside of T.I.F. I is essential to the viability of the entire area. The long term security of current redevelopment and continued private investment is contingent upon the adoption of a comprehensive T.I.F. II Redevelopment Plan addressing the downtown as a whole.

In conformance with its comprehensive plan and overall economic development strategy, the City of Urbana herein proposes the establishment of a tax increment project area Redevelopment Plan (hereinafter referred to as the "T.I.F. II Redevelopment Plan"). The T.I.F. II Redevelopment Plan is to encompass those areas of Urbana's central business area which are not already included within the first tax increment district.

Planning studies and surveys recently conducted conclude there is a need for redevelopment outside of T.I.F. I in the remaining downtown area. Because of the existing economic and physical conditions, it is unlikely that the elimination of blight and the infusion of private investment will occur without the adoption of a Redevelopment Plan. The high cost of public infrastructure and land assembly as well as the difficulty in obtaining favorable financing virtually preclude the possibility of private investors undertaking the entire burden of downtown redevelopment. As opposed to the downtown area contained within T.I.F. I, the downtown area within the T.I.F. II Redevelopment Project Area has not been subject to growth. Assessed values within T.I.F. II Redevelopment Project Area have risen at a slow rate of growth over the last six years. Likewise retail sales in the project area have increased only 6% over the last five years.

The Market Place Mall area in Champaign continues to absorb nearly all of the retail growth of the Champaign-Urbana area. While the initial impact of Market Place Mall upon Lincoln Square occurred over 10 years ago, the additional growth of the Market Place Mall area including strip developments adjacent to the original mall has eliminated potential markets and precluded tenants from locating in Lincoln Square. As a result Urbana receives only 22% of metropolitan area sales. This represents a decline in Urbana's share of County sales from 28% in 1981. If this trend continues the sale of Lincoln Square is imminent. It is essential to retain the tenants of this facility, especially the anchor store, Carson Pirie Scott & Co.

The participation by the State of Illinois as a partner in local redevelopment efforts through the recently authorized sales tax recapture element of the tax increment financing legislation provides the major thrust for moving forward with T.I.F. II Redevelopment Plan at this time. It is unlikely the area would be redeveloped without the anticipated sales tax increments. These sales tax proceeds will be used exclusively for the implementation of the Redevelopment Plan as contained in this document.

The City of Urbana has already made enormous commitments of City staff time and funds to address Downtown problems. The City commits itself, in the adoption of this Redevelopment Plan, to the implementation of a comprehensive program for the redevelopment of the whole of Downtown Urbana.

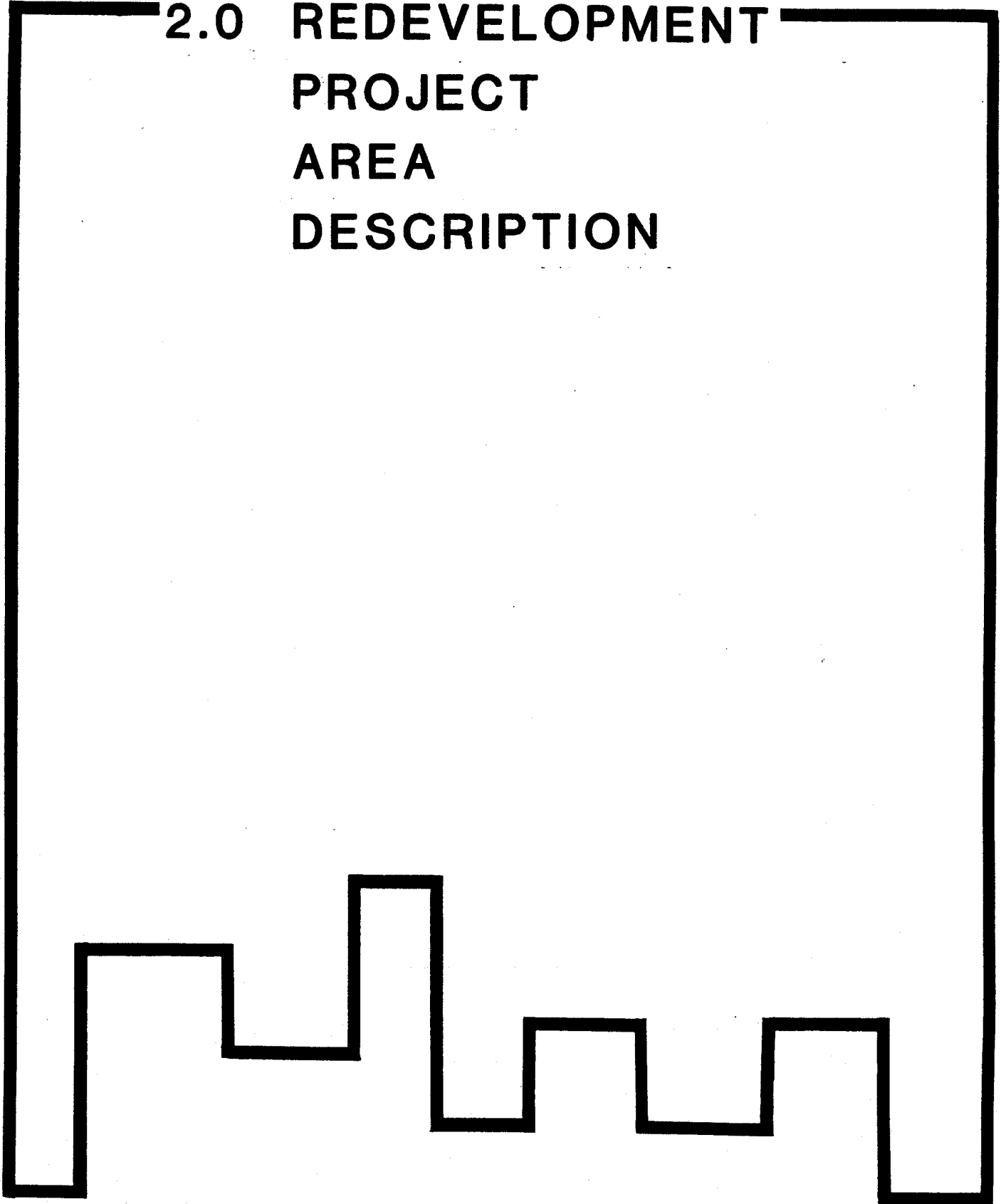
This is not a proposal to substitute public infusion for private investment. Rather, public investment incentives will be used to transform the Redevelopment Project Area into a stable business environment that will attract private investment through the provisions of infrastructure and public parking, land acquisition and assembly, and financial rehabilitation incentives. The stage can then be set for the conservation and redevelopment of the entire Downtown area with private capital made possible through public investment.

To assure that the required public sector support is forthcoming, the City of Urbana proposes, pursuant to the Tax Increment Allocation Redevelopment Act and its home rule authority, to adopt a second Redevelopment Project Area in the Downtown, and to finance the public costs of conservation-redevelopment, in part, with proceeds derived from real estate tax increments and state and local sales tax increments.

Because of the magnitude of required public investment, tax increment financing must assume the lead role in catalyzing private redevelopment by eliminating the conditions of deferred maintenance, blight and obsolescence of public facilities and privately held land, conditions which have precluded intensive private investment. Through its Redevelopment Plan and Projects, and utilizing real estate and sales tax increments, the City can serve as the central force for marshalling the assets and energies of the private sector for a unified private-public redevelopment effort.

Furthermore, the ultimate benefit of the Redevelopment Plan and Projects will accrue to the City as a whole in the form of a significantly expanded tax base, conservation of existing buildings, and expanded business, housing, and employment opportunities.

**2.0 REDEVELOPMENT  
PROJECT  
AREA  
DESCRIPTION**



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

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

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

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

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

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

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

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

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

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



The City of Urbana's Redevelopment Plan Area II is eligible for designation as a tax increment finance district based on the qualifying criteria discussed in the following section. The qualifying criteria considered by the City of Urbana is consistent with eligibility criteria for designation as a conservation area as outlined in the Tax Increment Allocation Redevelopment Act.

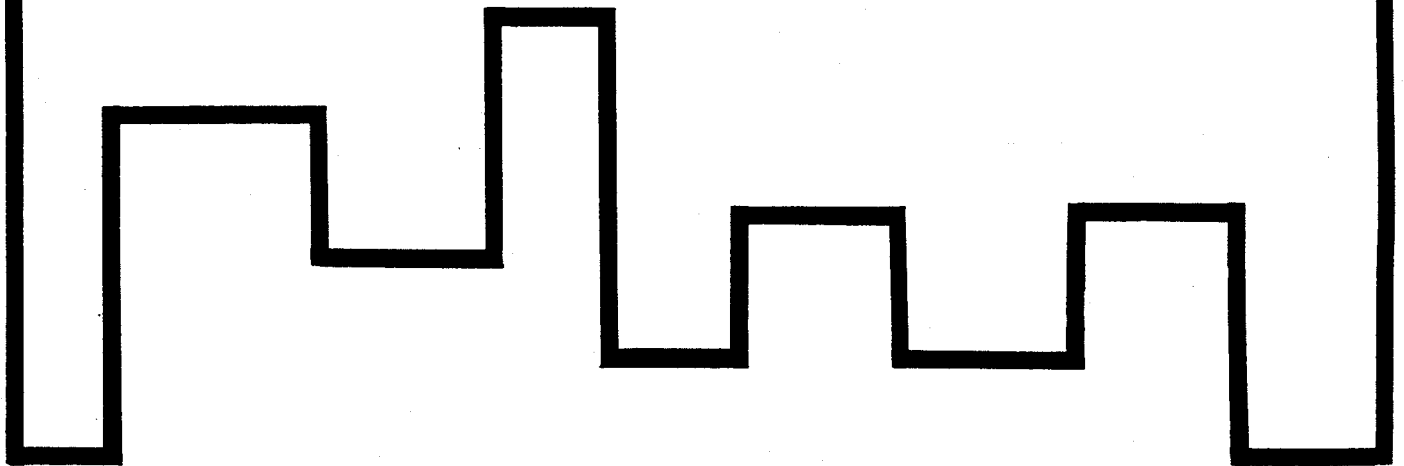
The qualifying criteria section contains three subsections each of which considers a different aspect of the overall qualifying criteria related to blighting factors.

The first subsection discusses blighting factors as they affect individual structures, the second subsection discusses blighting factors as they affect land use and the third subsection discusses general blighting factors that adversely impact the redevelopment project area as a whole.

Much of the narrative and numerical representations contained in the Qualifying Criteria section is a result of information calculated from the Qualifying Criteria Survey. The City of Urbana Community Development Department surveyed every structure and parcel located within the redevelopment project plan area for conformance with factors described in the Tax Increment Allocation Redevelopment Act. The methodology used to measure the qualifying criteria is discussed in the Survey Methodology section immediately following the Qualifying Criteria section.



**3.0 QUALIFYING  
CRITERIA  
ANALYSIS**



### 3.1 QUALIFYING CRITERIA (STRUCTURAL)

The City of Urbana, through its Community Development Department, conducted a survey in July, 1986 to ascertain the extent of blighting conditions present in the Urbana Tax Increment Project Area II. The survey results indicate that the project area exceeds the criteria for qualification as a conservation area and meets most of the criteria for a blighted area as defined in the Tax Increment Allocation Redevelopment Act.

Every structure located within the Redevelopment Project Area was surveyed for blighting factors and code deficiencies. The survey results are an aggregate computation of blighting factors affecting individual structures and parcels. The following section depicts several blighting conditions which have adverse impact on individual structures and the overall Redevelopment Project Area.

#### Age

According to the survey results and extensive research of tax and building records, 196 or 61% of the structures in the tax increment area are older than 35 years of age. The percent of structures 35 years and older by use is shown in Figure 1.

---

FIGURE 1  
AGED STRUCTURES BY USE  
TIF II, 1986

<u>Use</u>	<u>Percent Over 35 Years</u>
Institutional	58.8
Single family housing	98.9
Multi-family housing	88.7
Commercial	37.0
Industrial	33.3
Accessory buildings only	100.0
Mixed use	100.0
Mobile Home	0.0

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For graphic representation, see Building Age map in Appendix A.

#### Dilapidation

According to the survey results 76 or 23.6% of the structures in the Redevelopment Project Area are dilapidated. Dilapidation is considered the presence of major structural defects which render continued use of the structure detrimental to the occupants and which make normal rehabilitation efforts economically unfeasible. The breakout by use of the dilapidated structures is shown in Figure 2.

FIGURE 2  
DILAPIDATED STRUCTURES BY USE  
TIF II, 1986

<u>Use</u>	<u>Number of Dilapidated Structures</u>	<u>Percent of Structures Dilapidated</u>
Residential incl. Mobile Homes	61	30.2
Commercial	11	11.8
Industrial	0	0.0
Institutional	2	11.1
Accessory Building	3	100.0
Mixed Use	2	40.0

### Deterioration

The survey also found that 85 or 26.4% of the structures in the Redevelopment Project Area are deteriorated. Deterioration is the presence of structural and non-structural defects which are not correctable by normal maintenance efforts but which require rehabilitation.

The breakout of deteriorated structures by land use in the Redevelopment Project Area is as shown in Figure 3.

FIGURE 3  
DETERIORATED STRUCTURES BY USE  
TIF II, 1986

<u>Use</u>	<u>Number of Deteriorated Structures</u>	<u>Percent of Structures Deteriorated</u>
Residential incl. Mobile Homes	60	29.7
Commercial	19	20.4
Industrial	1	33.3
Institutional	3	16.7
Accessory Buildings	0	0.0
Mixed Use	2	40.0

### Dilapidation/deterioration

Although it is logical to count all dilapidated structures as also deteriorated, it was felt double counting would cause the survey results to be less accurate. Therefore each category is counted separately. However, to get a true image of impact of dilapidated and deteriorated structures it is advantageous to combine the categories.

The combination of structures that meet the criteria for either dilapidated or deteriorated is 161 or 50.0% of the total structures in the Redevelopment Project Area. Dilapidation/deterioration by use is shown in Figure 4.

FIGURE 4  
DILAPIDATION/DETERIORATION BY USE  
TIF II, 1986

<u>Use</u>	<u>Number of Dilapidated/Deteriorated Structures</u>	<u>Percent of Dilapidated/Deteriorated Structures</u>
Residential incl. Mobile Homes	121	59.9
Commercial	30	32.2
Industrial	1	33.3
Institutional	5	27.8
Accessory Buildings	3	100.0
Mixed Use	4	80.0

Depreciation of physical maintenance

The aspects of dilapidated and deteriorated structures along with other blighting factors has led to an overall lack of confidence in the Redevelopment Project Area. This lack of confidence is manifested in the neglect of physical maintenance by some property owners. Of the 322 structures surveyed 129 or 40.1% are in need of maintenance efforts.

The breakout of structures in the Redevelopment Project Area requiring maintenance efforts by land use is shown in Figure 5.

FIGURE 5  
NEEDED PHYSICAL MAINTENANCE BY USE  
TIF II, 1986

<u>Use</u>	<u>Structures Requiring Physical Maintenance</u>	<u>Percent of Structures Requiring Physical Maintenance</u>
Residential incl. Mobile Homes	70	34.6
Commercial	48	51.6
Industrial	2	66.7
Institutional	8	44.4
Accessory Buildings	0	0.0
Mixed Use	1	20.0

Structures below minimum code standards

The Community Development and Urbana Fire Departments keep records of code deficiencies in structures throughout the City. In the Redevelopment Project Area 138 structures or 42.6% of the total structures surveyed had deficiencies, according to the most recent Urbana Fire Department property inspection; 30 structures or 9.6% did not have deficiencies, and reports were either not yet complete or inconclusive for 155 structures or 47.8% of the total surveyed. For those structures for which information is available, code deficiencies were most common in mobile homes and least common in institutional uses. Ninety-eight percent of all mobile homes in the Redevelopment Project Area had deficiencies, whereas only 11.0% of institutional uses had deficiencies.

The breakout of reported code deficiencies by building use is shown in Figure 6.

---

FIGURE 6  
STRUCTURES BELOW CODE BY USE  
TIF II, 1986

<u>Use</u>	<u>Number of Structures Below code</u>	<u>Percent of Structures Below code</u>
Residential	51	33.8
Commercial	31	33.3
Industrial	1	33.3
Institutional	2	11.1
Mobile Homes	50	98.0
Mixed Use	3	60.0

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### 3.2 QUALIFYING CRITERIA (LAND USE)

The survey conducted by the Community Development Services Department also included blighting factors as they relate to land use and viability of sites. The conditions affecting the continued development and revitalization of the Urbana Tax Increment Finance district redevelopment project area are contained in the legislation and discussed in the section which follows.

#### Obsolescence

The use of a site is considered obsolete if the use of the site does not conform with the most recently updated Urbana Zoning Ordinance. The primary example of obsolescence is non-conforming residential uses in areas zoned for business.

The Community Development Services Department surveyed 368 sites in the Redevelopment Project Area. The locations in some instances included more than one parcel.

Of the 368 sites surveyed, 180 or 49% were found to be obsolete; 188 or 51% were not obsolete based on the criteria.

#### Illegal use of structure

Illegal use of structure differs from obsolescence in that the criteria is affected by the actual use of the structure or site. In order to meet this blighting factor the use must be illegal based on the definition of allowable uses in the Urbana Zoning Ordinance. Of the 368 sites surveyed in the Redevelopment Project Area 131 or 35.5% were characterized by illegal use of either the structure or site. Such illegal uses have a negative impact on the development of the area by allowing sites to be occupied by less desirable uses that effectively shut out all better and more effective uses.

#### Abandonment

The location of abandoned Penn Central and Norfolk and Western Railroad rights-of-way in the Redevelopment Project Area inhibits developer interest and makes retail operations difficult due to the incompatible use of land and the difficulty of assembling land necessary to support a development project. Of the 368 sites surveyed, 16 or 4.3% were characterized by abandonment.

#### Deleterious landuse and layout

The current platting and/or layout of parcels in the Redevelopment Project Area has hindered the grouping of parcels necessary to make buildable lots sufficient for redevelopment. Diverse ownership of small, non-buildable lots discourage private investment in the area. Irregular lot sizes often result in underutilization of sites otherwise prime for investment.



The criteria used to define deleterious landuse and layout is as follows:

1. Platting does not conform to the current subdivision code with regard to lot size or public access.
2. Structure is located in the 100 year flood plain.

Of the 368 sites surveyed 252 or 68.4% were characterized by deleterious landuse or layout; 116 or 31.6% survey sites did not have characteristics associated with deleterious landuse or layout.

#### Inadequate utilities

The criteria for inadequate utilities in this section are site specific based on the qualifying criteria survey and other documentation from City and utility sources. The lack of adequate utilities to a site has detrimental effects on the site potential for development due to the additional cost necessary to supply the site adequate utilities.

Of the 368 sites surveyed, 71 or 19.2% lacked adequate utilities.

### 3.3 QUALIFYING CRITERIA (GENERAL AREA)

#### Inadequate public facilities

Deficiencies in public facilities throughout the Redevelopment Project Area cause structural instability so as to endanger public health, safety, and welfare and greatly inhibit further development. In order to effectively redevelop the area additional capacity is necessary to accommodate increased demand on system.

In addition to the inadequacies in the storm and sanitary sewer systems, other public facilities scattered throughout the Redevelopment Project Area also exhibit deficiencies which curtail development. These deficiencies include inadequate illumination and/or deteriorated street lighting poles, oil and chip streets without proper curb and gutters, and missing or deteriorated sidewalks. A combination of all of the above deficiencies adversely impact portions of the Redevelopment Project Area. For actual deficiencies and other specific project data, see Appendix B.

#### Lack of community planning

Inadequate community planning at the time the Redevelopment Project Area was originally developed has resulted in obstacles to investment and redevelopment. Deleterious layout and difficulty in assembling parcels adequate for investment has resulted in a lack of large scale projects. The incompatible composition of street patterns has led to poor traffic circulation in many sections of the Redevelopment Project Area. Limited loading facilities and space for private parking in some sections of the Redevelopment Project Area has resulted in congestion of the streets which frustrates potential shoppers and discourages client attraction. The previous lack of community planning in this area has caused the underutilization of this area which otherwise would have strong development potential due to its geographic location within the City and proximity to the University of Illinois.

### 3.4 SURVEY METHODOLOGY

The City of Urbana Community Development Department conducted a Tax Increment II Qualifying Survey throughout the Redevelopment Project Area in July, 1986. To assure an accurate account of blighting factors present in the Redevelopment Project Area, the survey instrument was designed using the Tax Increment Allocation Redevelopment Act as a descriptive basis for major blighting factors. The survey measured the following factors described The Tax Increment Allocation Redevelopment Act and present in the Redevelopment Project Area:

Dilapidation, obsolescence, deterioration, illegal use of structures, presence of structures below minimum code standards; abandonments; inadequate utilities; deleterious land use or layout; depreciation of physical maintenance; lack of Community planning.

For the purpose of survey clarity the blighting factors were grouped in three major sections on the survey instrument:

#### Building defects

The first section of the survey describes and measures blighting factors related to the condition of building structures. This section is entitled "Building Defects" and covers the following eligibility criteria outlined in Tax Increment Allocation Redevelopment Act: age of structure, dilapidation, deterioration, presence of structures below minimum code standards, and depreciation of physical maintenance.

To accurately measure the extent of "Building Defects" in the Redevelopment Project Area, every structure located in the area was surveyed. Each structure was measured on a point system designed to accurately reflect the number and the severity of building defects which have an impact on the integrity of the overall structure. Each major component of the building was judged based on a standard definition and the surveyor's decision as to which category (no defect, slight, moderate or critical) best met the condition of the component.

The points assigned each category were based on the importance of the component to the overall integrity of the building. Structural components were given the following point system:

No defects = 0 points; slight defect = 20 points;  
moderate defect = 40 points; critical defect = 60 points.

Non-structural components were assigned fewer point value for the same category:

No defect = 0 points; slight defect = 10 points;  
moderate defect = 10 points; critical defect = 30 points.

Therefore, moderate rating on a gutter defect is 20 points, whereas a moderate rating on a roof defect is 40 points.

After completion of each survey form the total points for the individual building were compiled. The results of Building Defect portion of the survey were then reviewed by the Urbana Building Inspector for accuracy and consistency with the definitions. After the completion and review of the individual surveys, the results were compiled to reach a point range for dilapidation, deterioration and needs physical maintenance categories of blighting factors. The software program Reflex was used on an IBM PC computer to determine point ranges.

Ranges for each category take into consideration the number and severity of building defects present.

Dilapidation For the dilapidated condition category the point range is between 310 and 550. Generally, this point range represents at least three critical deficiencies in structural components; three critical deficiencies in non-structural components and a combination of moderate and slight deficiencies on structural and non-structural components. The combination of all deficiencies make it economically unfeasible to rehabilitate.

Deteriorated The deteriorated building category has a point range between 240-309 points. This category generally contains at least two critical deficiencies of structural components, two critical deficiencies of non-structural component and a combination of moderate and slight ratings on non-structural components. In some individual instances, the deteriorated rating could be the result of several moderate and slight conditions which would place the building in the deteriorated range due to the number of defects rather than severity of defects.

Needs maintenance The range for the needs maintenance category is between 100 and 239 points. In this range most buildings have had one or less critical ratings on any structural component and less than critical ratings on non-structural components. The majority of the buildings in this category have a combination of moderate and slight deficiencies which make normal maintenance and minor rehabilitation efforts sufficient to repair or replace the deficiencies.

Although points were not assigned, the qualifying criteria for age of structure and presence of structures below minimum code, are also considered part of the "Building Defects" portion of the survey.

The age of structure factor was researched through tax records, building records, and other available documents. The year the structure was constructed is reflected on the survey instrument.

The structure must be at least 35 years of age to meet the qualifying criteria outlined in the Tax Increment Allocation Redevelopment Act. The results of the research are depicted in the Qualifying Criteria section.

In order for individual structure to meet the eligibility criteria for the presence of structures below minimum code, the structure had to be cited for code deficiencies on the most recent Urbana Fire Department inspection reports. The number and percentage of total structures below minimum code standards appears in the Qualifying Criteria section.

#### Blighting factors

The second section of the survey instrument considered blighting factors which impact landuse. The criteria researched this section were obsolescence, illegal use of structure, abandonment, deleterious landuse and layout, and inadequate facilities.

The qualifying criteria were reviewed by the Assistant Zoning Administrator who researched each structure, parcel or lot for conformance with the best and highest use for the site. Following is a brief explanation of each qualifying criteria.

Obsolescence To be considered obsolete the site must meet one of the conditions for obsolescence outlined in the Qualify Criteria (Landuse) section. The eligibility condition relate to the sites conformance with the Urbana Zoning Ordinance. The site can also be located in a 100 year flood plain and be considered obsolete even though it is in conformance with the zoning ordinance. To meet this eligibility criteria a structure or parcel must be used in a manner which does not conform with allowable uses in the zoning district where it is located.

Abandonment This criteria considers only abandoned railroad right-of-way.

Deleterious land use and layout The site is considered to meet the eligibility criteria for deleterious land use and layout if it does not conform to subdivision regulations or is located in a 100 year floodplain.

Inadequate utilities A site is considered to meet the criteria for inadequate utilities if it does not have adequate gas, electrical or water connections.

Although inadequate public facilities and lack of community planning do not appear on the actual survey form, they are an integral part of the qualifying criteria for designation of a Redevelopment Project Area. A more detailed explanation of these criteria appear in the capital improvement section of the conservation-redevelopment plan.

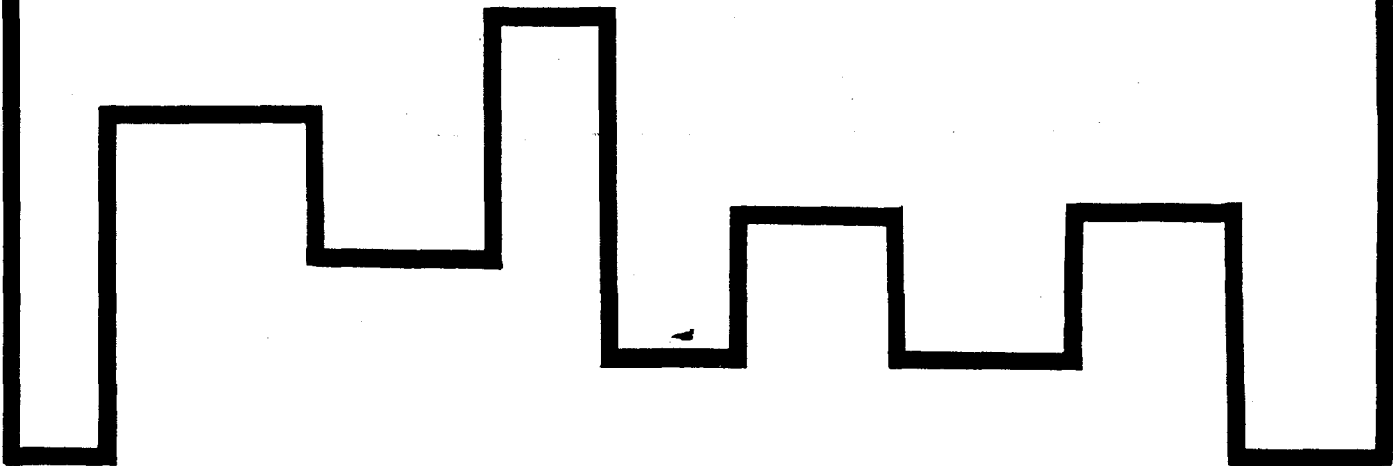
#### Comments and Photographs

The third section of the survey instrument provides a space for comments . This is especially useful when unusual circumstances require more in-depth explanations. Each survey instrument also has a place to affix photographs of individual structures and sites. This is an important visual aid for persons responsible for reviewing the completed survey forms.

#### Conclusion

The survey instrument devised by the City of Urbana considered all conditions which would contribute to a structure or site meeting the qualifying criteria as outlined in Tax Increment Allocation Redevelopment Act. The methodology for computing the blighting factors utilized basic definitions from the United States Department of Housing and Urban Development structural conditions publications, and sound survey research methods which were comprehensive in their approach to both structural and land use conditions. The survey form utilized is included as Appendix B.

**4.0 REDEVELOPMENT  
PLAN  
OBJECTIVES**



The City has outlined general and specific objectives to serve as a guide to the redevelopment effort in Tax Increment Finance District II. The general objectives are the conceptual basis of the redevelopment plan, whereas the specific objectives serve as a means to accomplish the general objectives. The the general and specific objectives outlined in this section are in conformance with the Comprehensive Plan components identified in the following section:

#### 4.1 GENERAL AND SPECIFIC PLAN OBJECTIVES

The general objectives of the Urbana Downtown Redevelopment Plan are:

1. To reduce or eliminate those conditions which qualify the Redevelopment Project Area as a conservation area. Section IV of this document, Blighting Conditions Existing in the Redevelopment Area, enumerates the blighting conditions.
2. To enhance the tax base of the City of Urbana and the other taxing districts which have jurisdiction in the Redevelopment Project Area by encouraging private investment in the conservation of existing buildings, as well as investment in new residential and commercial development.
3. To arrest the spread of blighting factors and to preserve and enhance the value of properties in the Redevelopment Project Area and to encourage new construction in the Redevelopment Project Area in conformance with the master plan for redevelopment.

Specific objectives are the following:

1. To provide for the conservation of existing buildings and expansion of the Central Business District function in a manner compatible with surrounding land uses.
2. To provide, in addition to commercial uses, housing in the Redevelopment Project Area.
3. To provide for safe and efficient traffic circulation.
4. To facilitate the development of an adequate mix of service, office, and retail uses in the Redevelopment Project Area.
5. To attract and retain quality development and redevelopment.



6. To provide adequate public improvements and facilities in the Redevelopment Project Area. Specific improvements will include:
  - a. Reconstruction of public streets, sewers, alleys, and infrastructure so as to eliminate deficiencies or support new development.
  - b. Adequate and convenient parking.
  - c. Construction of "streetscape" in the Redevelopment Project Area consistent with the present streetscape manual and plan for phasing.
  - d. Construction of other public facilities and improvements as necessary to complete redevelopment of the Redevelopment Plan Area.
7. To provide for construction and rehabilitation of structures so as to eliminate deficiencies and implement the master plan for redevelopment.
8. To capitalize upon market opportunities for redevelopment.

#### 4.2 CONFORMANCE WITH COMPREHENSIVE PLAN

In 1982, Urbana adopted its most recent Comprehensive Plan to establish a policy framework that would guide the future direction and growth of the community.

Many of the Comprehensive Plan's goals, objectives and policies are directed toward economic development and specifically downtown redevelopment. The TIF II Redevelopment plan and specific projects have been developed in a manner wholly consistent with the 1982 Urbana Comprehensive Plan. The Redevelopment Plan activities are designed to assist Urbana in meeting the identified needs and objectives of the Comprehensive Plan. The following are the needs, observations, and policies as set forth in the 1982 Comprehensive Plan that support economic development activities and specifically support the programs and objectives contained in this document.

##### Needs

1. The need to increase the Urbana share of the County economic growth.
2. The need to provide a broader range of employment opportunities.
3. The need to tap under-utilized human and physical resources.
4. The need to more actively compete for economic development.
5. The need to continue to strengthen downtown.
6. The need to demonstrate to the citizens of the community the benefits of economic development.

##### Observations

1. "Urbana must be selective in the type of business and industry which it recruits, placing maximum emphasis on industries that will be compatible with the support functions which the community can provide."
2. "The attraction and expansion of additional high-technology industries which interface well with the University of Illinois would help fulfill this goal. Distribution companies also represent a type of industry that is very compatible with the assets of the region."
3. "Recruiting and promoting the expansion of new businesses and industries is a highly competitive activity. Urbana is moving from a passive stance to one of active encouragement of new and expanding enterprises. Close cooperation between the public and private sectors is necessary to continue this posture."

### Goals

1. To increase and diversity the tax base of the City of Urbana.
2. To capitalize on the existing economic, educational, environmental and personnel resources that Urbana has to offer businesses and industries.
3. To achieve a proactive stance towards economic development that will be viewed in a positive manner by potential investors.
4. To support the redevelopment of Downtown Urbana with particular emphasis on the Tax Increment District and Business and Development and Redevelopment District.
5. To arrest the spread of blighting factors throughout the City that detract from property values and discourage economic development.
6. To support the retention and expansion of existing businesses and industries located in Urbana.

### Objectives

1. To encourage the promotion of commercial and industrial development which is compatible with the character, environment and resources of the community.
2. To increase the awareness of potential developers, investors and visitors of the special attributes which are incentives to locating, investing, staying and expanding, or visiting Urbana.
3. To improve Urbana's image as a community that welcomes and aggressively pursues compatible economic development.
4. To encourage private investment in the conservation of existing buildings, as well as new residential and commercial development.
5. To promote activities that will arrest the spread of deterioration in established commercial and industrial areas.
6. To adopt policies and make decisions that support existing businesses and industries.

### Policies

1. Make information available on those areas of land that have the greatest potential for commercial and industrial development within the Redevelopment Project Area as determined by transportation access demands, utility

requirements, availability of adequate parcel size, compatibility with adjacent land uses, market demand, and preservation of natural resources.

2. Support rezoning petitions for properties that have been identified as having the greatest potential within the parameters of the Plan for commercial and industrial development.
3. Work with appropriate agencies to promote Urbana as a good place for commercial and industrial development and to recruit suitable businesses and industries to the City.
4. Identify those resources that make Urbana a particularly desirable place to locate and/or expand and use the identified resources to sell potential investors on the desirability of locating and/or expanding in Urbana.
5. Identify factors that inhibit compatible economic growth and mitigate or eliminate their impact.
6. Identify potential financial and developmental incentives that the City Council is willing to offer developers to promote commercial and industrial development.
7. Identify ways in which the review of projects can be accomplished in a more timely and efficient manner.
8. Evaluate revisions to city ordinances, regulations, and policies in terms of potential impact on the business community and climate.
9. Investigate the use of economic development tools such as the creation of small business investment corporations, financing techniques for venture capital, creation of high-technology industrial parks, and the development of incubator sites for new businesses and industries.
10. Design and implement a downtown loan program utilizing TIF funds.
11. Attempt to secure loans and grants to encourage capital improvement in blighted areas.
12. Make available financial incentives to encourage local commercial and industrial expansion.

#### 4.3 ANALYSIS OF ASSETS AND LIABILITIES OF DOWNTOWN URBANA

The potential for further development and redevelopment downtown is in part contingent upon downtown Urbana's competitive position with other commercial areas. An understanding of downtown's assets and liabilities in this competitive context is essential in future development revitalization strategies.

##### Downtown Assets

County Seat Downtown Urbana is the County Seat for Champaign County. As such, it is the center for much governmental activity. Most of the elected representatives of Champaign County government have offices in downtown Urbana. In addition, the circuit court, Sheriff's Office, Correction facility and all other departments of County government are located in downtown Urbana. Also, most City of Urbana municipal facilities are located downtown. The Urbana Post Office is also located downtown.

These facilities generate significant traffic downtown for retail and service facilities. The location of the Circuit Court downtown has resulted in a high use of downtown space by law offices. Recent and planned expansion of government facilities will reinforce Downtown Urbana as a center for governmental activities.

Finance Finance and banking make up a major element of the downtown's economy. Busey Bank, Champaign County Bank, Commercial Bank, Champion Federal, Commercial Savings and Loan, Fleet Mortgage and Urbana Federal are all located downtown. These facilities create demand downtown for other services and retail activities. The combination of finance and governmental centers in downtown suggest other complimentary office facilities such as attorneys, appraisers, title companies and investment firms may be possible on a location demand basis.

Appearance Downtown Urbana has a diversity of architectural styles and a pleasant pedestrian environment which make downtown one of the more aesthetically pleasing central city areas in Illinois.

Image/Momentum Downtown Urbana seems to have gained the intangible asset of momentum which positively influences investment and location decisions. The image of downtown as a place to be as well as to do business can result in further growth potential. Downtown Urbana's image as a safe place to bring the whole family is another intangible asset. To some extent the preliminary success downtown has experienced manifests itself in a contagious positive attitude prevalent in persons on the street. There is a sense of "place" in downtown. This is unique to Downtown Urbana and not found in Downtown Champaign or Market Place Mall.

Hotel Convention Center The completion of additional rooms and a convention center at Jumer's Castle Lodge in downtown Urbana has attracted additional visitors to the downtown area. These facilities generate business for both the retail and service sectors.

Lincoln Square Lincoln Square Mall serves as an anchor to downtown and its major retail center. Carsons Pirie Scott, Art Mart and other stores within the mall serve as an upscale alternative to Market Place Mall.

Entertainment With several restaurants, bars, two movie theatres, Station Theatre and Jumer's Convention Center, the entertainment element of the downtown's economy has become significant and creates a lively nighttime environment.

Access/Location Downtown Urbana is centrally located in the Champaign-Urbana area and is easily accessed by Green Street, University Avenue and Cunningham Avenue. Urbana is very close to campus and in close proximity to the North campus developments of the University of Illinois including the Beckman Center. There are no apparent circulation problems downtown.

Development Incentives/Promotions The City of Urbana has designed and implemented area the following incentives for downtown development:

1. Tax Increment District I programs, including streetscape improvements.
2. Tax Increment District II Programs, as proposed herein and including below market-rate financing.
3. Loan programs, including downtown facade improvement below market interest loans;
4. Enterprise Zone Incentives, including sales tax exemptions, permit fee waivers and low-interest small business loan program;
5. Downtown Promotion Organization and Downtown Development-Redevelopment Commission.

Adequate and Convenient Parking With the construction of the 230 space Urbana parking facility at the corner of Main and Broadway and the reconstruction of the motor vehicle parking system, there is adequate parking available to meet current parking demands downtown.

#### Downtown Liabilities

Lack of vision and a master plan for the redevelopment of Downtown outside the core area.

Blighted commercial and residential areas downtown.

Special services downtown; a concern regarding the long term ability of the City to provide these services.

Lack of information regarding future market potential.

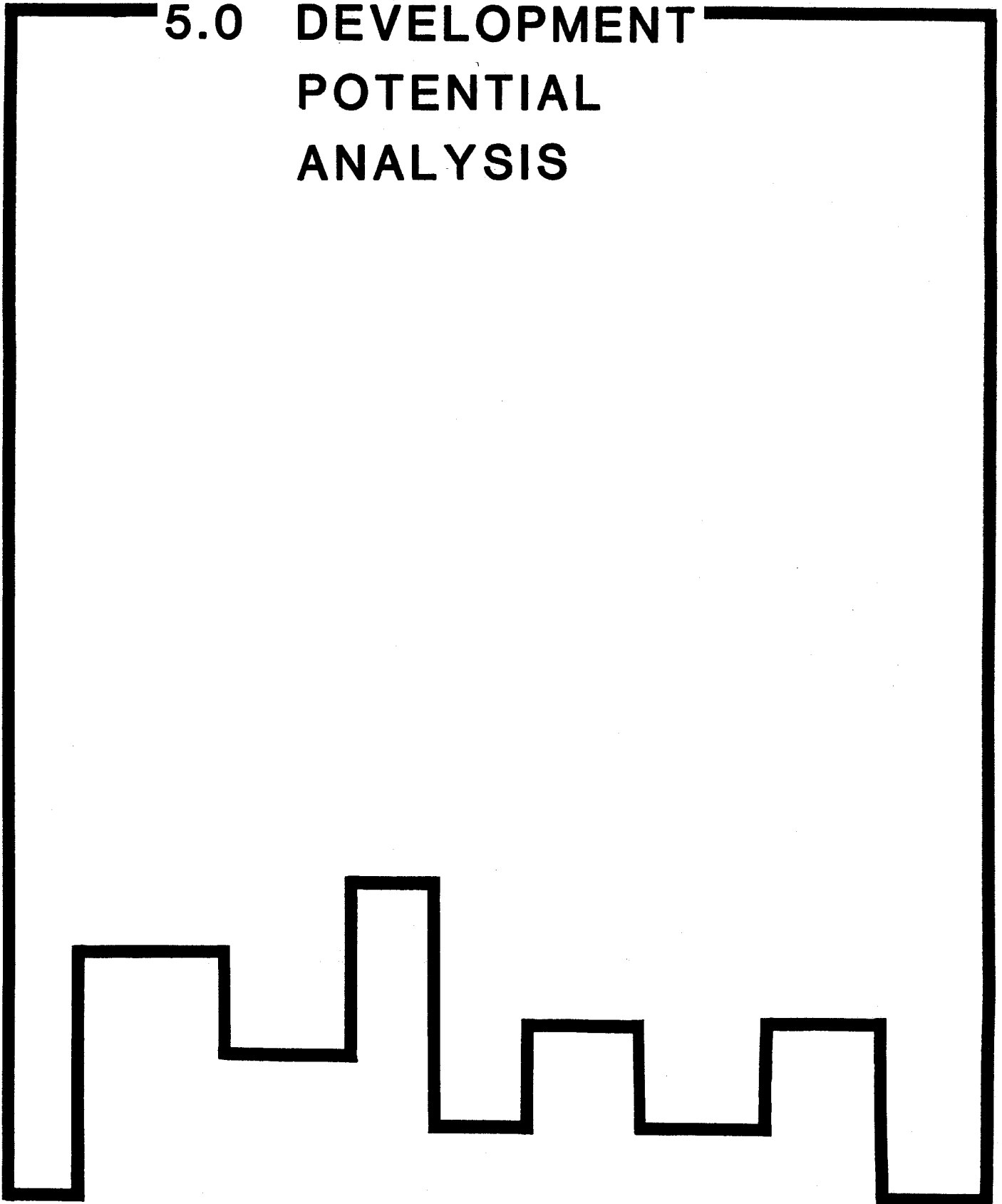
Limited resources to continue public sector support of redevelopment.

Lack of sites, buildings and areas to meet redevelopment demand.





# 5.0 DEVELOPMENT POTENTIAL ANALYSIS



Of major importance in considering the implementation of the T.I.F. II Redevelopment Plan is the probability of redevelopment based upon market potential. Presently, redevelopment in T.I.F. II is not being considered by the private sector which suggests that redevelopment will not occur without public planning and participation. Even significant contributions by the public sector however, will not make successful a business venture that exists without a market. An understanding of the Downtown T.I.F. II market potential is essential to continued redevelopment. Without the consensus that market potential exist there is no need in attempting to implement the T.I.F. II Redevelopment Plan and its projects. Nearly as important to market conditions is the availability of redevelopment sites. Site and redevelopment targeting are likewise essential.

This section contains an analysis of the development potential for downtown Urbana generally and of the T.I.F. II plan area specifically. The following sections contain general demographic information necessary to assess market conditions as well as an analysis by type of development opportunity. Also contained are descriptions of areas to be redeveloped on a site by site basis.

## 5.1 DEMOGRAPHIC TRENDS

Demographics and economic trends are important in determining potential downtown development opportunities such as housing, retail and office uses. Additionally, trends provide a basis for determining the need for and type of public involvement in the economic development of the central business district.

In this section general demographic trends are presented in three categories: population, employment and income. The data provided in this section serves as a basis for the discussion of specific market opportunities in the following section entitled "Market Opportunities."

### Population

Of the 168,000 persons living in Champaign County in 1980, 36,000 resided in the City of Urbana and 58,000 resided in the City of Champaign. Population of both municipalities and the county are at historical highs.

For all areas of the county the period 1970-1980 was one of slow growth relative to growth experienced in the period 1950-1970. Between 1970 and 1980 county population increased by only 3%, as compared to increases of 25% between 1950 and 1960 and 23% between 1960 and 1970. The slow growth trend of the 1970s has continued in the 1980s.

The population of Champaign County is expected to continue to increase through the turn of the century, albeit at a slow rate. Compared to growth in other parts of the state and region, however, Champaign County is expected to remain healthy.

Population is projected to increase by only 3,076 persons (1.8%) between 1980 and 1990. The net increase between 1980 and 2000 is projected at 6,959 persons (or 4.1%). These estimates were released by the Illinois Bureau of the Budget in 1984 and may not fully account for increased population due to improvements presently underway at the University of Illinois, principally the Beckman Institute. Even accounting for those recent developments, growth is expected to be relatively low as compared with growth rates in the period between 1950 and 1970.

Between 1980 and 1990, Champaign County population is expected to experience the greatest increase among young adults (ages 20-34) and the elderly (ages 60+). Population in the 60-79 age group is expected to increase by 8%, while population in the 80 plus age group is expected to increase 42%. Between 1980 and 2000 population is expected to increase in all age groups with the exception of a slight decline among persons age 60-79. The highest percentage increase (73%) is expected among persons 80 years old and over.

FIGURE 7  
POPULATION PROJECTIONS BY AGE GROUP  
CHAMPAIGN COUNTY  
1980-2000

Age Group	1980	1990	2000	1980-1990	1980-2000
0-19	53,809	53,508	57,040	-0.6	+6.0
20-34	63,366	66,425	53,452	+4.8	+0.1
35-59	34,217	32,155	36,089	-6.0	+5.5
60-79	14,231	15,418	13,929	+8.3	-2.1
80+	2,830	4,022	4,902	+42.1	+73.2
TOTAL:	168,453	171,528	175,412	+1.8	+4.1

Source: Illinois Bureau of the Budget

### Employment

While attempts have been made to diversify the local economy in recent years, Champaign County is still characterized by a "white collar" work force. Of the total 78,534 employed persons in 1980 60% were employed in white collar occupations and 20% were in blue collar jobs. Educational services, public administration and defense were the occupations of over one-third of the work force.

FIGURE 8  
OCCUPATION OF EMPLOYED PERSONS  
CHAMPAIGN COUNTY, 1980

	No.	%
Total	78,534	100.0
White Collar Workers	47,825	61.0
Professional and Technical	19,603	25.0
Managers, Administrators	7,376	9.4
Sales workers	7,434	9.5
Clerical Workers	13,412	17.1
Blue Collar Workers	15,999	20.4
Craft and Kindred Workers	6,792	8.6
Operations, excluding transport	3,046	3.9
Transport equipment operations	2,759	3.5
Nonfarm laborers	3,402	4.3
Service Workers	12,297	15.7
Farm Workers	2,413	3.1

Source: 1980 Census of Population

An analysis of employment by industry in the county indicates that employment is specialized in communications, retail trade, personal services, entertainment and recreation, health services, education, and defense. Quotients of specialization are shown in the following table, with the higher quotients indicating higher degrees of specialization. The quotients reflect the county's position as a cultural and educational center for the state and as a retail and service center for a large area of East Central Illinois.

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FIGURE 9  
INDUSTRIAL LOCATION QUOTIENTS  
CHAMPAIGN COUNTY, 1980

Educational Services	8.00
Entertainment and Recreation	5.00
Armed Forces	3.80
Personal Services	1.33
Health Services	1.24
Communications and other utilities	1.15
Retail Trade	1.08
Transportation	1.00
Construction	0.91
Agriculture	0.86
Finance, Insurance, Real Estate	0.78
Business and Repair Services	0.75
Wholesale Trade	0.55
Other Professional services	0.50
Manufacturing	0.44
Public Administration	0.30
Mining	0.18

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Source: Champaign County Regional Planning Commission

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Since 1979 Champaign County nonagricultural employment has increased by 1.8%, from 71,950 to 73,275. Increases were experienced in the service, local government and wholesale trade sectors. Offsetting the increases were declines in manufacturing, construction, transportation, retail trade and finance. These trends reflect the national shift from manufacturing to service sectors as well as the downturn in the national and local economies during this period.

Champaign County employment is expected to increase slowly as the year 2000 approaches. The total projected increase in county employment between 1980 and 2000 is 14%. The greatest increases in employment are expected to occur in the service, finance, construction, mining and trade sectors. The only sector predicted to decline is agriculture.

#### Income

Income in Champaign County is generally lower than that of other metropolitan areas in Illinois. Of the ten metropolitan

statistical areas in the state, Champaign-Urbana-Rantoul ranked eighth in both per capita income and median family income in 1979.

FIGURE 10  
PER CAPITA AND MEDIAN FAMILY INCOME  
MSA's IN ILLINOIS 1979

	Per Capita Income (Rank)	Median Family Income (Rank)
Chicago	\$8,568(1)	\$24,539(1)
Peoria	8,254(2)	23,215(2)
Springfield	8,135(3)	22,033(6)
Davenport-Rock Island-Moline(IL)	8,046(4)	22,714(7)
Rockford	7,896(5)	22,963(4)
Decatur	7,893(6)	21,726(7)
Bloomington-Normal	7,794(7)	23,165(3)
Champaign-Urbana-Rantoul	7,314(8)	21,303(8)
St. Louis (MO-IL)	6,860(9)	20,422(9)
Kankakee	6,812(10)	20,151(10)

Source: 1980 Census of Population

A 1981 survey by the Illinois Bureau of Employment Security verified the County's relatively low income. The survey indicated that the county had a lower wage structure than any other MSA in the state, due primarily to the lack of unionization in the county.

Relatively low income translates into relatively low buying power, when compared to other MSA's.

FIGURE 11  
EFFECTIVE BUYING INCOME  
SELECTED ILLINOIS MSA's

MSA	<u>INDEX OF EFFECTIVE BUYING INCOME</u>	
	Per Capita (rank)	Median Houshold (rank)
Davenport-Rock Island-Moline	113(1)	127(1)
Bloomington-Normal	112(2)	116(4)
Decatur	109(3)	120(3)
Springfield	108(4)	107(5)
Rockford	107(5)	125(2)
Champaign-Urbana-Rantoul	100(6)	100(6)

Source: Laventhol and Horwath, from Sales and Marketing Management, 1984 and 1985

However, income figures for Champaign County must be viewed in light of the large student population at the University of Illinois. The low income among students tends to show per capita and median figures on the low side, giving a false impression of distress. It must be remembered that student poverty is temporary and that students typically have income not included in the calculation of income measures presented above.

Not readily apparent in the income data is a large and stable professional labor force, a large percentage of which is at the higher end of the income scale. Champaign County in recent years has consistently had the lowest unemployment rates of any Illinois MSA, due largely to the high percentage of university employees in the labor force.

The higher than average salaries earned by many university employees and the unreported student income suggest that buying power in the county is higher than official figures would suggest. Employment and income expected to be generated by new university developments such as Beckman Institute should result in still greater buying power.

## 5.2 MARKET OPPORTUNITIES

The City of Urbana has many unique assets which can be converted into market opportunities for specific types of development. The following section discusses the major market opportunities targeted by Urbana for the comprehensive development of the downtown area.

### 5.2.1 HOTEL/CONVENTION DEVELOPMENT

Jumer's Castle Lodge generates a considerable hotel and conference business in downtown Urbana. The success of Jumer's has had a noticeable impact on the downtown area by bringing additional visitors downtown. Such visitor activity increases retail sales in downtown and Lincoln Square, has a positive impact on bar and restaurant business, generates considerable local taxes through sales tax, room taxes and food and beverage taxes. Unquestionably, expanded or additional hotel and conference facilities would have a considerable positive effect on continued downtown growth and success. It is hoped that a detailed market analysis can be completed in the near future by the Convention and Tourism Bureau. In the interim, however, significant indicators point toward a demand for up to 200 high upscale quality hotel rooms and convention and conference facilities to accommodate 1,000 persons.

#### Increased Marketing and Locational Advantages

Considerable effort and local resources are now being directed toward increased convention and tourism marketing. The Champaign-Urbana Convention and Tourism Bureau was formed in 1985 and is funded in part through a local food and beverage tax. The local convention and tourism bureau's first year budget is nearly \$600,000. Additionally, the State of Illinois Department of Commerce and Community Affairs is responsible for the initiation of a statewide effort toward increased tourism resulting in targeting \$15,500,000 of state funds in 1986 toward this purpose.

Likewise, efforts on behalf of the University of Illinois and local governments have resulted in a funding plan to expand and renovate Willard Airport which should have a positive effect upon convention and tourism promotions. Access to Champaign Urbana is excellent with three interstate highways and two airports serving the area. Figure 12 illustrates the increases in passenger boardings at Willard Airport between 1982 and 1986.

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FIGURE 12  
Willard Airport Passenger Enplanements

1982-1986

1982 . . . . .	33,876
1983 . . . . .	122,744
1984 . . . . .	151,415
1985 . . . . .	166,694
1986 . . . . .	99,288 (through July 1)

Source: University of Illinois Airport Management Office

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### Market Conditions

Currently, the lodging market in Champaign-Urbana includes over 2,000 rooms of varying quality and price. At present there are several meeting facilities available, however, a single facility captures the majority of the market. An inventory was prepared of all facilities and is depicted in Figure 13.

**FIGURE 13**  
**HOTEL/CONVENTION CENTER ROOMS, RATES AND FACILITIES**

<u>Location</u>	<u>Number of rooms</u>	<u>Asking Single Daily Rate</u>	<u>Meeting facilities</u>	
			<u>Conference &amp; Banquet Tables</u>	<u>Banquet Style</u>
Holiday Inn 1505 N. Neil St. Champaign, Illinois	202	39.00 + tax	150	200
Howard Johnsons 222 N. State St. Champaign, Illinois	114	32.00 + tax	60	100
LaQuinta Motor Inn 1900 Center Dr. Champaign, Illinois	112	37.00 + tax	0	0
The Chancellor 1501 S. Neil St. Champaign, Illinois	225	56.00 + tax		2,200
University Inn 302 E. John St. Champaign, Illinois	195	54.00 + tax	400	550
Howard Johnsons 174 & U.S. 45 Urbana, Illinois	104	39.00 + tax	72	150 (130 comfortably)
Five Points Inn 505 N. Cunningham Urbana, Illinois	145	28.00 + tax	75	125
Jumer's Castle Lodge 209 S. Broadway Ave. Urbana, Illinois	102-132	66.00 + tax	520	640
Innsbruck Lodge 1207 N. Mattis Ave. Champaign, Illinois	73	25.00 + tax	90	200

Figure 13 (cont.)

<u>Location</u>	<u>Number of rooms</u>	<u>Asking Single Daily Rate</u>	<u>Meeting facilities</u>	
			<u>Conference &amp; Banquet Tables</u>	<u>Banquet Style</u>
Thrift-O-tel 2408 N. Cunningham Ave. Urbana, Illinois	150	25.39 + tax	0	0
Illini Union 1401 W. Green St. Urbana, Illinois	90	36.00 + tax	1,385	3,000
Allerton Monticello, Illinois	41	30.00 + tax	120-130	130

Occupancy rates are approximately 65-70% locally. The average daily single room rate is \$29.89. While the average occupancy rate is at or above national occupancy averages (67%, 1984), this indicator does not reflect occupancy by market segment. Figure 14 represents historical trends on a national basis for transient hotels. From local interviews it is suggested that a much higher occupancy rate exists locally for high quality rooms and that the demand for such rooms is not being met.

FIGURE 14  
AVERAGE NATIONAL TREND OF ANNUAL OCCUPANCY RATE AND  
ROOM RATE FOR TRANSIENT HOTELS, 1964-1984

<u>YEAR</u>	<u>RATE</u>	<u>ROOM RATE</u>
1964	64.3%	\$11.90
1969	67.6%	17.97
1974	63.9%	24.59
1979	72.8%	42.00
1980	69.7%	49.62
1981	67.7%	58.12
1982	63.9%	61.25
1983	63.3%	64.38
1984	67.4%	65.97

The following sources of demand have been identified for rooms and meeting facilities:

FIGURE 15  
SOURCES OF HOTEL OCCUPANCY  
CHAMPAIGN-URBANA, 1981

<u>Source</u>	<u>Room Nights</u>	<u>1981</u>
University-related business travelers	12,600	39.4
Non-university-related business travelers	2,800	8.8
Group meetings and small conventions	6,700	20.9
University special events and occasional visitors	7,000	21.9
Guest traffic generated by area residents and special features of Champaign-Urbana	<u>2,900</u>	<u>9.0</u>
TOTAL	32,000	100.0
Annual occupancy ratio		68%

Source: RERC 1981 Market Analysis; Champaign County

While most of these demand generators are expected to remain constant, university related business and meeting demands are expected to increase with the announcement of major University of Illinois construction plans related to the Beckman Institute, agricultural and biotechnology and super computing research and development facilities. An increased convention and tourism market may also have a significant effect upon demand in several areas. For example, the completion of Parkland College's planetarium will add a new tourism attraction for the area.

#### Market Split Trend

National trends are moving toward very inexpensive or budget accommodations or first quality accommodations leaving some established middle quality chain motels losing market share and experiencing declining occupancy rates. Although construction of "budget" rooms far exceed all other room construction, it is suggested that the addition of increased demand for first quality rooms will attract customers from budget and middle quality accommodations.

#### "Hospital" Trend

While the health care industry's growth has tended to level off a new trend has appeared toward hospital related hotel accommodations. "Hospitels" are appearing in close proximity to major health care facilities specializing in accommodations for outpatients and relatives. Likewise, a demand for "suites" on a weekly or monthly basis may be a new market niche yet to be

filled. Such demand will likely be generated from university related research, particularly related to visiting professors and industry representatives involved with the super computer and Beckman Institute.

### Executive Conferencing Trend

Another trend is toward "Executive Conference Centers" which fills the requirements for specialized meetings facilities for educational and training seminars. Business and professional organizations using executive training centers look for quality rather than price in accommodations. Typically such centers provide sophisticated audio visual equipment and meeting aids and are staffed by professional conference coordinators. Figures 16 and 17 profile these centers. Potentially a conference center tying into the University Super Computer, uplink satellite, and other University of Illinois communication networks could meet one of the University's group meeting market demands.

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**FIGURE 16**  
**EXECUTIVE CONFERENCE CENTERS:**  
**PERCENTAGE OF ROOMS OCCUPIED BY MARKET SEGMENT**

Conference Participants	82.3%
Social (vacationers)	3.2
Transients	8.2
Others	6.3
	<u>100.0%</u>

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Source: Laventhol & Horwath, The Executive Conference Center: A Statistical and Financial Profile 1982.

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**FIGURE 17**  
**EXECUTIVE CONFERENCE CENTERS:**  
**PROFILE OF A TYPICAL MEETING**

Size (number of persons)	140
Duration (days)	5
Meetings per Week	50
Size of Day Meetings (number of persons)	19
Maximum Number of Conferences Possible per Day (without detracting from the operation)	284
Percent of Conference Participants Staying in Single-Occupancy Rooms	74%

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Source: Laventhol & Horwath, The Executive Conference Center: A Statistical and Financial Profile 1982.

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### Convention and Meeting Place Market

The market for additional convention and meeting space is difficult to analyze. Through discussions with University of Illinois officials, Convention and Tourism Bureau members and hotel/convention center operators, it appears that a market demand does exist which is not being met. It is estimated that several conventions and meetings would be held locally if an additional 400 rooms could be obtained in one location. Four hundred to 850 rooms is a national standard average for group meeting facilities which include general meeting areas to accommodate 800 - 1,000 persons and supplemental small meeting rooms for smaller groups. It is suggested that such a facility in Urbana would assist the City in tapping into the State Association and Religious Group meeting markets. Any such facilities should be first quality to compete locally and regionally. It is suggested that there is only sufficient demand for one such facility in the Champaign-Urbana area. The first location to offer such accommodations and facilities will likely pre-empt further expansion in the area.

### Expansion Versus New Hotel Prospecting

Because the City of Urbana underwrote in part the previous Jumer's expansion there is some concern regarding hotel competition. Likewise, the expansion of an existing proven operation is much easier to accomplish than the recruitment of a new franchise. On this basis alone the expansion of Jumer's should become a priority over recruitment of new operators. A second advantage in expansion is the reduced capital necessary to meet the 400 room threshold for the group meeting market. Adding 200 rooms to an existing hotel is much more feasible than 400 new rooms and more desirable than only 200 rooms in a new location.

### Target Development

Based on the market analysis herein there is a need for up to 200 additional first quality hotel rooms and convention facilities to seat 1,000 persons. Based upon the market and noted trends the following hotel/motel convention targets are suggested:

- .Expansion of Jumer's to include 200 rooms and expanded convention facilities.
- .Locate a second first quality chain hotel/convention facility in downtown perhaps jointly with park district athletic facility.
- .Locate "executive conference" center downtown perhaps jointly with civic center.
- .Locate "Hospital" hotel downtown with affiliation with local health care industry.

.Locate "Embassy Suite" chain or similar concept hotels.

.Find chain "budget" concept motel buyer for Five Points Inn and rehabilitate the present facility. Possible "suite" concept and conference center potential.

#### Possible locations

Jumer's parking lot, Lincoln Square parking area, Timpone block (T.I.F. I), Five Points area, Griggs Street area (hospital concept only).

#### 5.2.2 OFFICE DEVELOPMENT

Over the past 20 years the economic base of Downtown Urbana has shifted significantly. From 1960 to 1979 there was a 39% reduction in the number of downtown businesses. In the last five years the trend has been toward office uses which replace former retail spaces. Net gains in office space of 100,000 square feet in downtown has been the result of the Busey Bank, CCB&T, Masonic building and Main Street area construction. Additional upper story office conversions and residential to office also indicate that office space is one market in which Downtown Urbana can compete with Downtown Champaign, Market Place and other office centers.

#### Urbana Office Rents

Office rents in Downtown Urbana range from \$5 to \$12 per square foot. Office rents outside of Downtown Urbana range from \$6 to \$15 per square foot.

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FIGURE 18  
URBANA OFFICE RENTS  
SEPTEMBER, 1986

<u>LOCATION</u>	<u>OTHER THAN DOWNTOWN</u>	<u>DOWNTOWN</u>
Lincoln Commerce Center	6.50	
Sunnycrest	8.50	
Masonic Building		8.00-10.00
Main Street Plaza		8.00-10.00
Bonnet Building		5.00
Champaign County Bank		11.00
Isaksen Buildings		6.00-8.00
Cogdal and Hobbs		10.00-12.00

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Source: Urbana Community Development Services  
Department survey.

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FIGURE 19  
CHAMPAIGN OFFICE RENTS  
DECEMBER, 1985

<u>LOCATION</u>	<u>OTHER THAN DOWNTOWN</u>	<u>DOWNTOWN</u>
Cunnington Development	\$9.00-10.00	
Huntington Tower	8.00	
Bank of Illinois		\$10.00-15.00
Executive Center		7.00-13.00
Illinois Power Building		6.00- 7.00
Lincoln Building		6.00- 6.50

Source: Laventhol & Horwath

Vacant and Planned Office Space

The following vacant office space exists in Urbana previously used as office space or now marketed as office space.

FIGURE 20  
VACANT OFFICE SPACE IN URBANA  
SEPTEMBER, 1986

<u>LOCATION</u>	<u>OTHER THAN DOWNTOWN</u>	<u>DOWNTOWN</u>
Masonic Building		3,000
Codgal and Hobbs		2,000
Main Street Plaza		800
Lincoln Centre	20,000	
Sunnycrest	4,500	
Misc. (est.)	3,000	1,000

There is currently no new office space planned in Urbana. Office space planned in the Champaign and Savoy areas include the following.

FIGURE 21  
PLANNED OFFICE DEVELOPMENTS  
CHAMPAIGN AND SAVOY  
SEPTEMBER, 1986

<u>Office Development</u>	<u>Size (square feet)</u>
Kroh Brothers	30,000
Neil & St. Mary's Road	16,000
Mattis Park	50,000
TOTAL:	96,000

According to Laventhol & Horwath's Downtown Champaign Development Study the office absorption rate for the Champaign-Urbana-Savoy area is 30,000 to 50,000 square feet annually. Local developers feel the absorption rate is 40,000-60,000 per year. Based on either rate, however, planned construction appears to meet the demand for office space.

As with other real estate however, location is the major factor to consider in demand and pricing. The draw of Downtown Urbana as a center for government is important and can play a significant role in office attraction. Downtown Urbana rents are generally higher than comparable space elsewhere in Champaign and Urbana. This combined with very low office vacancy suggests a market for office space. Employment data trends indicate the fastest growing segments of the economy to be service, finance, real estate and insurance, all which demand office space. Estimated new office space demand for Champaign County according to Laventhol and Horwath is 60,000 feet a year. This suggests that 20,000 to 80,000 square feet of office space would be absorbed over the next two years if available in close proximity to Downtown Urbana.

#### Target Office Development

The assets of the downtown including its physical amenities and momentum as well as economic base suggest the following office targets:

- .Engineers and architects
- .Real estate brokers
- .Title companies
- .Investment managers
- .Insurance sales
- .Tax preparation
- .Governmental and Service Agencies
- .Banking and finance
- .Law firms

#### Possible locations

Re-use of former Busey Bank drive-up facility, upper stories IGA site, re-use of downtown warehousing space, Millhouse area, Auler site, Lincoln Square vacant space.



### 5.2.3 MARKET RATE HOUSING DEVELOPMENT

The graying of America is now a familiar trend. Across the U.S. the older population is growing faster than the rest of the population. This trend suggests the need for additional facilities specially designed to meet the needs of the elderly population. Additional elderly facilities could include housing in downtown Urbana. Other non-elderly market rate housing is likewise possible, however this analysis concentrates on the elderly housing needs.

#### Trends and Demographics

Between 1980 and 1984 the number of older persons in the U.S. grew by 3,000,000 or 8.5%, compared to an increase of the under 60 population of only 3.1%. This trend is expected to continue into the next century, peaking between the years 2010 and 2030, when the baby-boom generation reaches 65.

Growth in the number of elderly persons is expected locally as well. In 1980, 17,055 persons age 60 years and older resided in Champaign County, representing 10% of the total county population. The Illinois Bureau of the Budget projects that by the year 2000, 18,830 elderly persons will reside here, representing 11% of the population.

#### The Need for Elderly Services

An increase in the number of elderly persons necessitates changes in the provision of public and private goods and services. In recent years public service providers have recognized changing demographics and have established public programs targeted toward the elderly, which include provisions for housing and social services. The private sector, however, has just begun to recognize the trend and has been slow to change its product lines and markets to consider elderly needs. One service that has to date been largely unprovided is market rate housing for the elderly.

#### Elderly Housing

Most existing elderly housing has been publicly subsidized through Federal programs such as Section 202 and Section 8. As a result one perception is that most elderly persons are on fixed incomes below or near the poverty level. However, the income and assets of many elderly households are greater than is often assumed, particularly since the typical elderly householder has clear title to his or her own home. A recent study by the Real Estate Research Corporation, for example, estimates that in 1985 total U.S. home equity of householders 65 years and older exceeded \$775 billion, with average equity per owner household approximately \$61,000.

In 1979, two-thirds of Champaign County households with head of household 65 years and older had annual family incomes exceeding \$15,000. One-third of elderly households had incomes exceeding \$25,000. Three-quarters of the elderly households in 1979 owned their homes with clear title in Champaign County.

#### Market Rate Elderly Housing Supply

To date, the market response to the higher income elderly population has been the provision of continuing care retirement communities requiring large up-front fees. In Champaign-Urbana the higher income elderly population is served by Clark Lindsey Village in south Urbana. Clark Lindsey includes 160 efficiency, one-bedroom and two-bedroom units. Tenants are charged a \$1500 membership fee and are required to acquire a life tenancy in their units. Tenants leaving (or dying) after five years receive no refund, and the unit reverts to the management. All 160 units are currently occupied, and there is a waiting list of 100.

In addition to the dwelling units, the Clark Lindsey complex includes a 62 bed nursing facility. Currently, 60% of the facility is occupied by non-residents.

The nonrefundable formula such as that used at Clark Lindsey Village has fallen out of favor among elderly housing developers, because most elderly persons prefer to retain their equity. An alternative form of elderly housing is rental retirement housing. One such facility is being planned for Savoy adjacent to Carle Arbors nursing facility. At this writing financial packaging for the project has yet to be completed.

#### Rental Retirement Housing

Successful rental retirement housing developments are differentiated from other rental housing in that housing is accompanied by services such as security, transportation, housekeeping, restaurant-like dining, social opportunities, and some level of health oversight. Monthly rents generally range from \$700 to \$2500. The typical rental retirement complex has 150 units on two or three floors with convenient commercial space at ground and street level. Most of the tenants in the 300 existing rental retirement developments in the U.S. lived previously within ten miles of the development. Movement of "rustbelt" elderly persons to rental retirement facilities in the "sunbelt" is the exception rather than the norm.

In contrast with continuing care retirement communities, rental retirement housing is usually not accompanied by extensive health care facilities. Proximity to health care facilities is viewed by prospective tenants as sufficient. In fact, the inclusion of a health care unit in a retirement facility can create an unwanted stigma for some elderly residents, particularly those still fully ambulatory.

Because rental retirement housing is a relatively new concept to the average elderly person and because a decision to leave the home is a difficult one for senior citizens, absorption rates are lower for elderly housing than for other types of rental property. This is particularly true in Urbana, where student rental housing is occupied as fast as it is built.

In choosing to relocate to a retirement facility, most elderly persons seek proximity to amenities such as shopping, reliable public transportation, banks and entertainment. Special housing features attractive to the elderly include heated garages, snow removal and winter maintenance. The ideal site that meets these conditions is near the commercial hub of an older neighborhood, facing single family housing on one side and a street of shops and services on the other.

#### Rental Retirement Housing in Urbana

The real estate firm of Grubb and Ellis suggests that a rental retirement project can be considered if it requires the capture of less than 3% of the age- and income-qualified households in the market who are not already living in rental retirement facilities. With 2177 eligible households in Champaign-Urbana, it is projected that a 50-100 unit rental retirement development could be supported in Urbana. This is consistent with the size of the current waiting list at Clark Lindsey Village.

Of the many prospective sites in Urbana for rental retirement housing, downtown is the best location in terms of available services. Downtown offers Lincoln Square shopping as well as access to financial institutions, restaurants, the Urbana Free Library and the MTD transfer station. Because the crime rate downtown is low, retirees living in the area would feel safer than in other areas of the urbanized area. Health care facilities at both Carle and Mercy are within easy access immediately adjacent to the downtown area.

When Clark Lindsey Village was being sited, downtown Urbana was the location of choice because of the many amenities available. A downtown site was not selected, however, because of high property values and the lack of available, developable parcels. If downtown Urbana is to be the location of a rental retirement facility, land assembly and financing assistance offered through tax increment financing may be necessary.

#### Non-Elderly Market Rate Housing

The vacancy rates for Champaign-Urbana remain relatively low at 1% and 3%. Even with the new construction now taking place vacancy rates are expected to remain well under 5%. Based upon the success of projects such as Willow Springs P.U.D., middle- and upper- income housing for singles, professionals and other groups not in the single family housing market is potentially marketable downtown. Condominium development on the periphery of downtown in locations such as around Leal Park may also be successful.

#### 5.2.4 GOVERNMENT AND FINANCE

While government offices themselves do not generate sales or tax dollars, the concentration of such offices create a demand and potential for other complementary services and products. Likewise, the proximity to government centers is a factor in locational decisions for businesses and offices frequently using such centers. Expansion of government facilities and offices reinforces the government center concept, which brings additional visitors downtown and creates the demand for additional spin off services. Likewise, banking and financial services concentrated in downtown spin off demand for complementary services as well as being themselves a growth industry.

##### Target Development

As the County Seat and center for County government and finance the following targets are suggested.

- .Federal court branch
- .Attorneys offices
- .Federal agencies
- .University affiliated offices
- .State Offices
- .New post office
- .Park District athletic center
- .Municipal facilities
- .County office consolidation

##### Possible locations

Office structure at former Busey Bank site, re-use of Lincoln Square parking lots-peripheral structures adjacent to downtown.

#### 5.2.5 AUTOMOTIVE RELATED DEVELOPMENT

While not customarily considered a downtown activity, automotive related development is important to the retention and expansion of this downtown activity. The boundaries of T.I.F. II include the following automotive related uses.

- .Shelby Toyota, Datsun
- .Sullivan Chrysler Plymouth
- .Goodyear
- .Kirby Firestone
- .Dyno-Tune
- .Marathon
- .Wikoffs
- .Speedy Lube
- .Bumper to Bumper
- .Reds Muffler
- .Huey's (auto parts sales and oil)

These businesses contribute significantly to overall retail sales in Urbana. The continued success of such business is critical.

### New Car Sales and Trends

According to a report by R. L. Polk, 7000 new passenger vehicles will be sold in 1986 in Champaign County. The following Figure 22 illustrates new car sales for the County since 1980.

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FIGURE 22  
NEW CARS SOLD IN CHAMPAIGN COUNTY, 1980-1986

1980	-	5,166
1981	-	5,592
1982	-	5,106
1983	-	5,560
1984	-	6,338
1985	-	6,697
1986	-	7,000 projected

---

It is estimated that Urbana's sales will be approximately 28% of this market. While a limited market share it is estimated that \$200,000 in sales taxes will be generated from new car sales from the Sullivan's Chrysler-Plymouth and Shelby Imports facilities. Such sales constitute a significant overall share of total Urbana sales tax receipts.

The viability of these businesses however, are threatened by two factors. First, with the newly constructed Sullivan's showroom on I-74 it is suggested that a polarization of sales locations will occur between this new facility and those on Carriage Lane. Those dealerships remaining will tend to migrate toward one of these locations. Obviously, Sullivan's in Urbana is a potential candidate for such a move. Other targets could include the remaining dealerships along Neil Street in Champaign. Secondly, the auto makers themselves through their franchise agreements are promoting the clustering of dealerships in high visibility and high traffic locations.

It is clearly possible that without the focus of an "auto center" in Urbana the existing dealerships could be lost to Champaign. It is suggested herein that at least one new franchise must be located in Urbana in close proximity to the existing dealerships to reinforce and establish the auto clustering concept. It is conceivable that expansion of the existing dealerships and additional spin off will occur upon the addition of a new franchise.

### Target Development

Based on the analysis contained in the above discussion, the following targets are proposed:

- .Other new car or truck dealerships
- .Auto Licensing Services
- .Honda dealership
- .Pontiac dealership

- .Expansion of Sullivans
- .Expansion of Shelby
- .Used care sales
- .Parts and accessory sales

#### Possible locations

5 Points area generally. For Sullivans additional city right-of-way and vacated railroad right-of-way would assist in future expansion.

#### 5.2.6 ENTERTAINMENT RELATED DEVELOPMENT

Growth has occurred in the downtown in the entertainment segment of the economy. The components of entertainment for the purposes of this redevelopment plan include movie theatres, bars, restaurants and other recreational and leisure time activities.

#### Recent Growth

The following entertainment related expansions have occurred in the downtown over the last 5 to 8 years.

- .Courier Cafe
- .Addition of second Cinema Theatre
- .The Office
- .Embassy remodeling
- .Elite Diner
- .Main Street Eatery
- .China Inn (formerly King Henry)
- .Yen Ching (former Town and Country)
- .Art Mart
- .Station Theatre
- .Todd and Johns remodeling
- .Paglias relocation and expansion
- .Jumer's convention facility

#### Market Potential

The potential for additional growth in this economic segment is driven by the following factors:

- .Assets and image of downtown Urbana
- .The success of existing business
- .Governmental and office growth
- .General growth in restaurant patronage
- .Additional leisure time generally
- .The potential for additional night time activities downtown
- .The potential for additional housing downtown
- .Convenient parking

The low crime rate, new streetscape installation and the aesthetically pleasing appearance of the downtown area are all assets which make downtown conducive to patronage of its bars,

restaurants and theatres. The downtown has become people oriented in its image. The Cinema Theatres alone bring 5000 persons downtown a month, primarily at night.

An opportunity which would greatly increase the number of persons visiting downtown daily is the location of an athletic center. Urbana Park District has proposed the construction of an athletic center in the upcoming years. The athletic center as proposed would include the following in a 30,000 square foot facility:

- .Large gymnasium with at least 2 regulation size basketball courts
- .Small gymnasiums for volley ball, badminton, etc.
- .Multipurpose rooms, weight room, game rooms, etc.
- .Meeting facilities
- .Locker rooms, showers, etc.
- .Four racquetball courts
- .Office space
- .Adequate parking
- .Indoor track
- .Possible outdoor facilities including courts.

Adult and children league sports events would draw hundreds of additional people downtown. The difficulty in this concept is finding a suitable location with adequate parking. Use of publically owned property downtown is an option. The potential also exists to combine such a facility with an adult education center, conference facility or hotel development.

#### Target Development

Based upon the assets of downtown, trends and market potential the following entertainment related development is targeted:

- .Athletic center
- .Museums or Galleries
- .Restaurants
- .Bars
- .Performing Arts
- .Rehab of Greek Revival House Museum
- .Night time promotions

#### Possible Locations

- .Area adjacent the Station Theatre
- .Lincoln Square for restaurant
- .Re-use of existing warehousing space
- .Peripheral structures rehabbed
- .Athletic center next to Civic Center or on Lincoln Square parking lot with another parking deck at Main and Vine.

### 5.2.7 SPECIALTY RETAIL DEVELOPMENT

Although retail sales in Champaign-Urbana are approaching all-time highs, major expansion of the local retail sector is not foreseen due to projections of slow population growth and to completion of major peripheral retail facilities in recent years. An opportunity exists, however, for expansion of the specialty retail sector, particularly high quality retail goods and discount products.

#### Local Retail Trends

Retail sales in Champaign-Urbana are at historical highs. In 1985 retail sales in the twin cities reached \$768,000,000, up 32% from 1981 sales of \$582,000,000. Factoring out inflation, sales increased 18% during the period 1981-1985.

Retail sales in Urbana alone are all-time highs. In 1985 sales in the city were \$179,000,000, up 28% from 1981 sales of \$139,000,000. Factoring out inflation, sales increased 8% during this period.

The increase in Urbana sales is a recent phenomenon, reversing real-dollar declines in the early 1980s. Sales in Urbana have not increased as fast as sales in Champaign, however.

Of the 1985 retail sales in Urbana, between 30 and 35% can be attributed to businesses in the downtown redevelopment district, which encompasses both the existing and proposed tax increment financing districts. This compares with only 13% in 1981.

While city-wide retail sales increased 28% since 1981, sales in the downtown area are up 204%. It can be concluded that stabilization of retail sales in Urbana since 1981 is due primarily to improvements in downtown Urbana sales.

While Urbana sales are increasing, the city's share of metropolitan-wide sales has slightly declined in recent years. In 1985 Urbana sales accounted for approximately 22% of metropolitan-wide sales, down from nearly 25% in 1983. Urbana's share of area sales is high for food, eating and drinking establishments, drugs and other associated retail products and agricultural and extractive projects. Urbana's share is low in general merchandising, apparel, furnishing and building materials.



**FIGURE 23**  
Retail Sales, Urbana and Champaign, 1981-1985

	1981	1982	1983	1984	1985
Urbana	139,725,566	148,253,267	163,405,372	168,954,548	179,060,682
Champaign	442,583,125	480,531,194	498,466,446	530,353,068	588,990,726
Metropolitan Area	582,308,691	628,784,461	661,871,818	699,307,616	768,051,408
Urbana Share of Metro Area	24.0%	23.6%	24.7%	24.2%	23.3%

Source: Illinois Department of Revenue

**FIGURE 24**  
Percent change in retail sales, Urbana and Champaign, 1981-1985

	1981-1982	1982-1983	1983-1984	1984-1985
Urbana	6.1%	10.2%	3.4%	5.0%
Champaign	8.6%	3.7%	6.4%	11.1%
Metropolitan Area	8.0%	5.3%	5.7%	9.8%

Source: Illinois Department of Revenue

**FIGURE 25**

Retail Sales, Equalized to 1977 Dollars  
 Urbana and Champaign, 1981-1985

	1981	1982	1983	1984	1985
Urbana	97,807,896	96,364,623	102,945,384	103,062,274	105,953,066
Champaign	309,808,187	312,345,276	314,033,860	323,515,371	374,504,528
Metropolitan Area	407,616,083	408,709,899	416,979,244	426,577,645	480,457,594
Urbana Share of Metro Area	24.0%	23.6%	24.7%	24.2%	22.0%

Source: Champaign County Regional Planning Commission  
 U.S. Department of Labor, Bureau of Labor Statistics

**Figure 26**

Percent Change in Retail Sales Equalized to 1977 Dollars  
 Urbana and Champaign 1981-1985

	1981-1982	1982-1983	1983-1984	1984-1985
Urbana	-1.5%	+6.8%	+0.1%	+2.8%
Champaign	+0.8%	+0.5%	+3.0%	+15.8
Metropolitan Area	+0.3%	+2.0%	+2.3%	+12.6%

Source: Champaign County Regional Planning Commission  
 U.S. Department of Labor, Bureau of Labor Statistics

**FIGURE 27**  
**Municipal Sales Tax Receipts**  
 Urbana, Champaign, and Champaign-Urbana  
 1985

	Total Receipts	General Merchandise	Food	Drinking and Eating	Apparel	Furnishings
Urbana	1,859,824	220,595	503,048	229,662	39,374	39,374
Champaign*	4,810,593	1,008,865	843,327	684,381	362,769	265,407
Metropolitan Area	7,670,417	1,229,460	1,246,375	914,043	402,143	305,169
Urbana Share of Metro Area	24.2%	17.9%	37.4%	25.1%	9.8%	13.0%

	Building Materials	Automotive and Filling Stations	Drugs and other Retail	Agricultural and Extractive	Manufacturers
Urbana	52,591	395,586	251,844	98,745	28,611
Champaign	441,851	1,230,777	636,193	244,629	89,391
Metropolitan Area	497,442	1,626,363	888,037	343,374	118,002
Urbana Share of Metro Area	10.6%	24.3%	28.4%	28.8%	24.2%

\*Metropolitan area means Champaign-Urbana  
 Source: Illinois Department of Revenue

### Existing Retail Facilities

Recent increases in retail sales in the metropolitan area is due primarily to construction of large-scale retail facilities in north Champaign, principally Market Place and Market View shopping centers. Downtown Urbana, meanwhile, has reinforced its position as a small specialty retail center. Since completion of Market Place Mall and its peripheral developments, most retail construction has been in small neighborhood-oriented facilities such as facilities at Kirby and Mattis Avenues, South Neil and John Streets, and Philo Road near Colorado. Existing major retail facilities in Champaign-Urbana are as follows:

FIGURE 28  
Major Retail Facilities, Champaign-Urbana  
September, 1986

<u>Center</u>	<u>Major Tenants</u>	<u>Square Footage</u>	<u>% GLA*** Vacant as of 09/01/86</u>
Market Place*	Penneys, Bergners, Sears	800,000	0%
Market View	Service Merchandise	175,000	50%
Country Fair	Jewel, Fashion Outlet	320,000	**
Round Barn	IGA, Round Barn Restaurant	250,000	0%
Sunnycrest	Lamplighter	113,000	6%
Lincoln Square	Carsons, Jumer's	233,000	6%

\*Does not include Market Place Convenience Center

\*\*Figure not available

\*\*\*Gross Leasable Area

It is apparent that while most centers are doing well, retail space has yet to be fully absorbed. The need for additional major retail space, particularly for general merchandising, is not apparent at this time.

### Retail Opportunities

The forecast of slow population growth and vacancies at existing retail facilities suggests that existing retail space in the metropolitan area is generally adequate. Market demand is not great enough to support construction of any new large-scale retail developments, particularly for general merchandising. A market does exist, however, for additional small specialty outlets such as those recently developed in neighborhood-based centers and in downtown Urbana.

This opportunity is consistent with the national trend away from large scale general merchandising. A recent study by Donaldson, Lufkin, and Jenrette, for example, documents the decline in general merchandising. Of all retail sectors, department stores

performed worst during the period 1981-1985. In this sector sales per square foot were lowest, \$134 as compared to \$541 for jewelry outlets and \$1,098 for consumer electronics stores. As a result, retail investment dollars are moving toward smaller stores - either high quality specialty outlets or discount houses - where per square foot sales are much higher.

Of the two market niches, it is more logical that Urbana seek to solidify its share of area wide sales through further attraction of quality specialty shops in downtown. Of all existing shopping districts in the metropolitan area, downtown Urbana is most appropriate for upscale retail. Through physical improvement financed by T.I.F. I, downtown has gained a reputation of being a pleasant and safe place to shop. The urban environment of Lincoln Square has already attracted a core of specialty retail business upon which to build. By contrast it should be noted that the city of Champaign, as a result of its market analysis, has tentatively targeted the discount segment of the retail market for expansion of the University Avenue area of Downtown Champaign.

To ensure that downtown Urbana continues to develop as a specialty retail center, it is necessary that environmental, parking and circulation improvements begun in T.I.F. I be continued and expanded to encompass Lincoln Square and peripheral areas. This expansion becomes financially feasible with the creation of T.I.F. II.

#### Target Development

Based upon the market analysis herein the specialty retail strategy targets the following:

- .First quality apparel
- .First quality shoes store
- .Arts and Craft specialty shops
- .Hardware
- .Sporting goods
- .Jewelry
- .Antique
- .Gift shops
- .Services including barber, beauty and convenient type food outlet
- .Art supplies
- .Specialty food and bakery or deli.

#### Possible locations

5 Points area, IGA area, current warehousing uses, Lincoln Square, re-use of existing residences.

### 5.3 TARGET DEVELOPMENT SUMMARY

Based upon the development potential analysis contained in the previous section the following is a capsule summary of development opportunities targeted for the Redevelopment Project Area.

#### Hotel Convention Center Development

Based on the market analysis herein there is a need for up to 200 additional upscale quality hotel rooms and convention facilities to seat 1,000 persons. The following alternative targets are possible based upon market study and noted trends:

- .Expansion of Jumer's to include 200 new rooms and expanded convention facilities.
- .Locate second upscale quality chain hotel/convention facility in downtown perhaps jointly with park district athletic facility.
- .Locate "executive conference" center downtown perhaps jointly with civic center.
- .Locate "Hospital" hotel downtown with affiliation with local health care industry.
- .Locate "Embassy Suite" chain or similar concept hotel.
- .Find chain "budget" concept motel buyer for Five Points Inn and rehabilitate the facility. Possible "suite" concept and conference center potential.

Possible locations: Jumer's parking lot, Lincoln Square parking area, Timpone block (T.I.F. I), Five Points area, Griggs Street area (hospital concept only).

#### Office development

The real estate demand area-wide for office space appears marginal based upon the analysis herein. It is suggested however, that location may override other market factors. The assets of downtown Urbana including its physical amenities and momentum as well as economic base suggest the following office targets:

- .Real estate brokers
- .Engineers/Architects
- .Title companies
- .Investment managers
- .Insurance sales
- .Tax preparation

- .Governmental and Service Agencies
- .Banking and finance
- .Law firms

Possible locations: Re-use of former Busey Bank drive-up facility, upper stories IGA site, re-use of downtown warehousing space, Millhouse area, Auler site, Lincoln Square vacant space.

#### Market Rate Housing

Based on demographic trends and the analysis herein several types of market rate housing appear appropriate in medium to high density structures with competitive rents.

- .Elderly market rate
- .Mixed tenant housing professionals
- .Upper story rehab - studio concept
- .Mixed use with residential
- .Condominium

Possible locations: Griggs Street area, Leal Park, former Busey Bank drive-up facility, Cedar and Springfield block, Timpone block (T.I.F. I).

#### Specialty retail

Based upon the market analysis and locational factors specialty retail shops can be housed in either existing structures or newer strip type centers. Specialty retail strategy targets the following:

- .First quality apparel
- .First quality shoes store
- .Arts and Craft specialty shops
- .Hardware
- .Sporting goods
- .Jewelry
- .Antique
- .Gift shops
- .Barber and beauty shop
- .Art supplies
- .Convenient type food outlet
- .Specialty food and bakery or deli

Possible locations: 5 Points area, IGA area, current warehousing uses, Lincoln Square, re-use of existing residences.

#### Entertainment

Based upon the assets of downtown Urbana including low crime rate, its aesthetic appearance, sense of place and existing uses which include the Station Theatre, movie theatres, hotel, restaurants and drinking establishments the following development is targeted.

- .Performing arts
- .Greek Revival Museum
- .Restaurants
- .Thornburn
- .Night time promotions
- .Athletic Center
- .Bars
- .Private club or lodge
- .Museum or gallery

Possible locations: Area adjacent station theatre, Lincoln Square, re-use of warehousing space, peripheral structures.

#### Government and finance

As the County Seat, Center for County Government and Financial Center, the following targets are suggested:

- .Federal court branch
- .Attorneys offices
- .Federal agencies
- .University affiliated offices
- .State offices
- .New post office
- .Park district athletic center
- .Municipal facilities
- .County office consolidation

Possible locations: Office structure at former Busey Bank site, re-use of Lincoln Square parking lots.

#### Automotive

Based on the analysis herein and lack of market share in this area the following targets are proposed.

- .Auto licensing services
- .Honda dealership
- .Used cars
- .Auto parts and accessories
- .Pontiac
- .BMW, Datsun
- .Expansion of Sullivan's
- .Expansion of Shelby's
- .Vacate right-of-way by Sullivan's

Possible locations: Auto corridor as herein described.



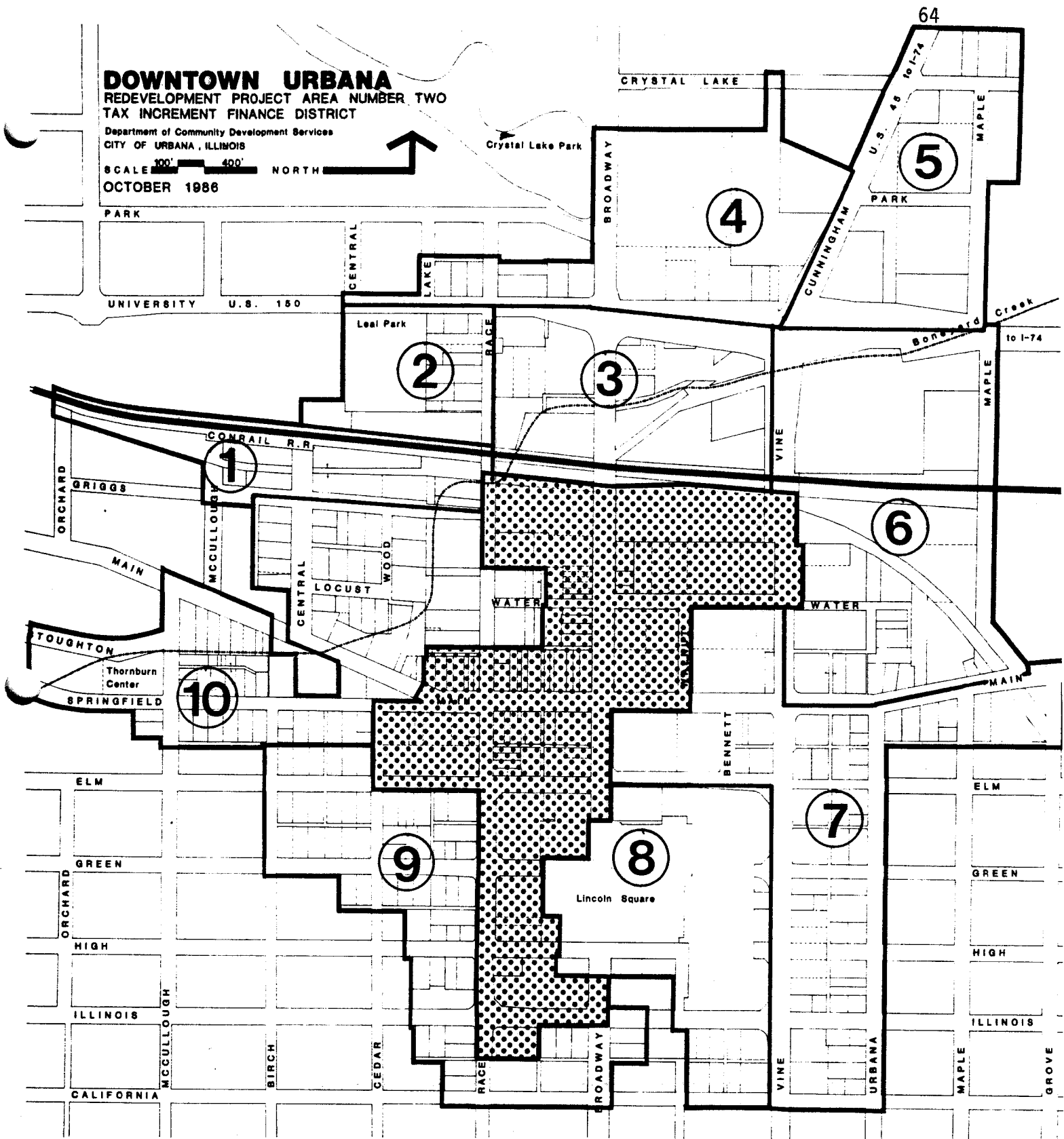
#### 5.4 SITES ANALYSIS AND DEVELOPMENT CONCEPTS

This section identifies ten alternative redevelopment sites based upon the need for redevelopment of the areas and market potential conducive to the area. The redevelopment concepts should be viewed as alternatives. Many sites chosen could support a range of activities. The following are ten redevelopment concepts.

**DOWNTOWN URBANA**  
**REDEVELOPMENT PROJECT AREA NUMBER TWO**  
**TAX INCREMENT FINANCE DISTRICT**

Department of Community Development Services  
 CITY OF URBANA, ILLINOIS

SCALE 100' 400' NORTH  
 OCTOBER 1986

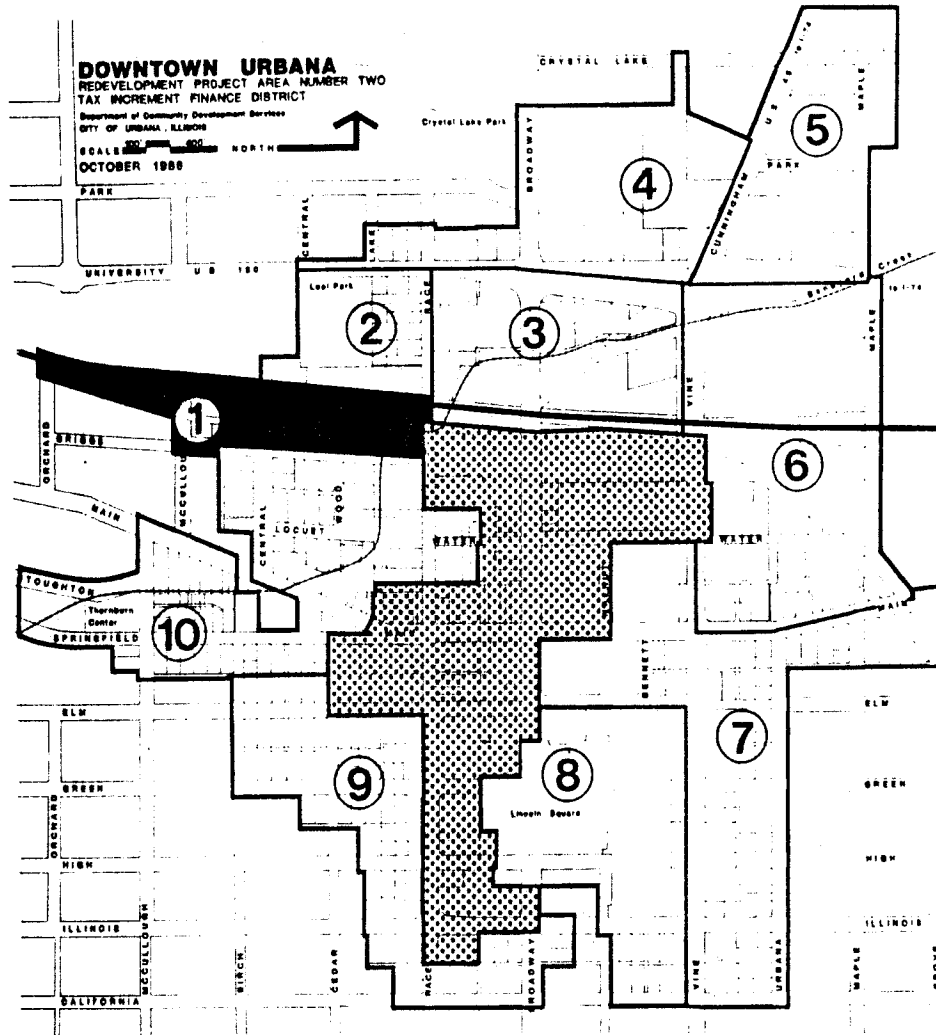


MAP OF

**GENERAL AREA MAP**

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

# 1. GRIGGS STREET AREA



GENERAL AREA SITE ANALYSIS AND  
REDEVELOPMENT CONCEPT

AREA: Griggs Street

NUMBER: 1 OF 10

BOUNDARIES:

North: Conrail Tracks  
East: Race Street  
South: Griggs Street  
West: Orchard Street

LAND USE CHARACTER:

Several dilapidated warehouses along the abandoned Norfolk and Western Railroad comprise the principal use of this narrow strip of land along the north side of Griggs Street which is zoned for industrial use. The Boneyard Creek runs through part of the area.

SURROUNDING LAND USE CHARACTER:

North: Carle Hospital Complex, Leal Park and University Avenue businesses  
East: Millhouse Centre, TIF I; Phase two of TIF I  
South: Older single family residences and multiple family conversions  
West: Apartment buildings

BLIGHTING FACTORS

STRUCTURAL DEFICIENCIES:

- 'H.S. Grindley warehouse in poor condition
- 'Other warehouses consistently vacant have been difficult to rent due to code deficiencies

INFRASTRUCTURE DEFICIENCIES:

Griggs Street

- 'Substandard Street improvements
- 'Lacks sidewalks and lighting

Boneyard Creek

- 'Barbed Wire
- 'Sheet Piling deteriorating

McCullough Street and Central Avenue, extended

- 'unimproved right-of-way

## PLANNING DEFICIENCIES

Norfolk and Western Railroad: Abandoned  
.Deleterious layout lacks public access. Industrial uses are not compatible with adjacent residential uses. Warehouses have been difficult to sell or lease due to code deficiencies, poor visibility and public access problems.

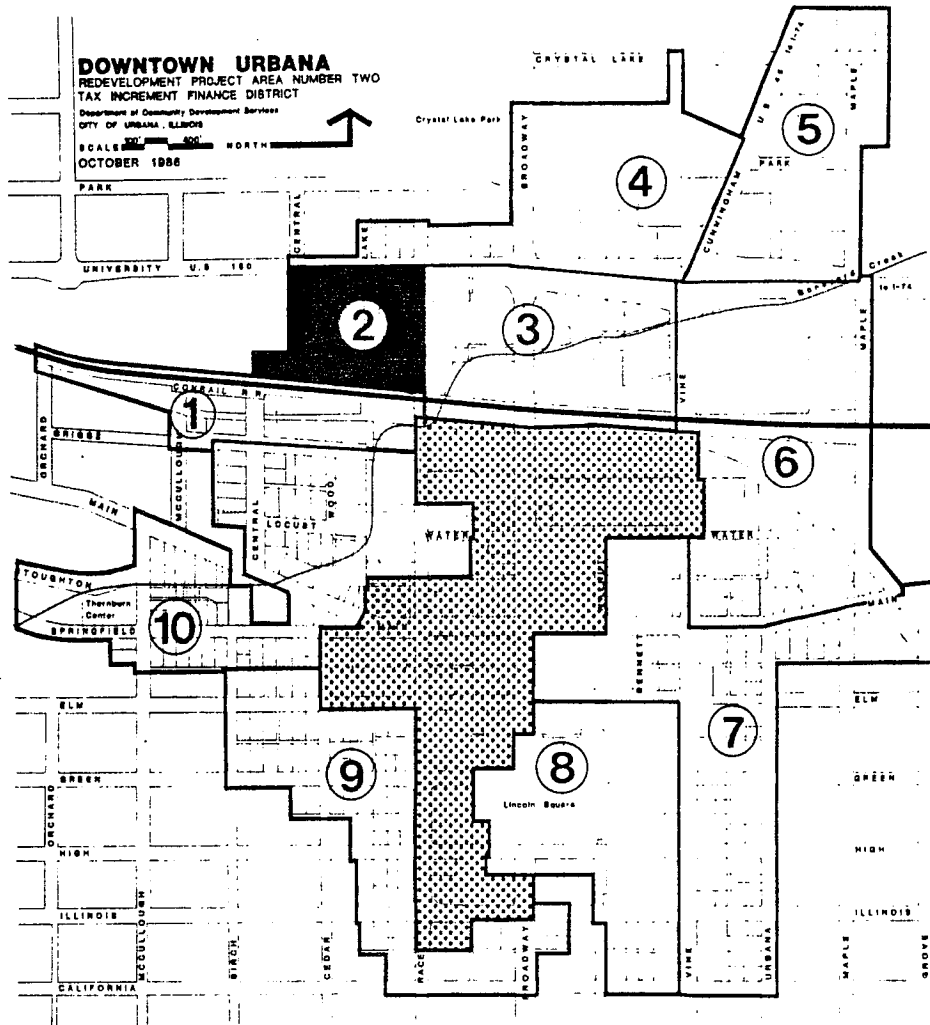
## DEVELOPMENT CONCEPT

**GENERAL PLAN:** Due to the area's location between the Carle Hospital complex and Downtown Urbana, and as a result of the dilapidated condition and obsolescence of the warehouse structures it is proposed that the area strengthen the link between the medical and commercial centers utilizing the abandoned Norfolk and Western Railroad, demolishing warehouses and developing a "hospital" facility, medical-related support services and/or research facilities.

**PUBLIC SECTOR IMPROVEMENTS:** The unimproved extensions of McCullough and Central should be vacated. Griggs Street would be widened and improved, including streetscape extended from Race Street (will likely require developer contribution for streetscape implementation). The northwest corner of Griggs and Race Street would be developed as a park in conformance with the Boneyard Creek Master Plan.

**PRIVATE SECTOR IMPROVEMENTS:** Medical service and research organizations would be solicited to participate as developer for this area with an emphasis on the development and maintenance of a strong relationship with the Carle Hospital medical complex.

# 2. LEAL PARK AREA



GENERAL AREA SITE ANALYSIS AND  
REDEVELOPMENT CONCEPT

AREA: Leal Park

NUMBER: 2 OF 10

BOUNDARIES:

North: University Avenue  
East: Race Street  
South: Conrail Tracks  
West: Lincoln Lodge (Central Avenue extended)

LAND USE CHARACTER:

Single family residential along Race Street with Veterinary Clinic to the north and Helmick Lumber yard to the south along the Conrail Tracks. The west portion of this area is Leal Park, including Workman's Cottage, an historically significant Greek Revival home.

SURROUNDING LAND USE CHARACTER:

North: General businesses  
East: Millhouse Plaza, Millhouse Centre  
South: Warehouses  
West: Restaurants, motels and Carle Hospital complex

BLIGHTING FACTORS

STRUCTURAL DEFICIENCIES:

A majority of the single family houses in the area are deteriorated or dilapidated. Helmick Lumber's warehouses are deteriorated and represent a fire hazard.

INFRASTRUCTURE DEFICIENCIES:

The lots facing Leal Park lack sanitary and storm sewers in addition to public access problems.

PLANNING DEFICIENCIES

The area is zoned primarily for general business but remains essentially single family. The lots are undersized. Several lots lack public access.

DEVELOPMENT CONCEPT

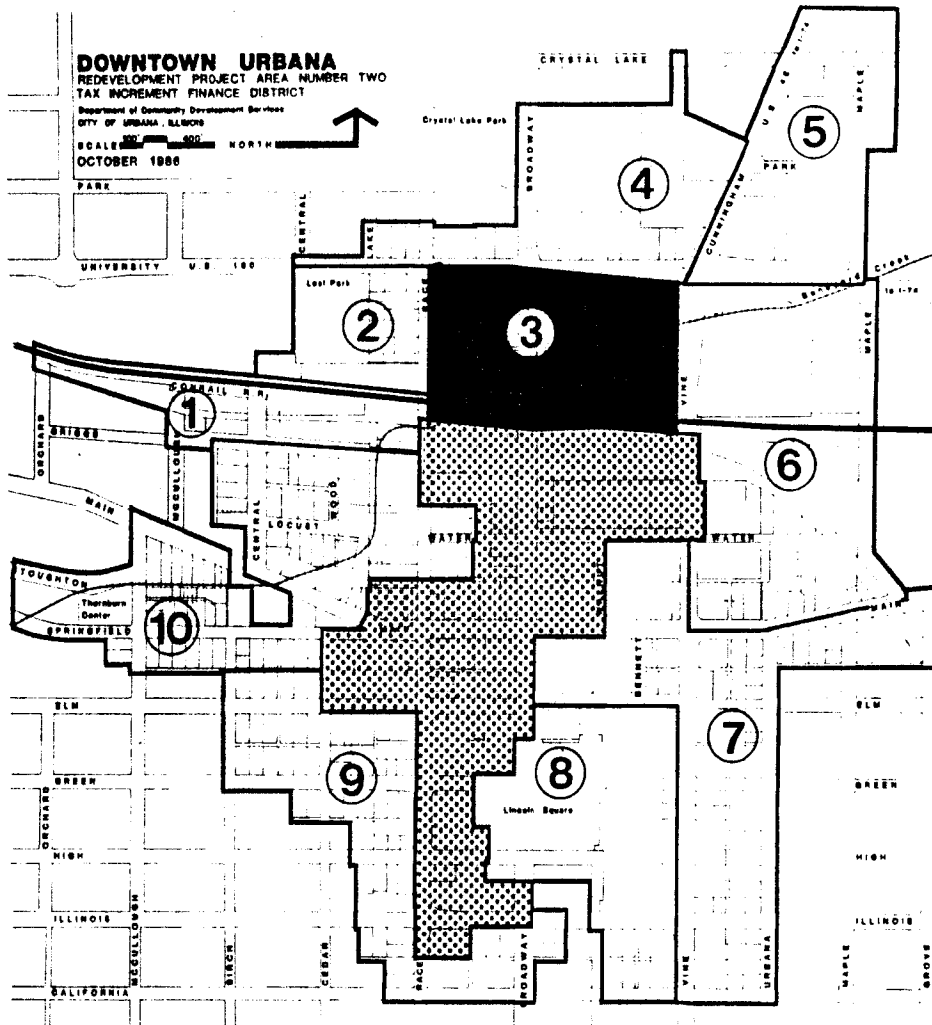
GENERAL PLAN: The entire area excepting Leal Park would be redeveloped to provide retail businesses on the first floor oriented toward Race Street and residential uses oriented toward Leal Park on upper floors.

PUBLIC SECTOR IMPROVEMENTS: Extend streetscape along Race Street north from Conrail

PRIVATE SECTOR IMPROVEMENTS: Acquisition and land clearance with complete master plan compliance would be required of developer.



# 3. BROADWAY AREA



30  
7  
86

GENERAL AREA SITE ANALYSIS AND  
REDEVELOPMENT CONCEPT

AREA: North Broadway

NUMBER: 3 OF 10

BOUNDARIES:

North: University  
East: Vine  
South: Conrail Railroad Tracks  
West: Race Street

LAND USE CHARACTER:

General commercial area include Huey's Discount Store, Broadway Plaza, Millhouse Plaza, Millhouse Centre, a laundromat, Commercial Bank, restaurants, motel, bookstore, bicycle shop and the Gill Track and Field Company which manufactures athletic equipment. The Station Theatre, a renovated train depot, is also located in this area.

SURROUNDING LAND USE CHARACTER:

North: Auto dealership, motel, office building  
East: Carter's Furniture  
South: Supermarket, Urbana Civic Center  
West: Single family, Leal Park

BLIGHTING FACTORS

STRUCTURAL DEFICIENCIES:

The Courtesy Motel is deteriorated.

INFRASTRUCTURE DEFICIENCIES:

The Huey's bridge which crosses the Boneyard may be structurally unsound. The Boneyard is crossed by two railroads and two streets in this area. Each bridge crossing requires maintenance. Race Street will need a new bridge and a sidewalk along the east side. The Boneyard requires erosion control.

PLANNING DEFICIENCIES

Courtesy Drive was at one time the fifth intersecting street at University and Cunningham Avenue (thereby giving the name Five Points to the area) and although abandoned it was never completely vacated.

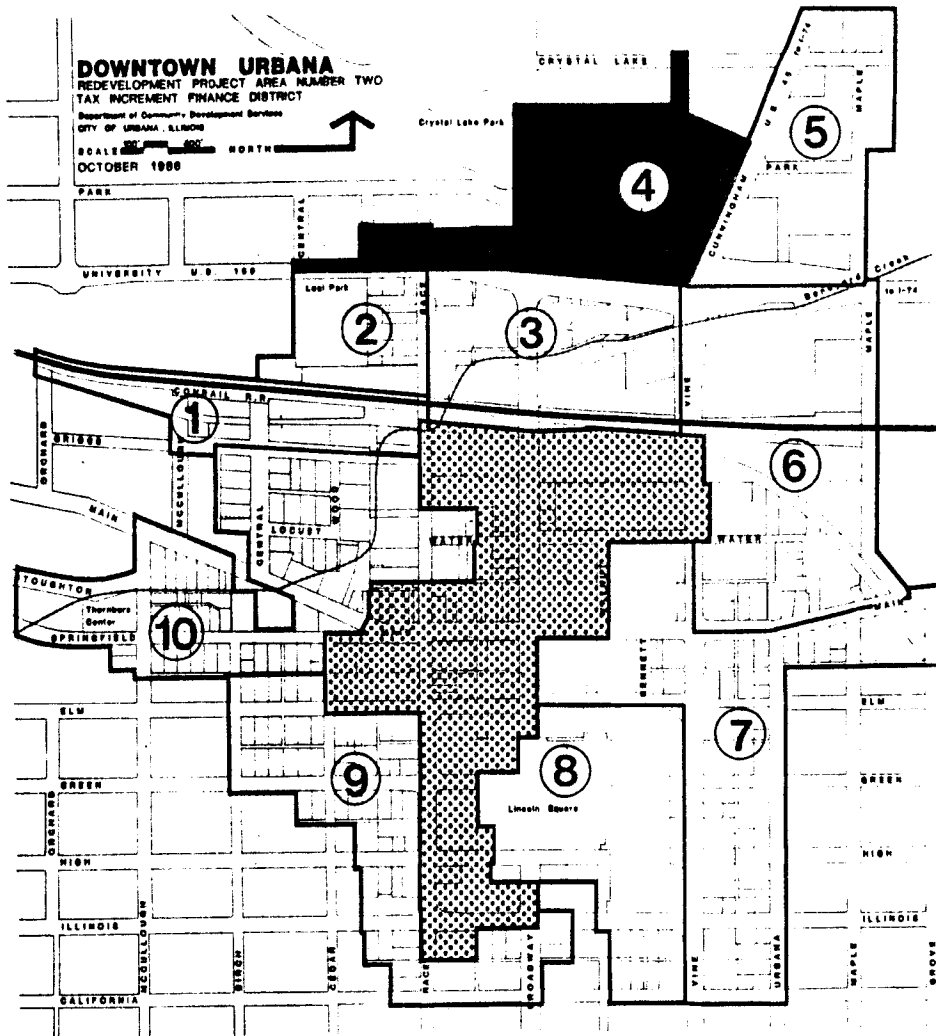
DEVELOPMENT CONCEPT

GENERAL PLAN: A combination of the Boneyard Creek dissecting this area and a deleterious layout of structures has caused much of the land to be underutilized. Redevelopment of this area would attempt to make better use of land and turn the Boneyard from a liability into an asset.

PUBLIC SECTOR IMPROVEMENTS: Vacate Courtesy Road including Huey's bridge. Extend streetscape north from T.I.F. I to University Avenue along Broadway and Race Street. Install rip-rap and extend creekscape along the Boneyard Creek east from Race Street.

PRIVATE SECTOR IMPROVEMENTS: Monitor the stability of existing businesses and encourage expansion and contribution to Boneyard Creek improvements.

# 4. FIVE POINTS AREA



GENERAL AREA SITE ANALYSIS AND  
REDEVELOPMENT CONCEPT

AREA: Five Points

NUMBER: 4 OF 10

BOUNDARIES:

North: Crystal Lake Drive  
East: Cunningham  
South: University  
West: Broadway (Lake south of Park)

LAND USE CHARACTER:

This area is primarily commercial including a restaurant (vacant), Five Points Inn, auto dealership, gas station and professional offices. A large vacant parcel of land is located north of the auto dealership across from Crystal Lake Park.

SURROUNDING LAND USE CHARACTER:

North: Single family residences, restaurant  
East: Motel, restaurant, adult book store  
South: Discount store, Broadway Plaza  
West: Crystal Lake Park, Muffler Shop

BLIGHTING FACTORS

STRUCTURAL DEFICIENCIES:

The Valdosta House restaurant has remained vacant as a result of a fire. The Shelby Toyota-Mazda dealership has several older quonset huts that are deteriorated.

INFRASTRUCTURE DEFICIENCIES:

The utilities below the frontage road along University Avenue are in need of repair, maintenance and storm sewer installation.

PLANNING DEFICIENCIES

University Avenue has been widened and re-aligned which has left a large frontage road and median in front of the auto dealership. The vacant land is currently zoned for single family uses which would appear incompatible with adjacent commercial uses.

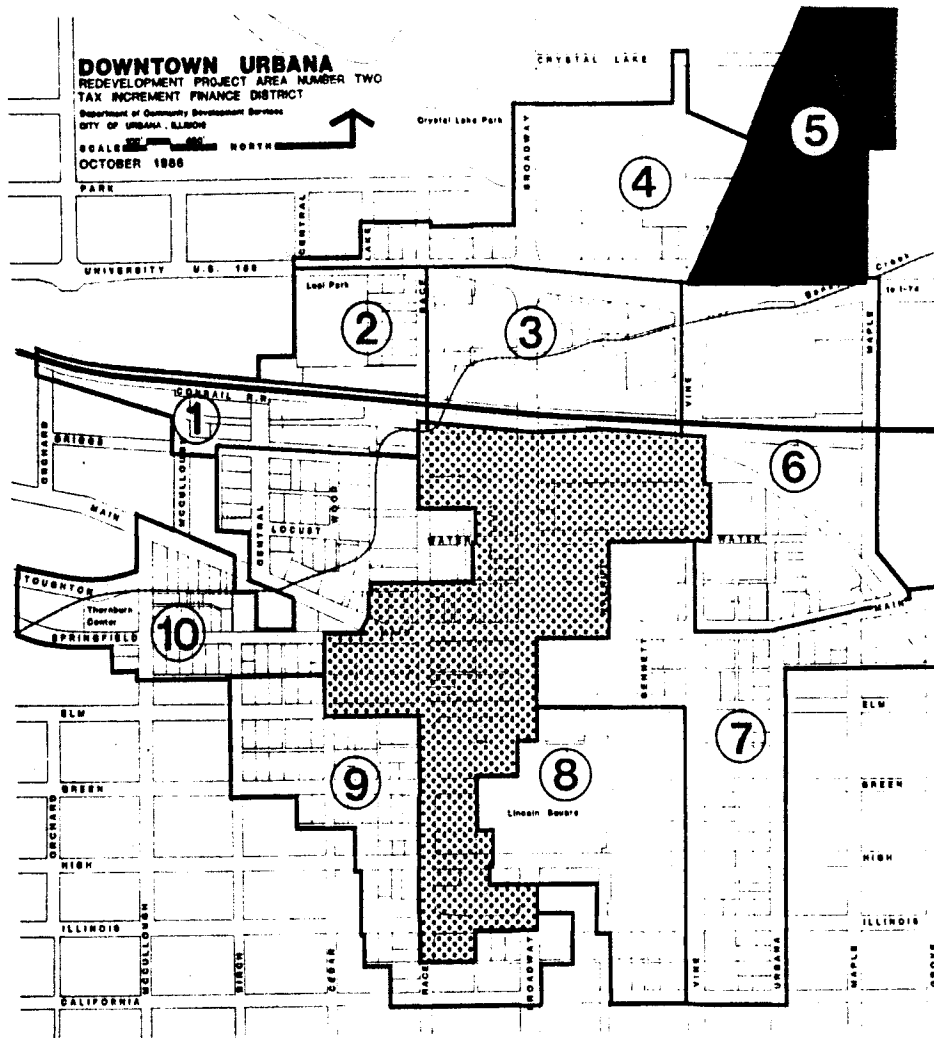
DEVELOPMENT CONCEPT

**GENERAL PLAN:** Provide for the retention and expansion of auto dealership and location of hotel convention center and restaurants.

**PUBLIC SECTOR IMPROVEMENTS:** Extend streetscape north of University along Broadway to link Crystal Lake Park to Downtown Urbana. Vacate frontage road and relocate utilities to permit expansion of auto dealership. Rezone vacant land for commercial use with provision for buffering residential area to the north. Provide better pedestrian linkage from motels and restaurants to central business district.

**PRIVATE SECTOR IMPROVEMENTS:** Auto dealership(s) would replace older buildings with new show room and service facilities and develop new car lots for larger inventory. Monitor condition of Five Points Inn and encourage renovation and expansion by Marriott or a similar hotel/motel chain.

# 5. LESSARIS PARK AREA



GENERAL AREA SITE ANALYSIS AND  
REDEVELOPMENT CONCEPT

AREA: Lessaris Mobile Home Park

NUMBER: 5 OF 10

BOUNDARIES:

North: Saline Ditch  
East: Maple Street  
South: University (U.S. 150)  
West: Cunningham (U.S. 45)

LAND USE CHARACTER:

The area is commercial in character when viewed from Cunningham and University. The area includes a restaurant, car wash, motel, adult book store, tavern, auto repair shop and glass sales and service shop. A mobile home park is located behind the commercial area.

SURROUNDING LAND USE CHARACTER:

North: Auto sales and cemetery  
East: National Guard Armory, Boneyard Creek  
South: Carter's Furniture, Mayflower Moving and Storage  
West: Five Points Inn, vacant building, McDonald's restaurant and Shelby Toyota-Mazda

BLIGHTING FACTORS

STRUCTURAL DEFICIENCIES:

The Lessaris Mobile Home Park is occupied by a large number of sub-standard trailer units. The Chief Illini Motel is in a deteriorated condition.

INFRASTRUCTURE DEFICIENCIES:

Maple, Park and Crystal Lake Drive are substandard oil and chip streets in poor condition lacking storm sewer, sidewalks and street lighting.



## PLANNING DEFICIENCIES

The area is not zoned for mobile homes. The mobile homes are incompatible with adjacent commercial uses. Most of the commercial buildings lack adequate parking due to their poor layout.

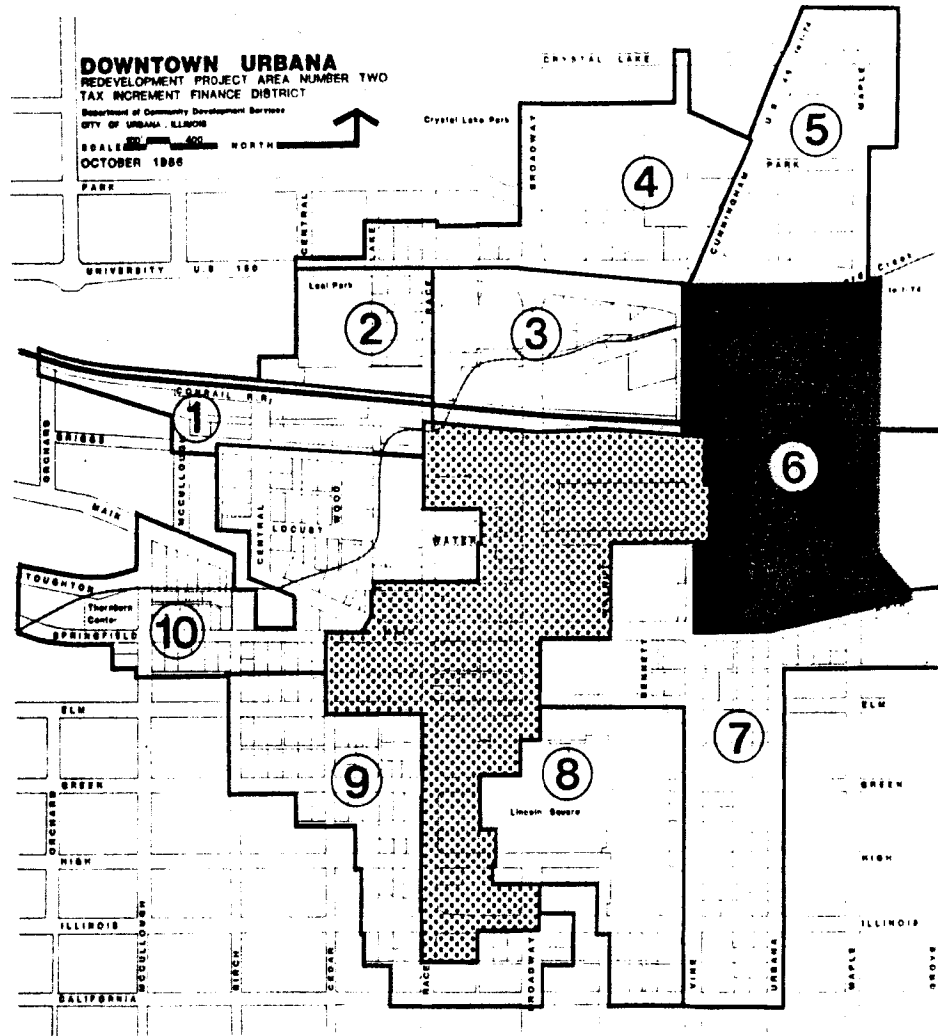
## DEVELOPMENT CONCEPT

**GENERAL PLAN:** Vacate Maple, Crystal Lake and Park Street upon acquisition of all land (excepting the Yen Ching Restaurant) for use as an auto dealership or master-planned commercial development.

**PUBLIC SECTOR IMPROVEMENTS:** Provide technical and financial assistance to committed private enterprise necessary to assemble land and clear/relocate existing businesses and residents.

**PRIVATE SECTOR IMPROVEMENTS:** Major financial investment by auto dealership or commercial developer to acquire, clear and redevelop property.

# 6. MAPLE & VINE AREA



GENERAL AREA SITE ANALYSIS AND  
REDEVELOPMENT CONCEPT

AREA: Maple and Vine

NUMBER: 6 OF 10

BOUNDARIES:

North:	University
East:	Maple
South:	Main
West:	Vine

LAND USE CHARACTER:

The area is dominated by a few large businesses on Vine Street (Carter's Furniture and Sullivan's Chrysler-Plymouth auto sales) and tends to have a more industrial character further east along Maple Street. The area along East Main Street consists of dilapidated single family homes and an apartment building. Further north several single family homes exist which have poor public access and are surrounded by industrial and commercial uses.

SURROUNDING LAND USE CHARACTER:

North:	Restaurant, Car Wash, Motel
East:	Car Wash, Retail, Kurland Steel
South:	Single family, auto repair and service
West:	Gill Company, Supermarket, County Jail

BLIGHTING FACTORS

STRUCTURAL DEFICIENCIES:

Several residences are deteriorated or dilapidated. The warehouse (C-U Business Computers) on Maple is also deteriorated.

INFRASTRUCTURE DEFICIENCIES:

East Main and Maple Street are in a deteriorated condition. Maple Street has an oil and chip surface with poor geometrics intersecting Main Street and also intersecting Conrail. The Boneyard Creek is overgrown and requires dredging and erosion control. Water and Urbana Street and several alleys are in poor condition. The Conrail bridge over Vine Street is deteriorating.

## PLANNING DEFICIENCIES

Several parcels of land in the area are under-utilized. The single family homes in this commercial area are non-conforming and incompatible with surrounding commercial uses. Several residences have poor public access. Deleterious layout is the result of two railroads which traverse the area (Conrail-active and Norfolk & Western - abandoned).

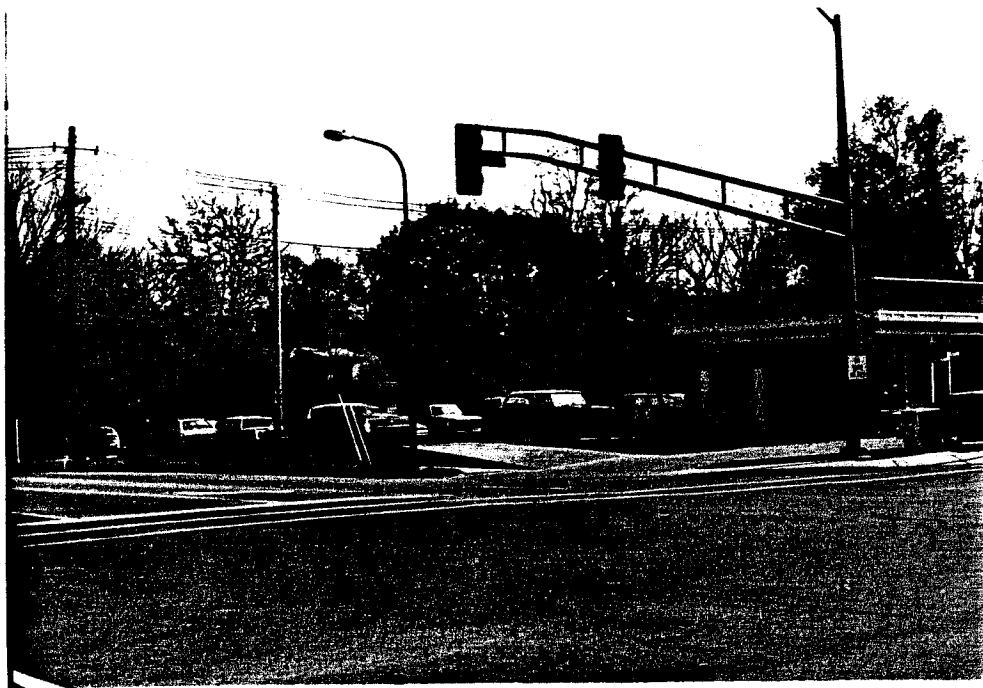
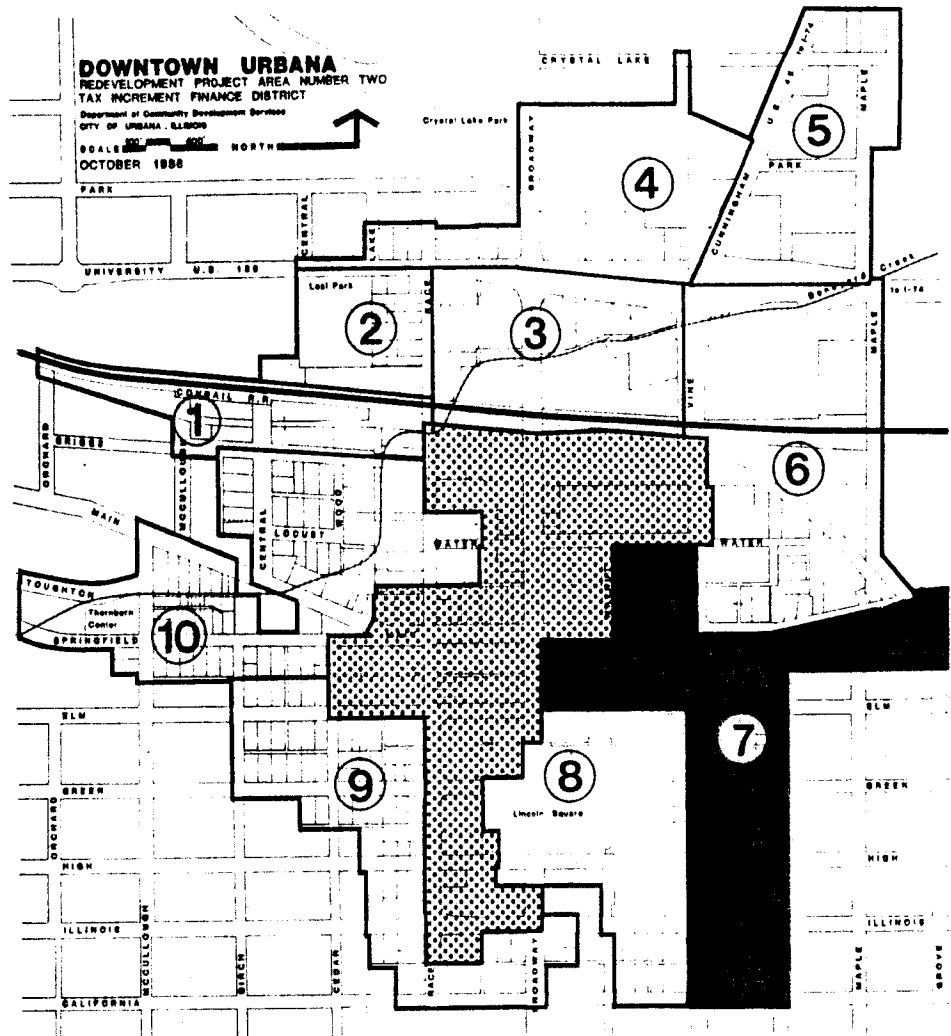
## DEVELOPMENT CONCEPT

**GENERAL PLAN:** The north sector of this area has a high ADT count (average daily traffic) and is close to the Five Points area. The vacant land would be promoted for use as an auto sales or auto-related services center. Sullivans would be expanded. The C-U Business Computers site would be redeveloped with visibility from East Main Street.

**PUBLIC SECTOR IMPROVEMENTS:** Maple Street would be realigned to provide a safer intersection at Main Street, Urbana and Water Street would be vacated once the residences have been relocated. Maple would also need sidewalks, lighting, and storm sewer. East Main would need storm and sanitary sewers in addition to lighting and brick sidewalks renovation.

**PRIVATE SECTOR IMPROVEMENTS:** Existing businesses would be encouraged to expand including Sullivan's Chrysler-Plymouth. New auto sales dealerships would be solicited to relocate to the Five Points Auto Center.

# 7. MAIN & URBANA AREA



GENERAL AREA SITE ANALYSIS AND  
REDEVELOPMENT CONCEPT

AREA: Main and Urbana

NUMBER: 7 OF 10

BOUNDARIES:

North: Main Street (excepting County Jail), T.I.F. I  
East: Urbana (Grove Street north of Elm)  
South: California  
West: Broadway

LAND USE CHARACTER:

Champaign County and City of Urbana government offices and several auto-related service businesses dominate this area situated along two major axis corridors, East Main Street and South Vine Street

SURROUNDING LAND USE CHARACTER:

North: Champaign County Bank and Trust, Restaurant, single family residents  
East: Single and multifamily residential mix  
South: Single family residents  
West: Lincoln Square Mall, Municipal Parking Deck, core of central business district

BLIGHTING FACTORS

STRUCTURAL DEFICIENCIES:

The structures at the southwest corner of Vine and Main Street are not so much structurally deficient as they are deteriorated, giving the appearance of a blighted area. A majority of the housing along East Main and South Urbana is dilapidated or deteriorated.

INFRASTRUCTURE DEFICIENCIES:

East Main, South Urbana, Elm, Green, Illinois and California Streets are all in poor condition, many of these streets having brick construction in need of repair. Urbana Avenue lacks curb and gutters sidewalks and lighting in addition to the need for new street construction.

PLANNING DEFICIENCIES

Designated as future commercial land use, much of this area along Urbana Avenue and East Main Street remains residential in character.

The proximity of single family homes adjacent to commercial uses is incompatible and should be addressed. The Elite Diner and Dunkin Donuts at the northwest corner of Vine and Elm are directly adjacent to the curb of Vine Street blocking views and impeding pedestrian movement.

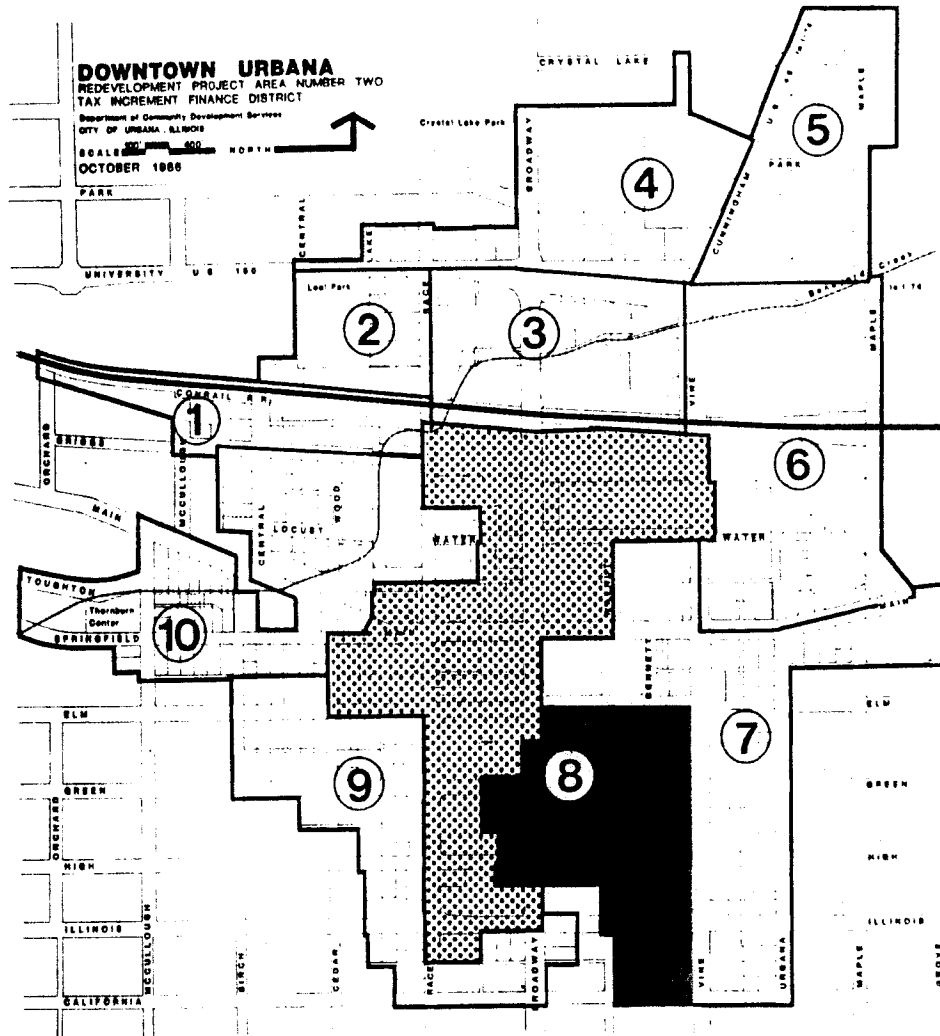
#### DEVELOPMENT CONCEPT

**GENERAL PLAN:** The area may be redeveloped for expansion of government and cultural uses integrated with professional service offices.

**PUBLIC SECTOR IMPROVEMENTS:** Streetscape would be extended along Vine and Main Street. The southwest and northwest corners of Main and Vine should be reserved for public open space (small sitting areas). The block southwest of Main and Vine would be developed for additional County and State government offices. Bennett Street would be closed. The two block area south of Main and east of Vine is a potential site for a sports and cultural center or other major facility. Elm Street would be vacated. Urbana Avenue would be improved.

**PRIVATE SECTOR IMPROVEMENTS:** The professional office and service industries would be encouraged to locate along Urbana Avenue with incentives to provide second-story residential units.

# 8. LINCOLN SQUARE AREA





GENERAL AREA SITE ANALYSIS AND  
REDEVELOPMENT CONCEPT

AREA: Lincoln Square

NUMBER: 8 OF 10

BOUNDARIES:

North: Elm Street  
East: Vine Street  
South: California  
West: T.I.F. I

LAND USE CHARACTER:

The Lincoln Square Mall surrounded by large expansive public parking lots dominates this nine-block area.

SURROUNDING LAND USE CHARACTER:

North: Central Business District and County Government Complex  
East: City Government buildings, auto-related services  
South: Single family and multiple family residential mix  
West: Professional offices, Jumer's and residential mix

BLIGHTING FACTORS

STRUCTURAL DEFICIENCIES:

Some of the satellite buildings around Lincoln Square are deteriorated and detract from the view of the mall. Lincoln Square mall is the second oldest enclosed shopping mall in the United States, indicating a possible need to modernize its facilities.

INFRASTRUCTURE DEFICIENCIES:

Although most capital improvements are in place, they are becoming obsolete and deteriorated (i.e. lighting, curb and gutter).

PLANNING DEFICIENCIES

Lincoln Square Mall lacks additional space for a second anchor store which could improve competition with Market Place Mall, a regional shopping center, unless required public parking is removed or rearranged.

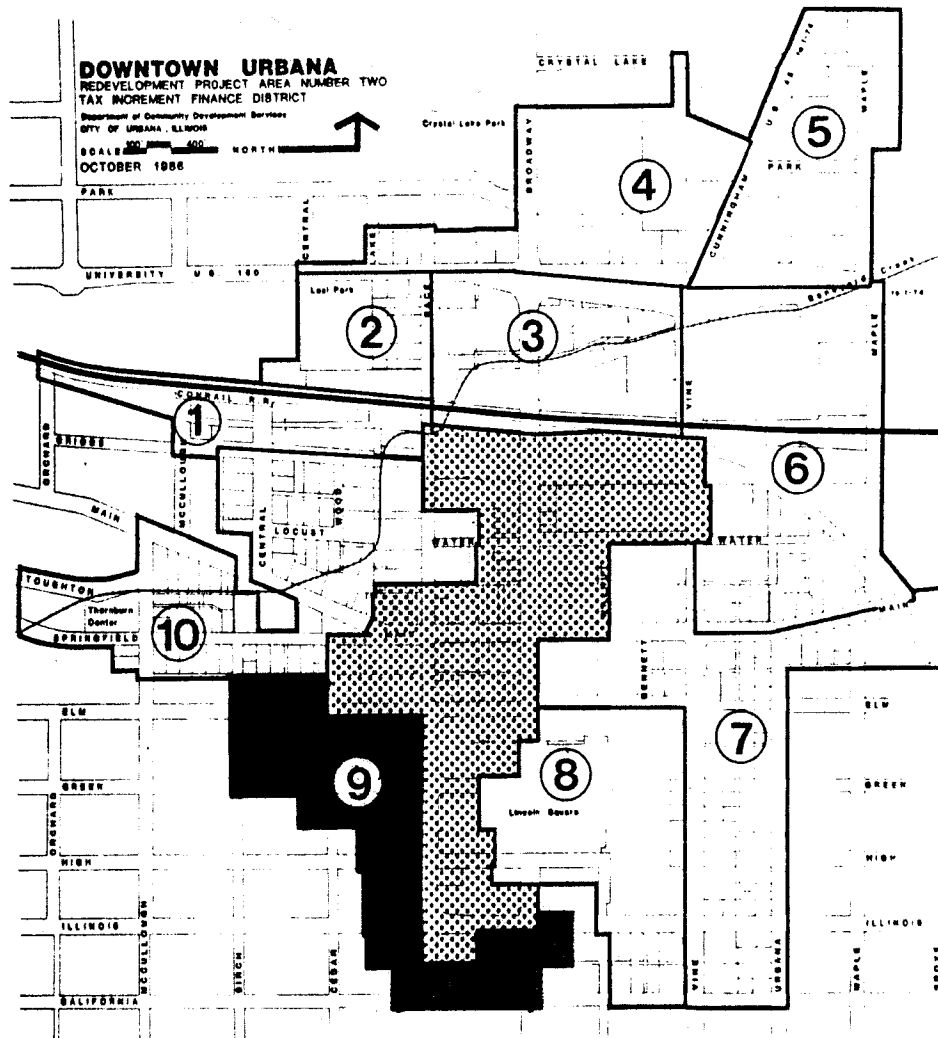
## DEVELOPMENT CONCEPT

**GENERAL PLAN:** The Carson Pirie Scott Company, the single anchor store in the mall, has considered closing to consolidate its Chicago-based market. In an effort to improve the business climate and retain Carson Pirie Scott and other businesses an effort will be made to attract and retain more consumers. Lincoln Square lots are potential sites for an athletic center.

**PUBLIC SECTOR IMPROVEMENTS:** Improvements as part of the streetscape program initiated in T.I.F. I would be continued along Vine Street, Elm Street and Illinois Street. Marketing assistance would be provided to identify market potential.

**PRIVATE SECTOR IMPROVEMENTS:** Retail and service businesses that would compliment and support existing businesses within the mall would be targeted and solicited by mall management and/or the Chamber of Commerce. A restaurant and specialty shops have been primarily identified as possible targets. A second anchor store and further expansion of Jumer's Hotel Convention Center will also be explored as potential future projects.

# 9. RACE STREET AREA



GENERAL AREA SITE ANALYSIS AND  
REDEVELOPMENT CONCEPT

AREA: Race Street

NUMBER: 9 OF 10

BOUNDARIES:

North: Elm Street, T.I.F. I  
East: Race Street (Broadway south of Illinois), T.I.F. I  
South: California  
West: Birch (Cedar south of Green)

LAND USE CHARACTER:

The area is primarily old single family residences and multiple family conversions, many of which could have potential historical and architectural significance. Several professional offices, the Urbana Free Library and a few churches are clustered along the Race Street corridor across from the Lincoln Square Mall.

SURROUNDING LAND USE CHARACTER:

North: Busey Bank, church, multiple family houses  
East: Lincoln Square Mall, Jumer's Hotel and Convention Center  
South: Single family  
West: Single family and multiple family mix

BLIGHTING FACTORS

STRUCTURAL DEFICIENCIES:

Many of the structures in this area are very old, however, they appear to be in better condition than structures north of Springfield Avenue.

INFRASTRUCTURE DEFICIENCIES:

Like many older neighborhoods, the streets and sidewalks are composed of brick. The light standards are deteriorated and provide an inadequate light source.

PLANNING DEFICIENCIES

The 1982 Comprehensive Plan identifies this residential area as a commercial future land use due to the close proximity to Lincoln Square Mall. Due to poor visibility and existing residential zoning the area has not made the transition to a commercial character.

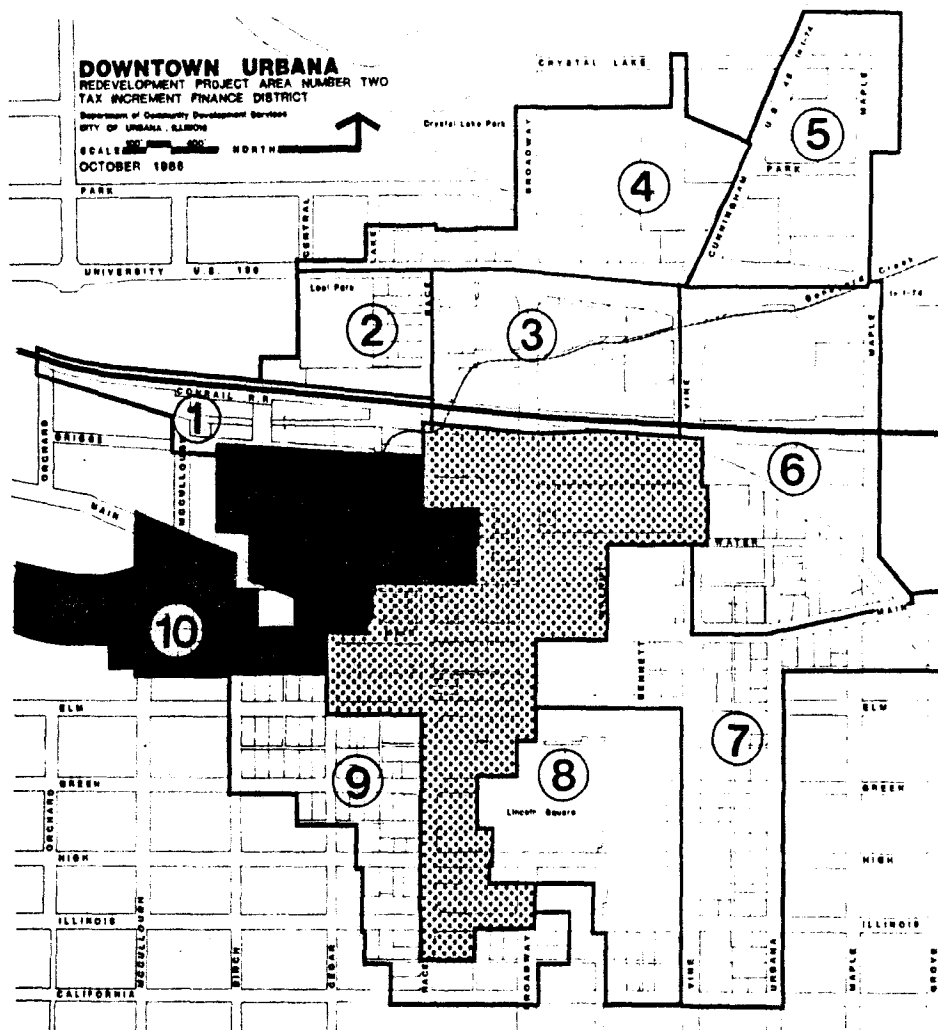
## DEVELOPMENT CONCEPT

**GENERAL PLAN:** Noting the trend of professional offices and some specialty shops to locate near Downtown Urbana and restore historic homes it is proposed that the area be essentially preserved, providing capital improvements and financial incentives to induce adaptive use and restoration of historically and architecturally significant structures for professional offices and/or multiple family uses.

**PUBLIC SECTOR IMPROVEMENTS:** The brick sidewalks and streets should be restored capturing the history of the original area. Historic preservation should be encouraged.

**PRIVATE SECTOR IMPROVEMENTS:** A concentration of professional offices (architects, attorneys, real estate) and specialty shops (antique furniture and clothing boutiques) should be targeted and encouraged to participate in the restoration of this area.

# 10. BONEYARD CREEK AREA



GENERAL AREA SITE ANALYSIS AND  
REDEVELOPMENT CONCEPT

AREA: Main and Springfield

NUMBER: 10 OF 10

BOUNDARIES:

North: Griggs Street  
East: Race Street (T.I.F. I)  
South: Elm/Springfield  
West: Orchard

LAND USE CHARACTER:

The area is a diverse mixture of very old, deteriorated and some historically significant commercial and residential buildings. The area is divided by the Boneyard Creek, a component of which is concrete and barbed wire fencing. Thornburn Center, formerly an old school building, serves as a gateway to downtown Urbana from the University of Illinois campus.

SURROUNDING LAND USE CHARACTER:

North: Industrial Warehouses  
East: Commercial  
South: Single family and multiple family mix  
West: Single family and multiple family mix

BLIGHTING FACTORS

STRUCTURAL DEFICIENCIES:

Thornburn Center (old school building) was built along the Boneyard Creek and requires extensive rehabilitation. Other buildings along the Boneyard Creek are substantially deteriorated.

INFRASTRUCTURE DEFICIENCIES:

Many of the underground utilities including sanitary, storm and water are undersized and deteriorated. The Boneyard Creek sheet piling is decaying and is undersized for 100 year flood capacity. Springfield Avenue and Main Street have undersized street widths, poor surface conditions, deteriorated brick and concrete sidewalks and unsafe geometrics at their intersection.

## PLANNING DEFICIENCIES

Two major factors, the sheet pile and barbed wire surrounding the Boneyard Creek and the acute intersection of Springfield Avenue and Main Street, have contributed to a deleterious layout of property and structures. Boneyard Creek Commission approval and possibly several other regulatory bodies approval will be necessary prior to undertaking development. Several areas identified for commercial or high density residential future land use are presently occupied by single family homes or multifamily conversions.

## DEVELOPMENT CONCEPT

**GENERAL PLAN:** Springfield Avenue (and to a lesser extent Main Street) is the major link between the University of Illinois and Downtown Urbana with Thornburn serving as a gateway landmark. The Springfield Avenue corridor should be completely redeveloped. The Boneyard Creek would be opened to serve as a pedestrian green space bordered by small retail specialty shops north of Main Street and a new townhouse development south of Main Street.

**PUBLIC SECTOR IMPROVEMENTS:** This area would be the focus of a major land assembly that could be undertaken as a joint private and public effort. The extension of the streetscape along Springfield and Main Street and realignment of the Springfield/Main intersection would be primarily funded through TIF funds. The Boneyard Creek would be redeveloped from Thornburn Center to Race Street providing a much larger storage capacity for flood control, providing accessibility and visibility to the Boneyard Creek water surface which would be raised, cleaned, and controlled by a series of spillways and an auxillary water input and recycling system in order to maintain a three to four foot level. Federal and State funding would be desirable.

**PRIVATE SECTOR IMPROVEMENTS:** A major financial committment from a private developer will be necessary to implement a master plan for a project this large and complicated. Acquisition of certain parcels in a six block area may be required to support land assembly. Creekscape amenities should be provided by a private developer. Thornburn Center, if vacated by the Urbana Park District, could be renovated or replaced with professional offices.



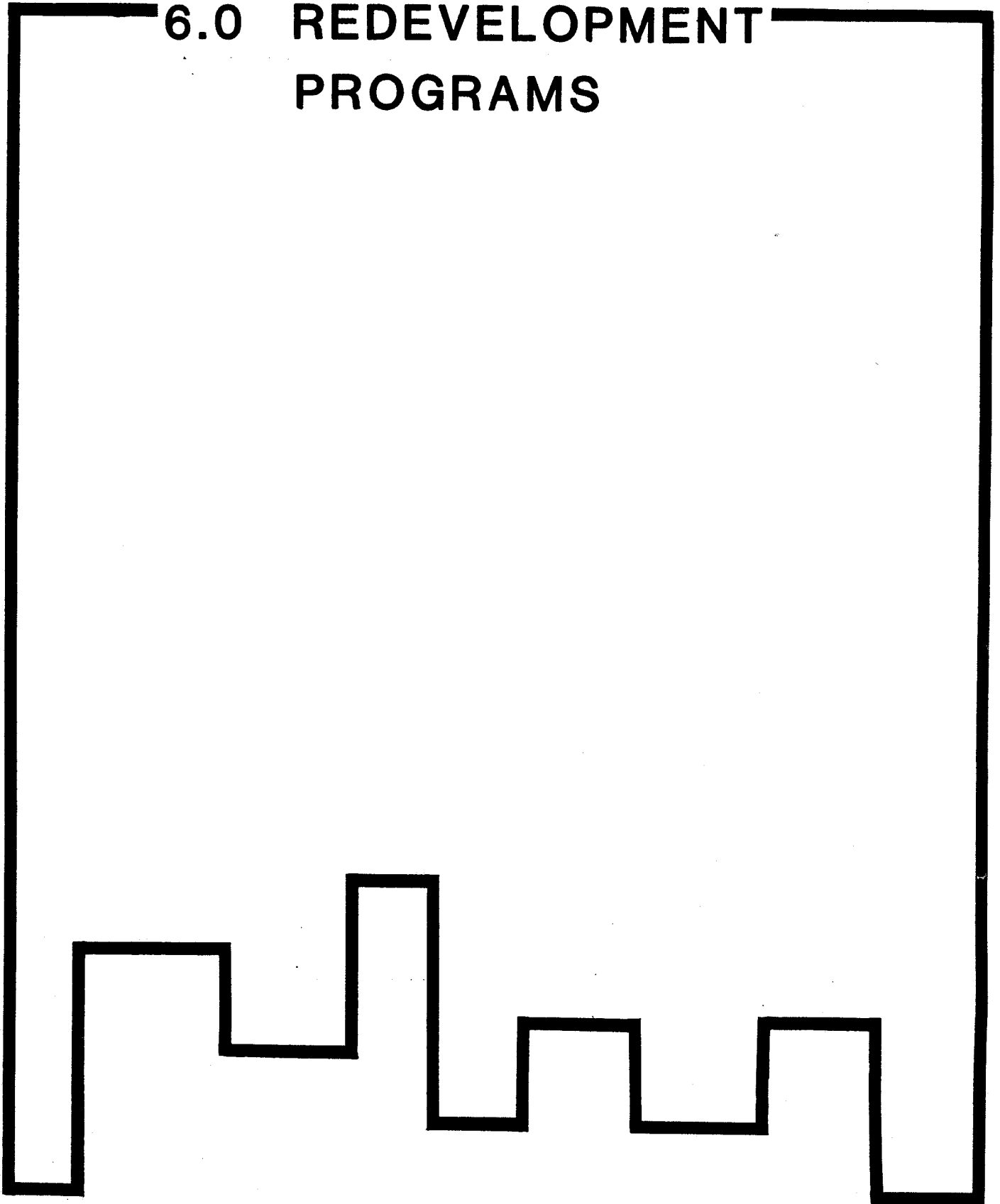
### Summary of Locational Targets

Based upon the site analysis and redevelopment concept contained herein the following areas are targeted for development.

1. Grigg Street area: Hospital concept, medical-related support or research facilities.
2. Leal Park area: Market rate housing and/or mixed commercial and housing.
3. North Broadway: Business retention
4. Five Points: Auto dealership addition and expansion and related service facilities and potential hotel/motel expansion and or meeting center.
5. Lessaris Mobile Home Park: Replace existing uses with commercial development.
6. Maple and Vine Streets: Auto dealership expansion, redevelopment of vacant and underutilized land.
7. Main and Urbana: Area is an excellent location for larger scale development including government and professional services.
8. Lincoln Square: Business retention, restaurant, specialty retail, athletic center, possible location for Jumer's expansion.
9. Race Street: Offices, preservation, adaptive re-use possible office of multi-family multi-story structure at Race and California.
10. Main and Springfield: Specialty retail, offices, residential development.



# 6.0 REDEVELOPMENT PROGRAMS



### 6.1 PROGRAM PURPOSE

The City of Urbana is dedicated to the prevention of further blighting influences in the Redevelopment Project Area. Without public sector involvement investment will not occur. In order to curtail the deterioration of the area it is necessary to concentrate redevelopment efforts by encouraging private investment in commercial and residential facilities. The City will accomplish this by making the area conducive to development by using public funds, through TIF and other sources, to act as a catalyst. The public funds will be used primarily to provide and improve public facilities in the Redevelopment Project Area. These public facilities may include:

- .Street improvements
- .Pedestrian walkway installation and/or improvement
- .Alleyway improvements
- .Utility improvements
- .Infrastructure improvements

Additionally, the city will provide the following activities designed to encourage investment:

- .Adequate and accessible off-street parking
- .Financial incentives to owners to acquire and develop or rehabilitate property
- .Implementation of a plan to assemble and market sites conducive to redevelopment

These program objectives will be accomplished by the implementation of planned activities which support the visual and functional interrelationship so that the entire area appears and functions as an integrated whole.

## 6.2 PROGRAM ACTIVITIES

Nine program activities may be implemented in the Redevelopment Project Area during the life of the TIF II District:

1. Construction of public facilities
2. Provision of adequate parking
3. Financial incentives for rehabilitation and new construction.
4. Site development
5. Acquisition and clearance
6. Relocation
7. Assembly and disposition of land
8. Marketing
9. Administration

### 1. Construction of public facilities

The provision of public facilities in the Redevelopment Project Area is a key component in the TIF II Redevelopment Plan. Adequate public facilities and utilities will be provided to service the Redevelopment Project Area and to act as an inducement to spur private investment. These public improvements will be designed to serve new development and complement existing activities in use, scale and quality of materials. Activities associated with providing adequate public facilities may include but are not limited to the following:

- .The vacation, removal, resurfacing, widening, reconstruction and other necessary improvements of streets, alleys and pedestrian walkways. Design layout will facilitate internal pedestrian circulation and movements between major traffic generators and nearby parking facilities.
- .The improvement or replacement of public utilities, including repair, renovation or replacement of street lighting.
- .The relocation, improvement or replacement of storm and sanitary sewers and other public works improvements.

### 2. Provision of adequate parking

Parking facilities in the Redevelopment Project Area shall provide an adequate supply of conveniently located off-street spaces to meet the parking needs of both short term patrons and long term employees. The parking facilities shall be visually integrated with other activities by the use of buffering, screening or landscaping designed to make the parking facility as attractive as possible. The Redevelopment Project Area shall provide an adequate number of conveniently located parking spaces for the handicapped.

Activities associated with providing adequate parking may include, but are not limited to, the following:

.Acquisition of property for temporary or permanent parking facilities.

.The construction, reconstruction, resurfacing and other site improvements necessary for the renovation or development of parking facilities.

### 3. Financial incentives for rehabilitation and new construction

Financial incentives will be provided to owners of qualified structures for construction rehabilitation assistance. The terms of such incentive agreements will vary depending upon the financial climate at the time of offering; the availability of funds through federal, state and local sources; the amount of funds needed to complete rehabilitation; and participation agreements between the City and lending institutions. Specific design criteria and control will be determined for each property under the direction of the City of Urbana at the time construction is scheduled. All proposals for rehabilitation and new development regardless of funding source shall be subject to the planning design review and approval of the Urbana Community Development Services Department.

### 4. Site development

To achieve the objectives of the Redevelopment Plan an undetermined number of parcels may be acquired and developed by the city to be used as public facilities. The city may also acquire privately owned parcels to be sold or leased to private entities for development purposes.

### 5. Acquisition and clearance

Individual structures may be exempt from acquisition if they are located so as not to interfere with the implementation of this Redevelopment Plan. The implementation of the plan may also induce owners to agree to rehabilitate or develop their property in accordance with the objectives of the Redevelopment Plan as determined by the City of Urbana.

Clearance and demolition activities will be timed to the greatest extent possible to coincide with on-going redevelopment projects so as to minimize any adverse impact on the area and to assure that land does not remain vacant for an extended period of time. The City of Urbana may devote acquired property to temporary uses if not immediately scheduled for redevelopment. Such uses may include but are not limited to, project office facilities, project staging area, temporary facilities, parking or other activities deemed appropriate by the City.

Acquisition of land is not limited to the ten sites listed in the Development Potential Analysis if such further acquisition is necessary to carry out this plan.

#### 6. Relocation

Residents and businesses that are displaced by the acquisition of property under this plan may be eligible for relocation benefits and/or advisory services depending on the nature of the acquisition. Such allocations shall be in conformance with standards set and adopted by the City of Urbana.

#### 7. Assembly and disposition of land

Land assembly shall be conducted for one or more of the following activities: sale, lease or conveyance to private developers for specific projects conforming with the Redevelopment plan and/or sale, lease, conveyance or dedication for the construction of public improvement or facilities. The terms of conveyance shall be incorporated in disposition agreements which may contain more specific design controls than those previously outlined in the Redevelopment Plan.

#### 8. Marketing

The City of Urbana will aggressively market the Tax Increment II Redevelopment Project Area. The marketing effort will be a multifaceted effort utilizing a variety of techniques and resources to encourage investment and development. The first facet of the marketing strategy will be to assure the dissemination of information related to area projects and activities.

The City will use a variety of methods to assure that the general public and in particular those residents and businesses located in the Redevelopment Project Area are kept adequately informed.

These methods will include, but are not limited to, the use of local and regional media coverage and advertisements, informational meetings throughout the design and implementation of the Redevelopment Plan and special public hearings on the design and scheduling of public activities and improvements.

The most important aspect of the marketing plan for the City is the promotion of private investment activities in the Redevelopment Project Area. In order to promote the necessary investment the City will offer a variety of inducements, including, but not limited to, special financial incentives for rehabilitation, financial assistance for development projects, a liaison between the developer and City departments and informational sessions.

The informational sessions may initially be held on a bi-yearly basis, with the possibility of additional meetings as warranted.

These sessions will be titled "Development Workshops" and will cover such topics such as public and private investment, projects and activities in the Redevelopment Project Area, new trends in small business, government programs available for business location and expansion and other agenda items designed to inform the participants of on-going activities and provide continued inducements for development.

In addition to marketing local incentives for private investment in the Redevelopment Project Area, the City realizes the importance of a coordinated development effort with the State of Illinois. The City will use the Department of Commerce and Community Affairs as a major contact in attracting out of state business development to Urbana's Redevelopment Tax Increment Districts I and II. Likewise, close coordination with either public bodies locally will be sought.

#### 9. Administration

A key component to the success of the Redevelopment Plan is the administration of the TIF II District. Redevelopment will not occur passively. Considerable activities must take place and resources allocated to induce development and implement the Redevelopment Plan.

The focus of the TIF administration will be as follows:

- .To assure the timely completion of public facilities projects.
- .To coordinate private investment activities with public development projects.
- .To act as a liaison between the private developer and various city departments to assure a minimum of "red tape".
- .To market the Tax Increment Finance Districts locally, state-wide and nationally.
- .To design and implement a Special Service Area overlaying the TIF I and II districts.
- .Prepare RFPs for consultants or developers.
- .To conduct developer's workshops.
- .To assist in capital improvement planning for downtown.
- .To coordinate enterprise zone and other incentives with the TIF II projects.
- .To research funding sources that could be utilized by the City of Urbana in its Tax Increment Districts.



- .To establish and implement a comprehensive marketing plan for the Tax Increment Finance Districts I and II and update the plan as needed.
- .Any other activity which would assist in the infusion of private investment in the redevelopment areas.
- .All other activities necessary to implement this plan or required by law.

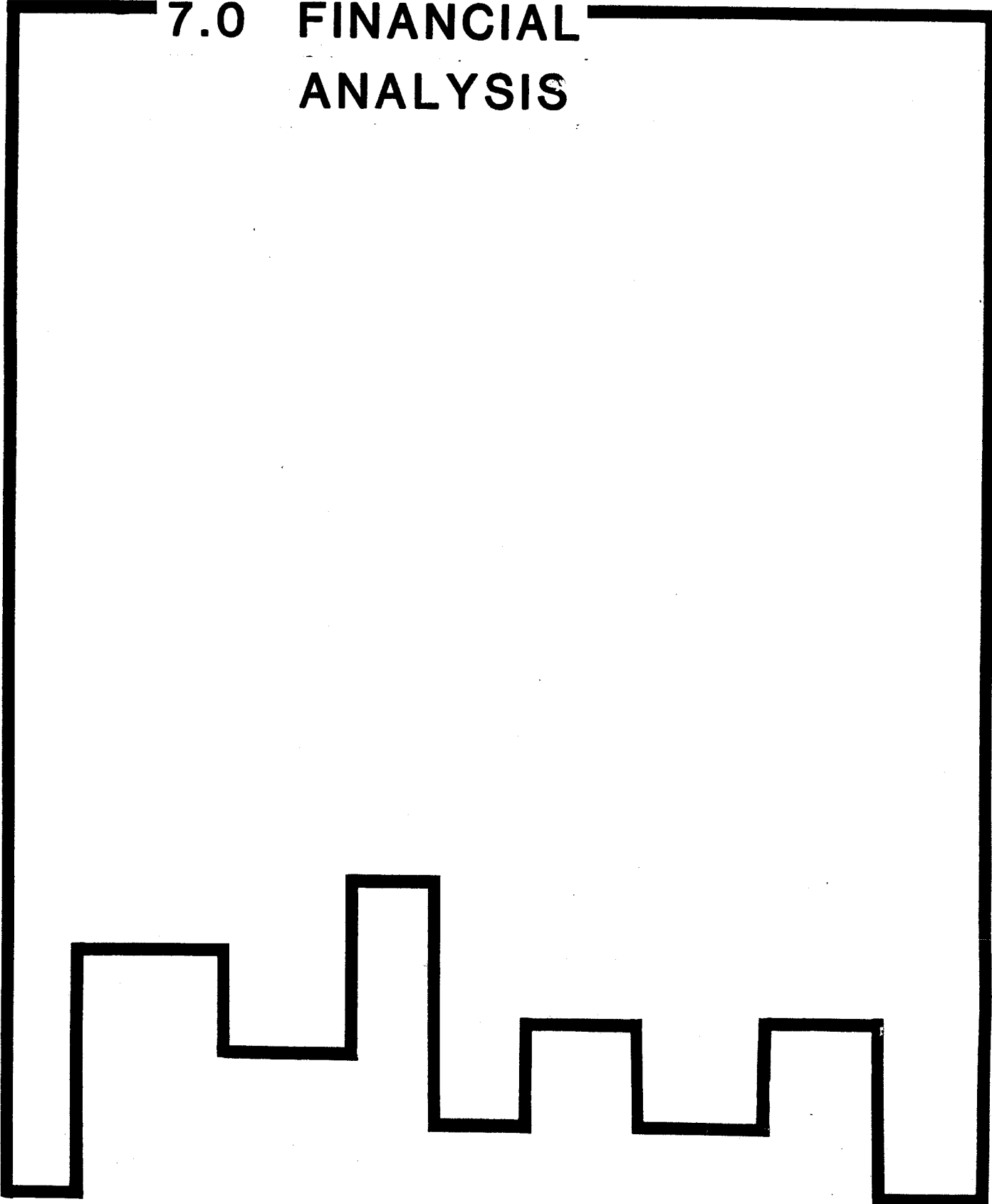
Additionally, the administration of the TIF II District will include the following activities as outlined in the Tax Increment Allocation Redevelopment Act;

- .Annually calculate surplus funds.
- .Coordinate with County Clerk annual adjustments to base year assessment.
- .Coordinate with Cunningham Township Assessor on interceding in Property Tax Appeal Board cases as required.
- .Submit annually or as required all information including Illinois Business Tax Numbers, addresses, etc. required by the Illinois Department of Revenue.
- .Prepare annual report to City Council.
- .Submit annual audit, amendments, certifications, fund balances, deposits, expenditures, property purchases, activities, agreements, financial projects and other information required to be submitted to the State of Illinois.
- .Submit on-going budget forecasts to comptroller.

The costs of such administration are to be proportionally assessed for each Downtown TIF District.



# 7.0 FINANCIAL ANALYSIS



The purpose of this section of the Redevelopment Plan is to establish guidelines for the issuance of obligations if any, project real estate and sales tax increments, to identify sources of funds, and establish base figures for the calculation of increment revenues.

The initial equalized assessed valuation in the Tax Increment Finance District II Redevelopment Project Area is \$9,790,900. This figure is the most recently determined equalized assessed valuation available. These figures will remain in effect through the date of the Redevelopment Plan adoption. The most recently equalized assessed valuation figures are 1985 equalized in mid 1986.

#### Projected Equalized Assessed Value

The projection of future equalized assessed values are based upon certain assumptions related to the scope and timing of redevelopment activities.

For the purposes of the following projections, each of the ten development target areas is assumed to develop in a manner consistent with the Master Plan. Based on the assumed development an increased tax increment using 1986 dollar amounts is assigned to each of the ten development target areas. The total increase in equalized assessed value is the total of the increase in each individual development target area as reflected in the following table:

FIGURE 29  
Projected Equalized Assessed Value  
by Development Target Areas

<u>Dev. Target Area</u>	<u>Project</u>	<u>Increased Assessed Value</u>
<u>Sales Tax Increment</u>		
Griggs Street	Medical Services	500,000
Leal Park	Residential	1,000,000
North Broadway	Retail	500,000
Five Points	Hotel/Retail	1,000,000
Lessaris Mobile Home Park	Retail	500,000
Maple and Vine	Industrial	1,000,000
Main and Urbana	Office/Government	100,000
Lincoln Square	Retail/Hotel	2,000,000
Race Street	Office	500,000
Main/Springfield	Residential/Office	500,000
	<b>Total Increased Assessed Value</b>	<b>7,600,000</b>

### Sales Tax Increment

To implement and complete the projects contained in the Redevelopment Plan it is necessary to authorize the Illinois Department of Revenue pursuant to Section 11-74.7-8a of the Tax Increment Allocation Redevelopment Act to annually certify and cause to be paid to the city of Urbana an amount equal to the increase in the aggregate amount of state sales taxes paid by retailers and servicemen on transactions at places of business located within the redevelopment project area.

### City Sales Related Taxes

The City of Urbana imposes the maximum tax allowed by law under:

- .the Municipal Retailer's Occupation Tax Act of the State of Illinois pursuant to Section 22-16, Article II of Chapter 22 of the City Code.
- .the Municipal Use Tax Act of the State of Illinois pursuant to Section 122-82, Article IV of Chapter 22 of the City Code.
- .the Municipal Service Occupation Tax Act of the State of Illinois pursuant to Section 22-30, Article III of Chapter 22 of the City Code.

### Sales Tax Increment and Base

This plan authorizes the Department of Revenue to annually certify and cause to be paid to the City an amount equal to the increase in the aggregate amount of taxes paid by retailers and servicemen on transactions at places of business located within the Project Area pursuant to the Municipal Retailer's Occupation Tax Act, the Municipal Service Occupation Tax Act, the Retailers' Occupation Tax Act, the Use Tax Act, the Service Use Tax Act, and the Service Occupation Tax Act for as long as the Redevelopment Project Area exists and taxes are over and above the aggregate amount of such taxes as certified by the Department of Revenue and paid under such acts by retailers and servicemen on transactions at places of business located in the Redevelopment Project Area during the base year.

The base year shall be the Aggregate sales taxes paid by retailers pursuant the aforementioned taxes in 1985. Illinois Business tax numbers for which such taxes are collected are as listed in Appendix B. The estimated 1985 sales tax total is \$441,062 as confirmed by the Illinois Department of Revenue. This estimate will be certified by the State of Illinois Revenue Department upon Redevelopment Plan approval.

### Sales Tax Projections

It is conservatively estimated that sales taxes will grow an average of 3% per year within the T.I.F. II district. The location of new retail operations and the expansion of current operations will greatly enhance this growth. However, the loss of an automobile dealership of a major retail outlet for examples will eliminate future sales tax increments. Based upon all available information the Figure 31 represents a 5 year sales tax increment revenue projection.

FIGURE 30  
PROJECTED SALES TAX INCREMENT  
TIF II

<u>YEAR</u>	<u>DOLLARS</u>
1987	60,000
1988	61,800
1989	63,654
1990	65,563
1991	67,530

It is important to note that projections on sales tax increments are done on an aggregate total of all parcels as opposed to real estate tax increments which are required to be calculated on a per parcel basis.

### Payment to Special Tax Allocation Fund

In addition to the City's incremental real property tax revenue from the Redevelopment Project Area, which have heretofore been allocated and directed to be paid and deposited to the Fund, all incremental revenues from the Municipal Retailers' Occupation Tax Act and the Municipal Service Occupation Tax Act derived from the Redevelopment Project Area shall also be allocated to and paid to the City Comptroller who shall deposit said funds in the Special Tax Allocation Fund. Any payments of incremental taxes of the State of Illinois caused to be paid to the City by the Department of Revenue from the Retailers' Occupation Tax Act, the use Tax Act, the Service use Tax Act, and the Service Occupation Tax Act pursuant to Section 11-74.4-8a of the Act and this Ordinance shall likewise be deposited in the Special Tax Allocation Fund.

### Sources of Funds to Pay Redevelopment Plan Costs

The sources of funds to pay redevelopment plan and project costs will be as follows:

- .Sales Tax Increments
- .Real Estate Tax Increments
- .City Special Funds
- .City General Funds

### Nature and Term of Obligations

It currently planned to operate and finance district redevelopment programs on a cash pay as you go basis. If at some time in the future large capital sums for district programs are undertaken interim borrowing may be needed. To the extent feasible, local financing will be pursued as opposed to time issuance of obligations.

If obligations are issued pursuant to this plan the term of such obligations may not exceed 20 years. The interest rate shall conform to statutory limitation, if any.

The municipality may by ordinance pledge for a period not greater than the term of the obligations any part or any combination of the following:

- .Net revenues of all or part of any Redevelopment Project Area;
- .Taxes levied and collected on any or all property in the municipality;
- .The full faith and credit of the municipality;
- .A mortgage on part or all of the Redevelopment Project Area;
- .Any other taxes or anticipated receipts that the municipality may lawfully pledge.

If such obligations are secured by the full faith and credit of the municipality, the ordinance authorizing the obligations may provide for the levy and collection of a direct annual tax upon all taxable property within the municipality in the City, such tax collection sufficient to pay the principal and interest on the obligations as it matures. Such levy may be in addition to, and exclusive of, the maximum of all other taxes authorized to be levied by the municipality. Such a levy, however, shall be abated to the extent that monies from other sources are available for payment of the obligations and the municipality certifies the amount of said monies available to the County Clerk.

### Estimated Redevelopment Project Cost

The expenditures necessary to support and induce private development will vary widely depending on the level of public financial involvement in a project. In projects where land assembly and public infrastructure improvements are required, project costs may be significant enough to require interim borrowing. Because redevelopment costs are dependent upon many variables, they are impossible to accurately project. Therefore, the City has estimated costs based on present conditions for capital improvements, streetscape installation, property acquisition, project financing and administration. These estimated costs are depicted separately in Appendix B.

**Appendix A: Map Exhibits**

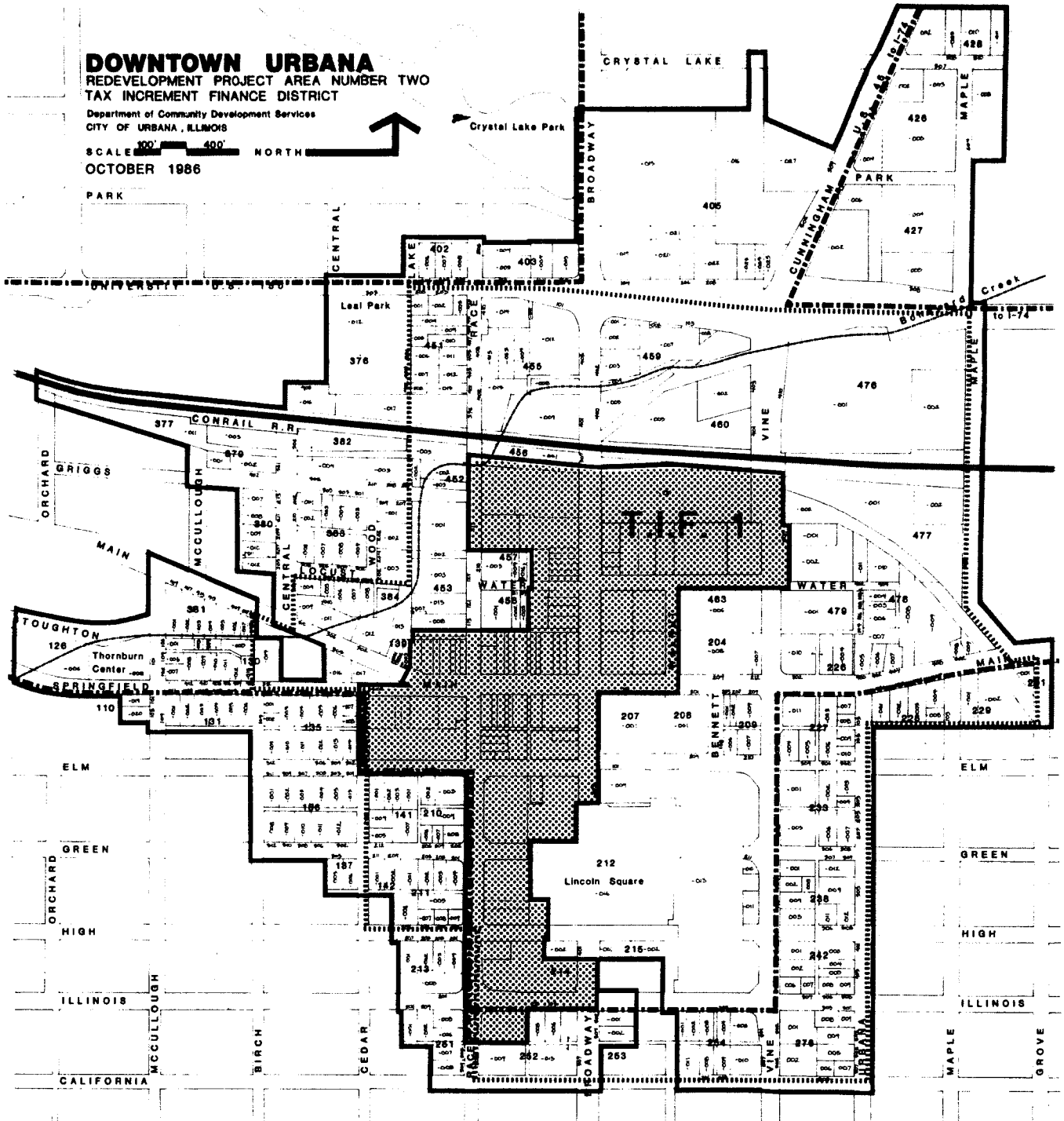
**Master Plan for Redevelopment  
Boundary Map  
Building Age Map  
Existing Land Use Map  
Tax Parcel/Address Map**



# DOWNTOWN URBANA REDEVELOPMENT PROJECT AREA NUMBER TWO TAX INCREMENT FINANCE DISTRICT

Department of Community Development Services  
CITY OF URBANA, ILLINOIS

SCALE 1" = 400' NORTH  
OCTOBER 1986



MAP OF

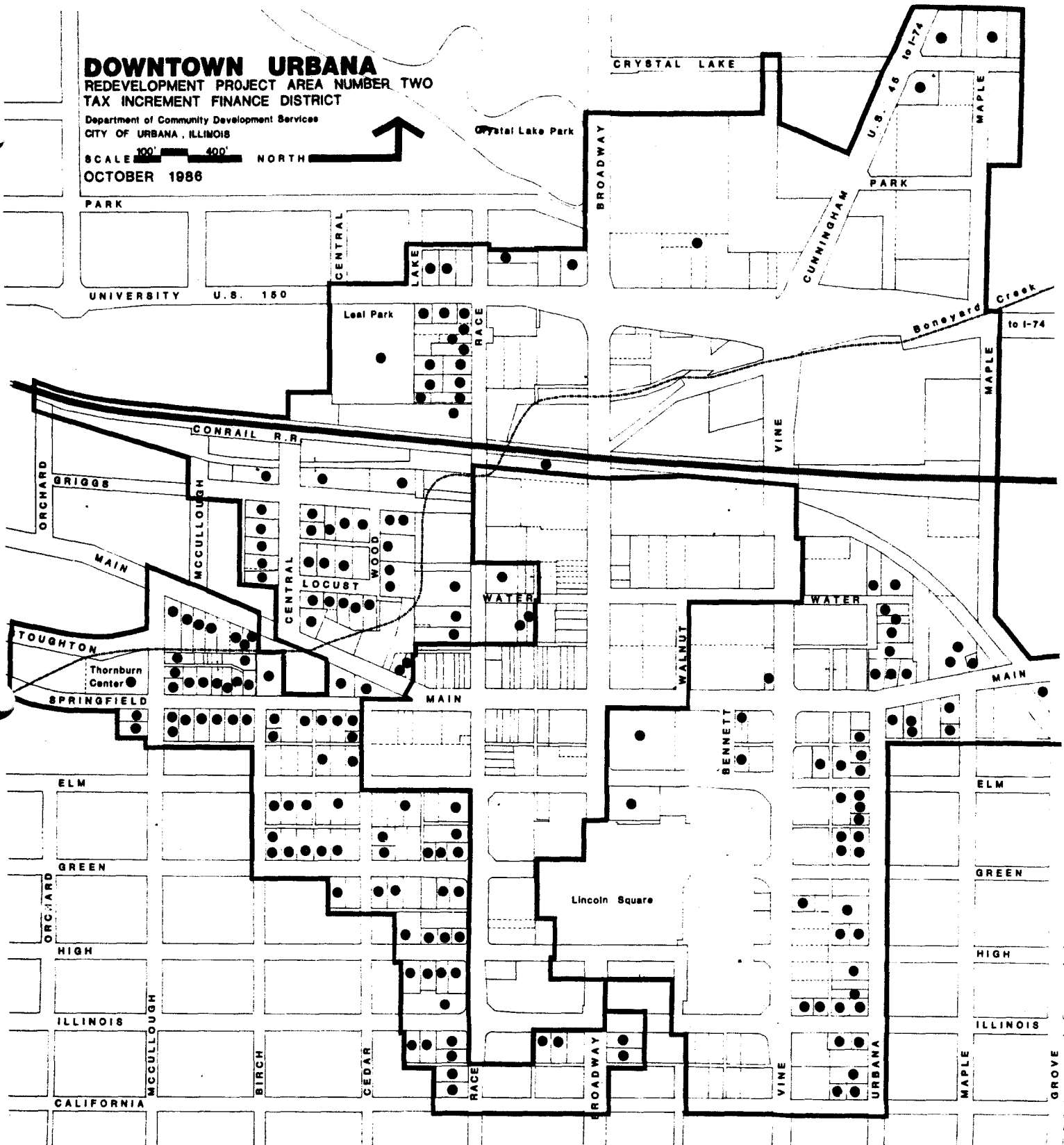
## BOUNDARY MAP

- T.I.F. TWO DISTRICT BOUNDARY
- ▨ T.I.F. ONE DISTRICT
- - - - ENTERPRISE ZONE BOUNDARY
- ..... BUSINESS DEVELOPMENT & REDEVELOPMENT DISTRICT BOUNDARY

# DOWNTOWN URBANA REDEVELOPMENT PROJECT AREA NUMBER TWO TAX INCREMENT FINANCE DISTRICT

Department of Community Development Services  
CITY OF URBANA, ILLINOIS

SCALE 100' 400' NORTH  
OCTOBER 1986



MAP OF

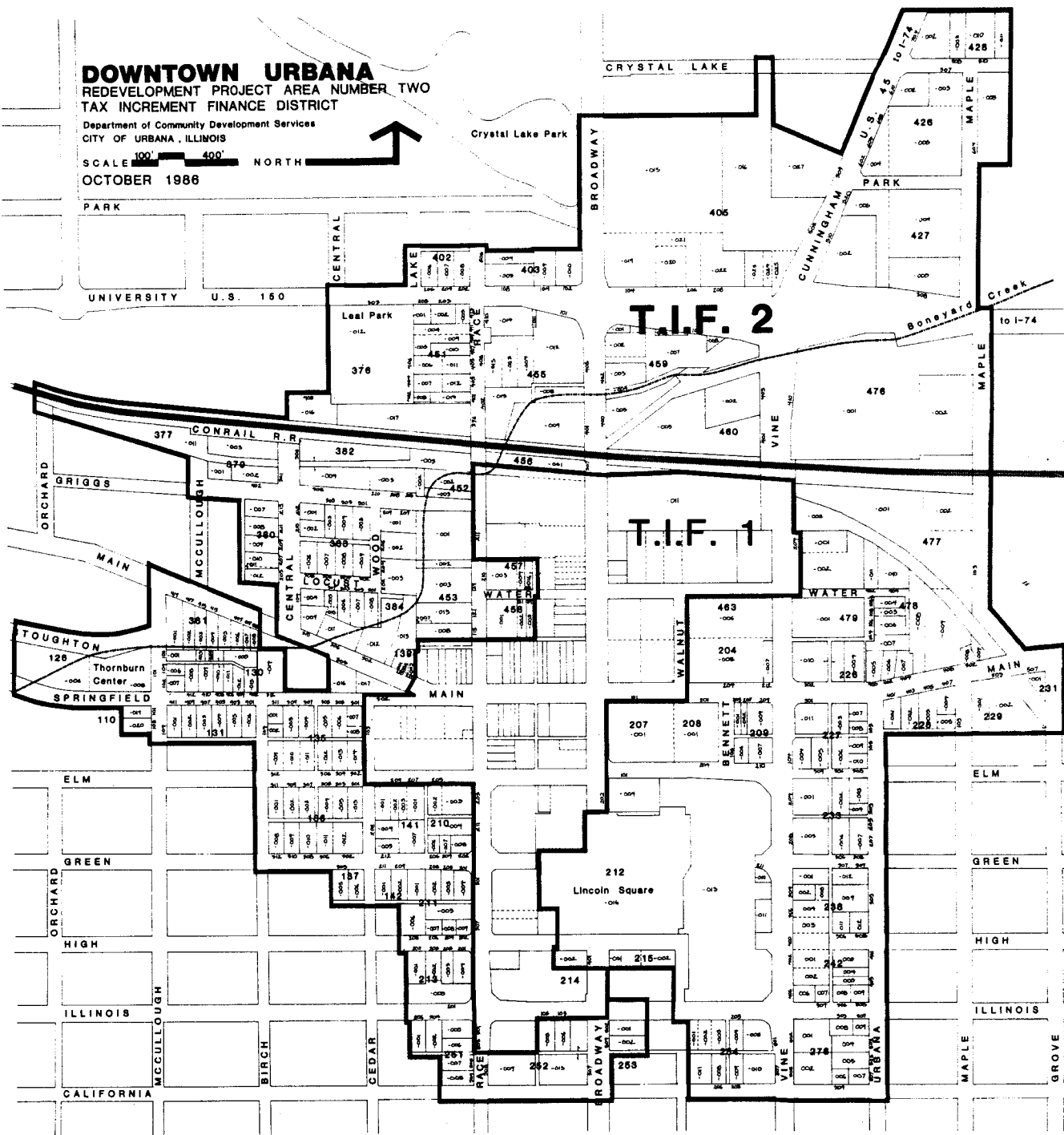
## BUILDING AGE MAP

- STRUCTURE AGE 35 YEARS PLUS

**DOWNTOWN URBANA**  
REDEVELOPMENT PROJECT AREA NUMBER TWO  
TAX INCREMENT FINANCE DISTRICT

Department of Community Development Services  
CITY OF URBANA, ILLINOIS

SCALE 100' = 400' NORTH  
OCTOBER 1986



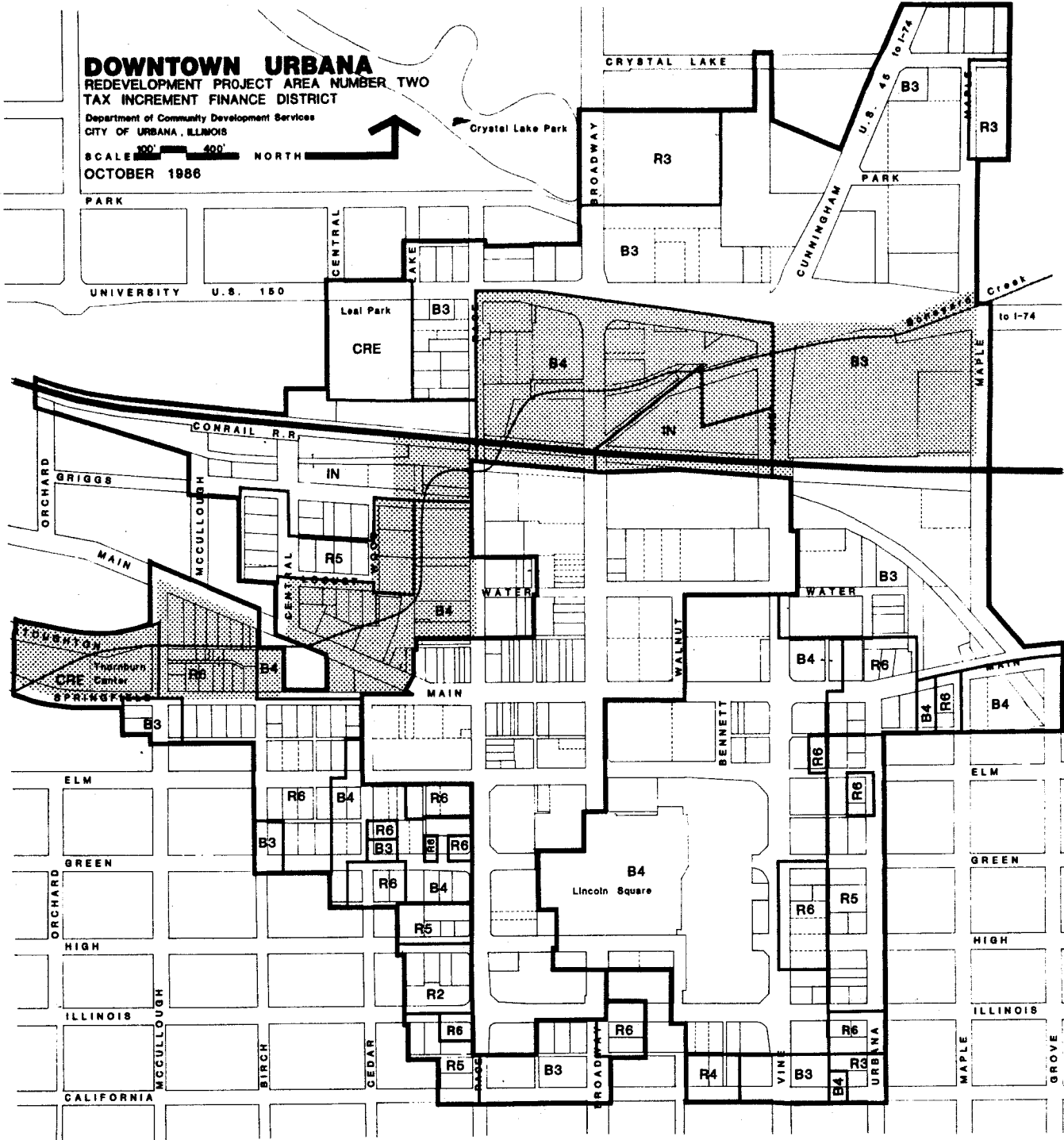
MAP OF

**PARCEL / ADDRESS MAP**

- 201 BLOCK NUMBER
- 07 PARCEL NUMBER
- 712 ADDRESS NUMBER

300 & 400 Block series in Section 08  
100 & 200 Block series in Section 17

Source: 1986 Sidwell tax maps



MAP OF

**ZONING MAP**

**ZONING DISTRICT CLASSIFICATIONS**

- R2 : SINGLE FAMILY
- R3 : SINGLE & TWO FAMILY
- R4 : MULTIPLE FAMILY (Medium Density)
- R5 : MULTIPLE FAMILY (Medium High Density)
- R6 : MULTIPLE FAMILY (High Density)
- CRE : CONSERVATION-RECREATION-EDUCATION

- B3 : GENERAL BUSINESS
- B4 : CENTRAL BUSINESS
- IN : INDUSTRIAL

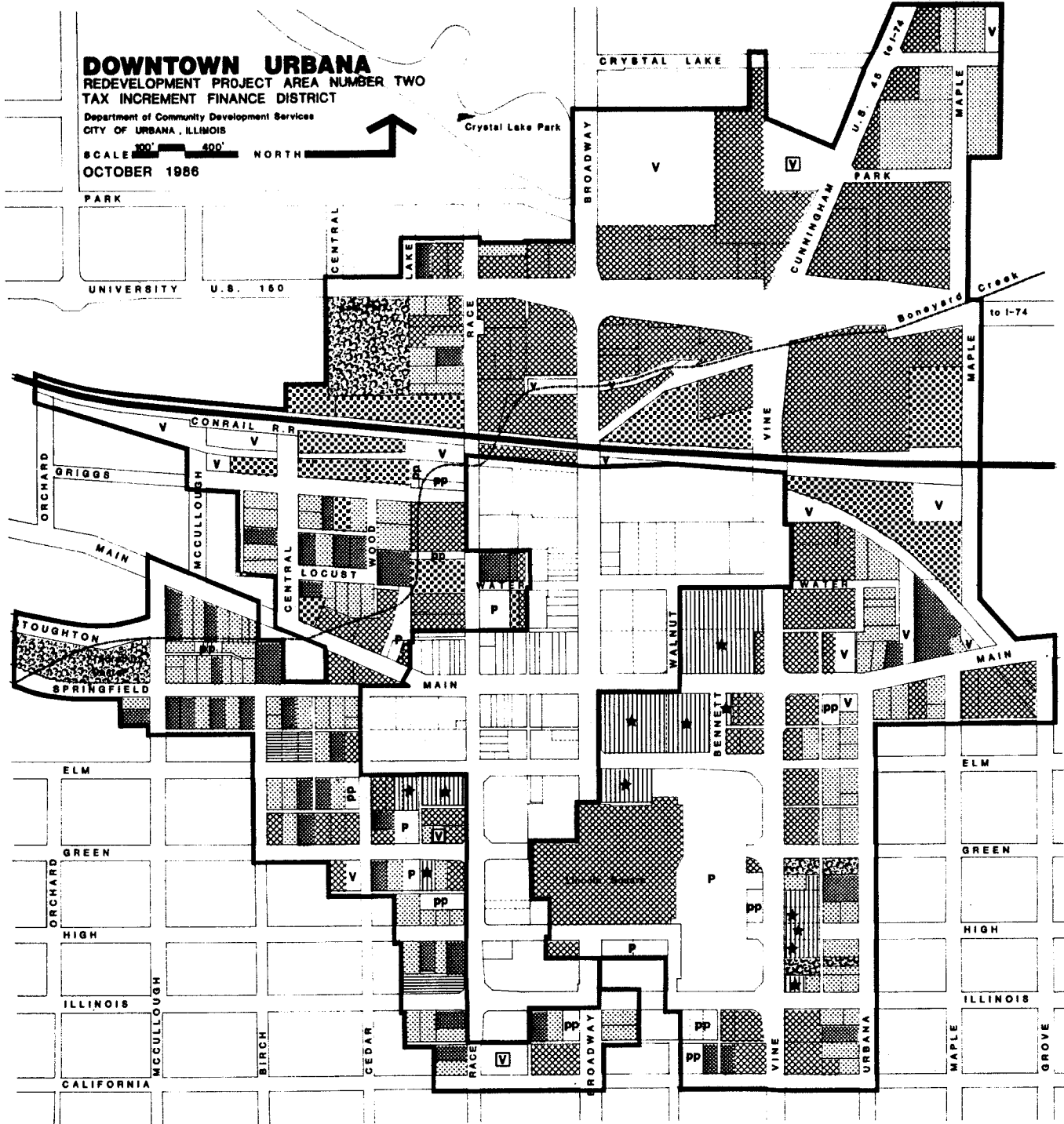
■ Boneyard Creekway District

Source: 1986 Official Urbana Zoning Map

# DOWNTOWN URBANA REDEVELOPMENT PROJECT AREA NUMBER TWO TAX INCREMENT FINANCE DISTRICT

Department of Community Development Services  
CITY OF URBANA, ILLINOIS

SCALE 100' 400' NORTH  
OCTOBER 1986



MAP OF

## EXISTING LAND USE MAP

- v VACANT LAND
- V VACANT BUILDING
- Public Park (stippled) PUBLIC PARK
- P PUBLIC PARKING
- Public Building (vertical lines) PUBLIC BUILDING
- Institutional (horizontal lines) INSTITUTIONAL
- Single Family (diagonal lines) SINGLE FAMILY
- Multiple Family (cross-hatch) MULTIPLE FAMILY
- Commercial (dotted) COMMERCIAL
- Industrial (checkered) INDUSTRIAL
- PP PRIVATE PARKING

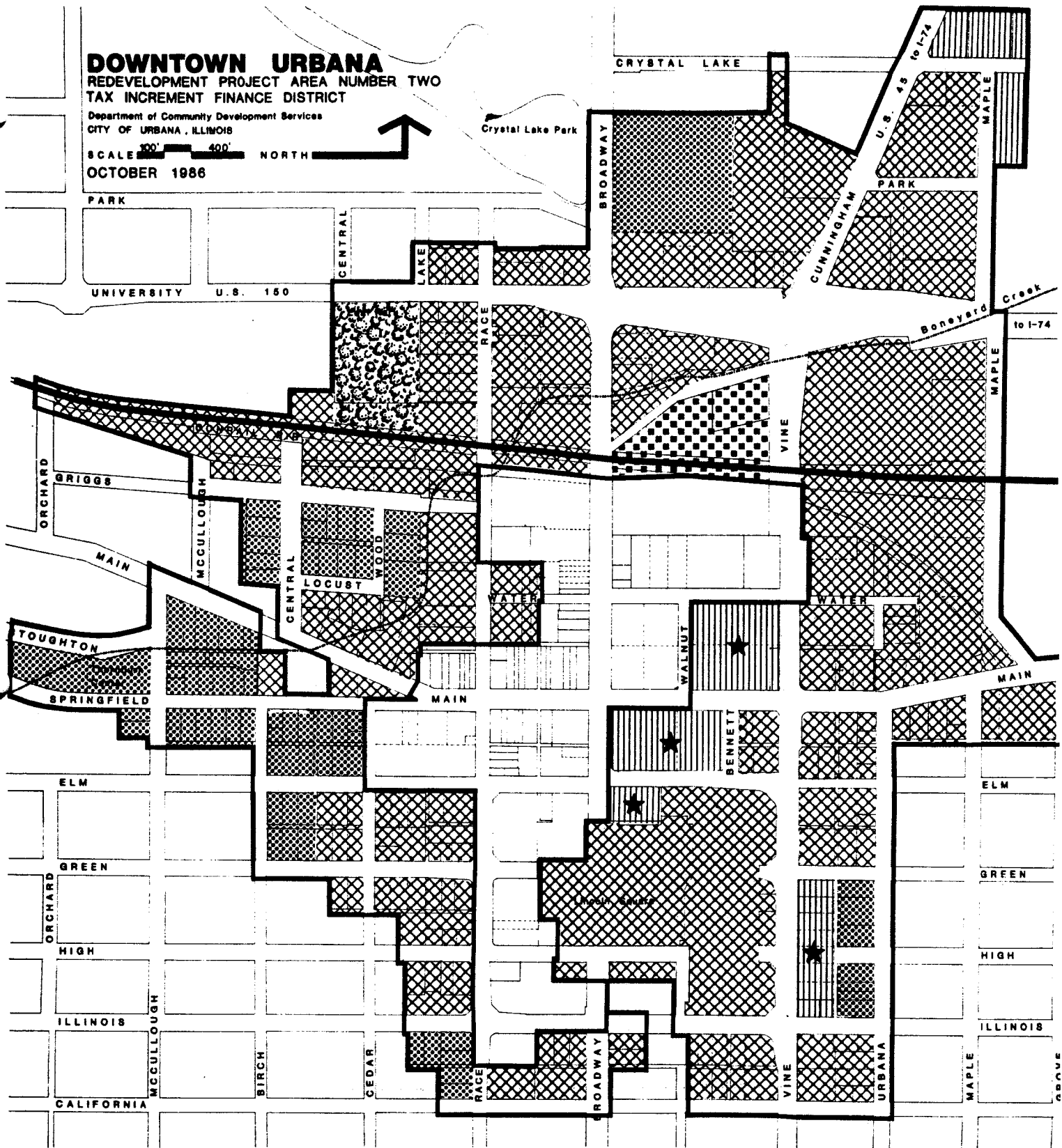
Source: 1986 field survey

# DOWNTOWN URBANA REDEVELOPMENT PROJECT AREA NUMBER TWO TAX INCREMENT FINANCE DISTRICT

Department of Community Development Services  
CITY OF URBANA, ILLINOIS




SCALE 100' 400' NORTH  
OCTOBER 1986

Crystal Lake Park



MAP OF

## FUTURE LAND USE MAP

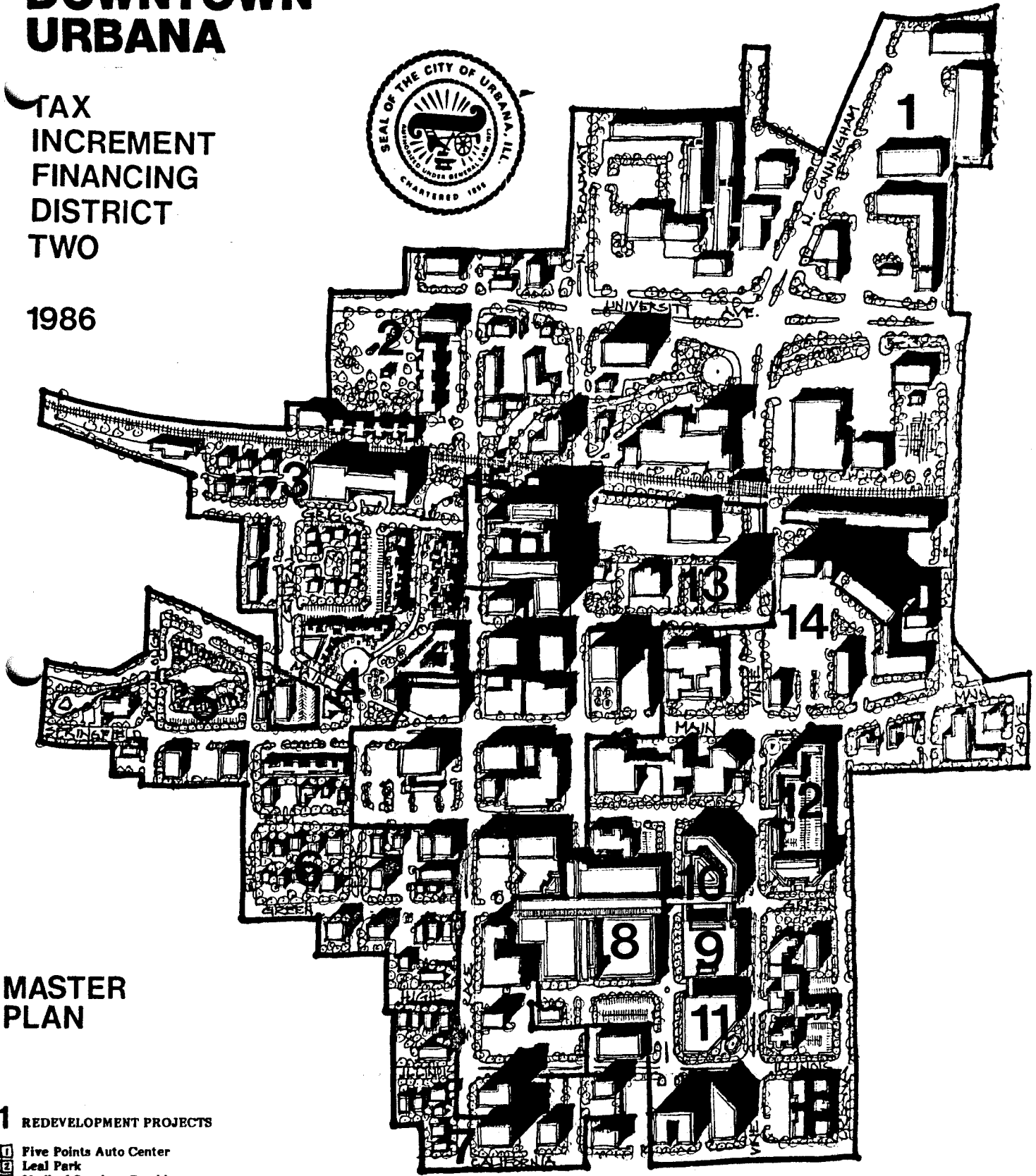
-  HIGH DENSITY RESIDENTIAL
-  PUBLIC RECREATION
-  INSTITUTIONAL
-  COMMERCIAL
-  INDUSTRIAL

Source: 1982 Urbana Comprehensive Plan

# DOWNTOWN URBANA

## TAX INCREMENT FINANCING DISTRICT TWO

1986



## MASTER PLAN

### 1 REDEVELOPMENT PROJECTS

- 1 Five Points Auto Center
- 2 Leal Park
- 3 Medical Services Corridor
- 4 Boneyard Plaza
- 5 Thornburn Townhomes
- 6 West Side Restoration Area
- 7 Professional Office Tower
- 8 John Square Expansion
- 9 Parking Deck
- 10 Hotel
- 11 Anchor Department Store
- 12 Athletic and Culture Center
- 13 Executive Convention Center (TIF ONE)
- 14 Sullivan's Chrysler-Plymouth Expansion
- 15 Hotel-Convention and Retail Complex with Parking Deck (TIF One)
- 16 Streetscape

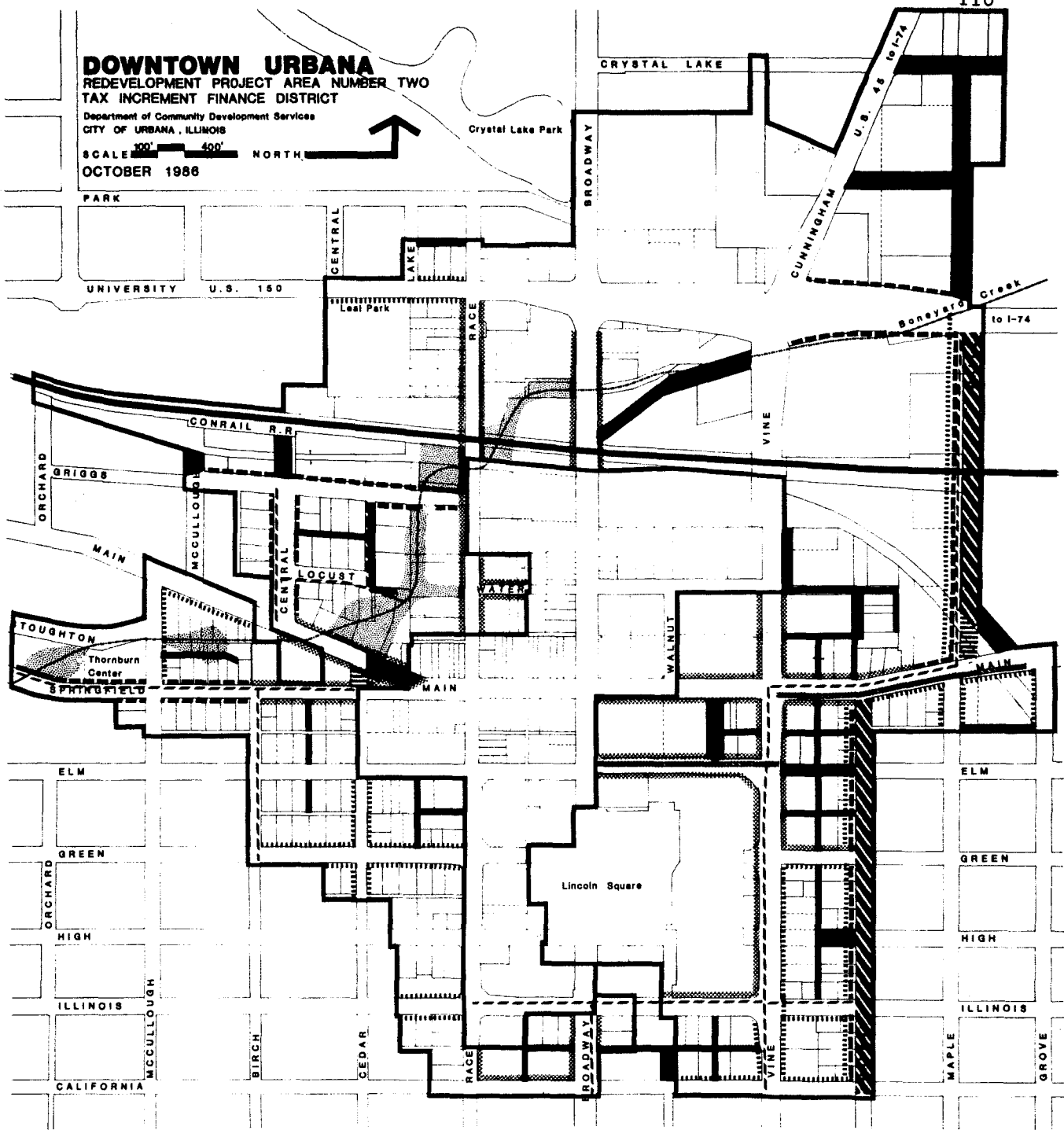
### MASTER PLAN FOR REDEVELOPMENT

- Existing Buildings
- New Residential Buildings
- New Multi-Use Buildings
- New Commercial Buildings
- New Public Buildings
- Expansion and Renovation

# DOWNTOWN URBANA REDEVELOPMENT PROJECT AREA NUMBER TWO TAX INCREMENT FINANCE DISTRICT

Department of Community Development Services  
CITY OF URBANA, ILLINOIS

SCALE 1" = 400'  
OCTOBER 1986



MAP OF

## CAPITAL IMPROVEMENTS PLAN MAP

-  R.O.W. ACQUISITION
-  NEW STREET
-  VACATED STREET & ALLEY
-  CREEKSCAPE
-  STREETSCAPE

-  SANITARY SEWERS
-  STORM SEWERS
-  SIDEWALKS
-  STREETLIGHTS



**Appendix B: Tables**

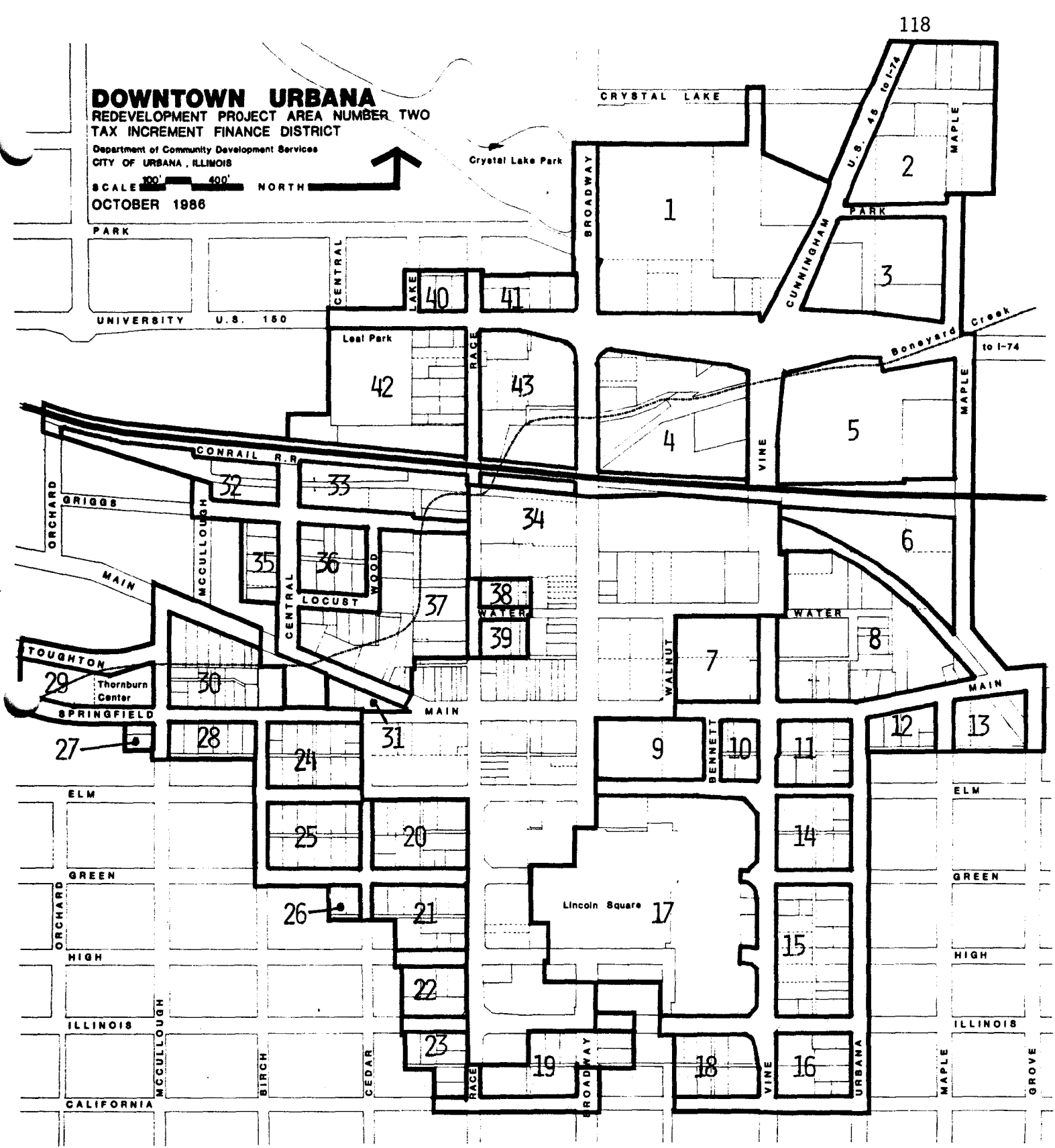
**Initial Equalized Assessed Value Block Reference Map**  
**Equalized Assessed Value Projections**  
**Illinois Business Tax Numbers - 1985**  
**Estimated Redevelopment Project Cost**  
**TIF Structural Survey Form**

**DOWNTOWN URBANA**  
 REDEVELOPMENT PROJECT AREA NUMBER TWO  
 TAX INCREMENT FINANCE DISTRICT

Department of Community Development Services  
 CITY OF URBANA, ILLINOIS

SCALE 100' = 1" NORTH

OCTOBER 1986



INITIAL EQUALIZED ASSESSED VALUE MAP

MAP OF

TOTAL INITIAL EQUALIZED ASSESSED VALUE  
Adjusted for Limited and Elderly Homestead Exemptions

1985 EQUALIZED ASSESSED VALUE

Block Description No. 1

Area bounded by University Avenue, Cunningham Avenue,  
Broadway Avenue, Crystal Lake Drive, and McDonald's  
Restaurant  
(Shelby Toyota-Mazda, Five Points Inn, Valdosta House)

Parcel Number	1985 EAV	Exemptions	Adjusted EAV
91-21-08-405-015	14,910	0	14,910
91-21-08-405-016	601,460	0	601,460
91-21-08-405-019	80,560	0	80,560
91-21-08-405-020	24,070	0	24,070
91-21-08-405-021	26,160	0	26,160
91-21-08-405-022	34,870	0	34,870
91-21-08-405-023	14,630	0	14,630
91-21-08-405-024	6,270	0	6,270
91-21-08-405-025	14,760	0	14,760
91-21-08-405-027	<u>143,170</u>	<u>0</u>	<u>143,170</u>
Block Total	960,860	0	960,860

Block Description No. 2

Area bounded by Cunningham Avenue, Saline Ditch, Park  
Street, and National Guard Armory  
(United Auto Supply, mobile homes)

Parcel Number	1985 EAV	Exemptions	Adjusted EAV
91-21-08-426-002	31,080	0	31,080
91-21-08-426-003	11,030	0	11,030
91-21-08-426-004	34,090	0	34,090
91-21-08-426-005	94,150	0	94,150
91-21-08-428-002	7,610	0	7,610
91-21-08-428-003	5,500	0	5,500
91-21-08-428-005	21,930	0	21,930
91-21-08-428-010	5,270	3,500	1,770
91-21-08-428-011	<u>1,430</u>	<u>0</u>	<u>1,430</u>
Block Total	212,090	3,500	208,590

---

**Block Description No. 3**

Area bounded by Cunningham Avenue, Park Street, University Avenue, and Maple Street.

(Yen Ching North, Chief Illini Motel, car wash)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-427-002	171,990	0	171,990
91-21-08-427-004	149,670	0	149,670
91-21-08-427-005	31,290	0	31,290
91-21-08-427-006	35,140	0	35,140
Block Total	388,090	0	388,090

---

**Block Description No. 4**

Area bounded by University Avenue, Broadway Avenue, Vine Street, and Penn Central railroad tracks

(Huey's, DoDuds, Glasrock, Gill Company)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-459-002	27,900	0	27,900
91-21-08-459-003	26,380	0	26,380
91-21-08-459-005	37,540	0	37,540
91-21-08-459-007	212,880	0	212,880
91-21-08-460-002	107,910	0	107,910
91-21-08-460-003	233,310	0	233,310
Block Total	645,920	0	645,920

---

**Block Description No. 5**

Area bounded by Vine Street, University Avenue, Maple Street, and Penn Central railroad tracks

(Carter's Furniture, Mayflower Moving, Illinois Power substation)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-476-001	266,470	0	266,470
91-21-08-476-002	33,070	0	33,070
Block Total	299,540	0	299,540

---

**Block Description No. 6**

Area bounded by Penn Central railroad tracks, Maple Street, Norfolk and Western railroad right-of-way, and Vine Street

(C-U Business Computers)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-477-001	56,370	0	56,370
91-21-08-477-002	10,890	0	10,890
Block Total	67,260	0	67,260

---

Block Description No. 7

Area bounded by Main Street, Water Street, Walnut Street,  
and Vine Street

(County Jail, Elliott Building)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-204-007	39,210	0	39,210
92-21-17-204-008	0	0	0
91-21-08-463-006	0	0	0
Block Total	39,210	0	39,210

---

Block Description No. 8

Area bounded by Vine Street, Main Street, and Norfolk and  
Western railroad right-of-way

(Sullivan Chrysler-Plymouth, China Inn, residential  
property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-226-004	8,210	0	8,210
92-21-17-226-005	6,760	0	6,760
92-21-17-226-006	6,230	0	6,230
92-21-17-226-007	2,820	0	2,820
92-21-17-226-008	4,940	2,620	2,320
92-21-17-226-009	0	0	0
92-21-17-226-010	79,290	0	79,290
91-21-08-478-001	77,170	0	77,170
91-21-08-478-002	61,080	0	61,080
91-21-08-478-004	9,520	3,500	6,020
91-21-08-478-005	6,210	0	6,210
91-21-08-478-006	8,590	3,500	5,090
91-21-08-478-007	8,290	0	8,290
91-21-08-478-008	2,700	0	2,700
91-21-08-478-009	40,460	0	40,460
91-21-08-478-010	9,460	0	9,460
91-21-08-478-011	6,700	3,500	3,200
91-21-08-479-001	61,270	0	61,270
Block Total	399,700	13,120	386,580

---

**Block Description No. 9**

Area bounded by Main Street, Bennett Avenue, Elm Street,  
and Broadway Avenue  
(County Courthouse and Annex)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-207-001	0	0	0
92-21-17-208-001	0	0	0
Block Total	0	0	0

**Block Description No. 10**

Area bounded by Main Street, Bennett Avenue, Elm Street,  
and Vine Street  
(Dunkin Donuts, County court building, Urbana Coin Wash,  
Elite Diner)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-209-001	0	0	0
92-21-17-209-002	19,990	0	19,990
92-21-17-209-006	30,590	0	30,590
92-21-17-209-007	37,260	0	37,260
92-21-17-209-009	63,150	0	63,150
Block Total	150,990	0	150,990

**Block Description No. 11**

Area bounded by Vine Street, Main Street, Urbana Avenue,  
and Elm Street  
(Goodyear Tire, residential property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-227-003	0	0	0
92-21-17-227-004	27,730	0	27,730
92-21-17-227-005	11,990	0	11,990
92-21-17-227-006	12,260	0	12,260
92-21-17-227-007	5,980	0	5,980
92-21-17-227-008	7,220	0	7,220
92-21-17-227-009	5,840	0	5,840
92-21-17-227-010	8,910	5,500	3,410
92-21-17-227-011	30,390	0	30,390
Block Total	110,320	5,500	104,820

## Block Description No. 12

Area fronting on south side of East Main Street between  
Urbana Avenue and Maple Street and Elm Street  
(Berns Clancey and Associates, residential property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-228-001	10,100	5,500	4,600
92-21-17-228-002	19,930	0	19,930
92-21-17-228-003	34,870	0	34,870
92-21-17-228-004	15,170	0	15,170
92-21-17-228-005	<u>6,460</u>	<u>0</u>	<u>6,460</u>
Block Total	86,530	5,500	81,030

## Block Description No. 13

Area fronting on south side of East Main Street between  
Maple Street and Grove Street  
(Long's Garage)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-229-001	24,210	0	24,210
92-21-17-229-002	56,100	0	56,100
92-21-17-229-008	100	0	100
92-21-17-231-001	<u>11,800</u>	<u>0</u>	<u>11,800</u>
Block Total	92,210	0	92,210

## Block Description No. 14

Area bounded by Elm Street, Vine Street, Green Street, and  
Urbana Avenue

(Bumper to Bumper, residential property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-233-001	89,360	0	89,360
92-21-17-233-002	9,110	0	9,110
92-21-17-233-003	15,170	0	15,170
92-21-17-233-004	7,800	0	7,800
92-21-17-233-005	52,050	0	52,050
92-21-17-233-006	18,390	0	18,390
92-21-17-233-007	<u>17,880</u>	<u>0</u>	<u>17,880</u>
Block Total	209,760	0	209,760

## Block Description No. 15

Area bounded by Green Street, Illinois Street, Vine Street  
and Urbana Avenue

(City Building, residential property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-238-001	0	0	0
92-21-17-238-002	9,270	3,060	6,210
92-21-17-238-003	1,240	0	1,240
92-21-17-238-004	0	0	0
92-21-17-238-005	0	0	0
92-21-17-238-009	15,090	0	15,090
92-21-17-238-010	12,420	3,500	8,920
92-21-17-238-011	13,240	3,500	9,740
92-21-17-238-012	0	0	0
92-21-17-242-001	0	0	0
92-21-17-242-002	0	0	0
92-21-17-242-003	12,790	3,500	9,290
92-21-17-242-004	0	0	0
92-21-17-242-005	6,790	3,500	3,290
92-21-17-242-006	0	0	0
92-21-17-242-007	9,370	5,500	3,870
92-21-17-242-008	14,060	5,500	8,560
92-21-17-242-009	<u>10,550</u>	<u>3,500</u>	<u>7,050</u>
Block Total	104,820	31,560	73,260

## Block Description No. 16

Area bounded by Illinois Street, California Street, Vine  
Street, and Urbana Avenue

(Service Liquor, Summers Marathon, residential property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-276-001	60,970	0	60,970
92-21-17-276-002	55,130	0	55,130
92-21-17-276-004	35,050	0	35,050
92-21-17-276-005	12,080	0	12,080
92-21-17-276-006	7,930	0	7,930
92-21-17-276-007	13,040	3,500	9,540
92-21-17-276-008	11,120	5,500	5,620
92-21-17-276-009	<u>8,630</u>	<u>0</u>	<u>8,630</u>
Block Total	203,950	9,000	194,950



## Block Description No. 17

Area bounded by Elm Street, Vine Street, Illinois Street,  
Diana's Foodstore, and TIF1  
(Lincoln Square, Yen Ching South, Credit Thrift)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-214-002	68,290	0	68,290
92-21-17-215-001	0	0	0
92-21-17-215-002	0	0	0
92-21-17-212-004	0	0	0
92-21-17-212-010	25,440	0	25,440
92-21-17-212-011	0	0	0
92-21-17-212-013	0	0	0
92-21-17-212-016	<u>1,796,190</u>	<u>0</u>	<u>1,796,190</u>
Block Total	1,889,920	0	1,889,920

## Block Description No. 18

Area bounded by Illinois Street, Vine Street, California  
Street, and vacated Walnut Street right-of-way  
(Lincoln Square parking, Key cleaners, residential  
property, Wikoff's Speedy Lube, Meades Sunoco)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-254-001	13,200	0	13,200
92-21-17-254-002	15,000	0	15,000
92-21-17-254-003	15,000	0	15,000
92-21-17-254-004	37,230	0	37,230
92-21-17-254-005	43,460	0	43,460
92-21-17-254-008	29,930	0	29,930
92-21-17-254-009	23,270	0	23,270
92-21-17-254-010	33,770	0	33,770
92-21-17-254-011	<u>29,030</u>	<u>0</u>	<u>29,030</u>
Block Total	239,890	0	239,890

## Block Description No. 19

Area bounded by TIF1, Race Street, California Street,  
Broadway Avenue, and Illinois Street  
(old Busey Bank drive-up facility, Champion Federal Savings  
and Loan, residential property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-252-005	19,540	0	19,540
92-21-17-252-006	16,690	5,500	11,190
92-21-17-252-009	61,180	0	61,180

92-21-17-252-013	308,550	0	308,550
92-21-17-253-001	18,290	0	18,290
92-21-17-253-002	20,750	5,500	15,250
Block Total	445,000	11,000	434,000

---

Block Description No. 20

Area bounded by Elm Street, Cedar Street, Race Street, and Green Street

(city parking, law offices, library, Jaques House)

Parcel Number	1985 EAV	Exemptions	Adjusted EAV
92-21-17-141-001	10,530	0	10,530
92-21-17-141-002	43,960	0	43,960
92-21-17-141-003	0	0	0
92-21-17-141-004	20,870	5,500	15,370
92-21-17-141-005	15,780	0	15,780
92-21-17-141-007	0	0	0
92-21-17-210-001	5,000	0	5,000
92-21-17-210-002	0	0	0
92-21-17-210-003	0	0	0
92-21-17-210-004	58,710	0	58,710
92-21-17-210-006	12,260	0	12,260
92-21-17-210-007	12,030	0	12,030
92-21-17-210-008	72,260	0	72,260
Block Total	251,400	5,500	245,900

---

Block Description No. 21

Area bounded by Green Street, Cedar Street, Race Street, and High Street

(residential property, township offices, city parking, commercial property)

Parcel Number	1985 EAV	Exemptions	Adjusted EAV
92-21-17-142-001	14,340	0	14,340
92-21-17-142-002	22,200	3,500	18,700
92-21-17-211-001	0	0	0
92-21-17-211-002	0	0	0
92-21-17-211-003	15,510	3,500	12,010
92-21-17-211-004	36,360	0	36,360
92-21-17-211-005	17,300	0	17,300
92-21-17-211-006	30,920	5,500	25,420
92-21-17-211-007	22,780	5,500	17,280
92-21-17-211-008	11,660	0	11,660
92-21-17-211-009	18,600	3,500	15,100
Block Total	189,670	21,500	168,170

---

## Block Description No. 22

Area bounded by High Street, Cedar Street, Race Street, and  
Illinois Street  
(residential property, First Baptist Church)

Parcel Number	1985 EAV	Exemptions	Adjusted EAV
92-21-17-213-001	15,780	0	15,780
92-21-17-213-002	26,290	5,500	20,790
92-21-17-213-003	16,240	3,500	12,740
92-21-17-213-004	24,840	3,500	21,340
92-21-17-213-005	0	0	0
Block Total	83,150	12,500	70,650

## Block Description No. 23

Area bounded by Illinois Street, Cedar Street, Race Street,  
and California Street  
(residential property)

Parcel Number	1985 EAV	Exemptions	Adjusted EAV
92-21-17-251-001	15,580	3,500	12,080
92-21-17-251-002	20,380	5,500	14,880
92-21-17-251-005	25,110	0	25,110
92-21-17-251-006	11,040	0	11,040
92-21-17-251-007	17,220	0	17,220
92-21-17-251-008	25,100	0	25,100
Block Total	114,430	9,000	105,430

## Block Description No. 24

Area bounded by Springfield Avenue, Birch Street, Elm  
Street, and Cedar Street  
(residential property, Swanks Bridal, Lutheran Church)

Parcel Number	1985 EAV	Exemptions	Adjusted EAV
92-21-17-135-001	9,350	3,500	5,850
92-21-17-135-002	11,150	3,500	7,650
92-21-17-135-003	44,550	0	44,550
92-21-17-135-004	9,150	0	9,150
92-21-17-135-005	9,760	0	9,760
92-21-17-135-006	13,860	5,500	8,360
92-21-17-135-007	15,240	0	15,240
92-21-17-135-008	12,400	0	12,400
92-21-17-135-009	0	0	0
92-21-17-135-010	10,300	0	10,300

92-21-17-135-011	10,090	0	10,090
92-21-17-135-012	25,290	5,500	19,790
92-21-17-135-013	50,550	0	50,550
92-21-17-135-014	<u>22,740</u>	<u>0</u>	<u>22,740</u>
Block Total	244,430	18,000	226,430

---

Block Description No. 25

Area bounded by Elm Street, Birch Street, Green Street and Cedar Street  
(residential property, Weaver Funeral Home, offices)

Parcel Number	1985 EAV	Exemptions	Adjusted EAV
92-21-17-136-001	18,930	0	18,930
92-21-17-136-002	23,930	5,500	18,430
92-21-17-136-003	22,680	0	22,680
92-21-17-136-004	58,400	0	58,400
92-21-17-136-005	24,090	0	24,090
92-21-17-136-008	24,380	0	24,380
92-21-17-136-009	18,870	3,500	15,370
92-21-17-136-010	25,050	0	25,050
92-21-17-136-011	22,030	3,500	18,530
92-21-17-136-012	26,730	0	26,730
92-21-17-136-013	<u>10,170</u>	<u>0</u>	<u>10,170</u>
Block Total	275,260	12,500	262,760

---

Block Description No. 26

Area at the southwest corner of Green Street and Cedar Street  
(vacant, offices)

Parcel Number	1985 EAV	Exemptions	Adjusted EAV
92-21-17-137-005	21,680	0	21,680
92-21-17-137-006	<u>3,190</u>	<u>0</u>	<u>3,190</u>
Block Total	24,870	0	24,870

---

Block Description No. 27

Area on the south side of Springfield Avenue immediately across from Thornburn Center  
(residential property)

Parcel Number	1985 EAV	Exemption	Adjusted EAV
92-21-17-110-019	15,700	5,500	10,200
92-21-17-110-020	<u>16,690</u>	<u>0</u>	<u>16,690</u>
Block Total	32,390	5,500	26,890

---

## Block Description No. 28

Area on the south side of Springfield Avenue between  
McCullough Street and Birch Street  
(residential property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-131-001	23,810	0	23,810
92-21-17-131-002	10,210	0	10,210
92-21-17-131-003	7,860	0	7,860
92-21-17-131-004	11,800	0	11,800
92-21-17-131-005	11,840	0	11,840
92-21-17-131-006	<u>20,780</u>	<u>0</u>	<u>20,780</u>
Block Total	86,300	0	86,300

## Block Description No. 29

Thornburn Center, between Stoughton Street and Springfield  
Avenue on McCullough Street

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-126-008	<u>0</u>	<u>0</u>	<u>0</u>
Block Total	0	0	0

## Block Description No. 30

Area bounded by Main Street, Springfield Avenue, McCullough  
Street, and Springfield IGA  
(residential property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-381-001	22,970	0	22,970
91-21-08-381-002	10,490	0	10,490
91-21-08-381-003	12,540	0	12,540
91-21-08-381-004	19,800	0	19,800
91-21-08-381-005	2,990	0	2,990
91-21-08-381-006	8,830	0	8,830
91-21-08-381-007	11,850	0	11,850
91-21-08-381-008	9,830	0	9,830
92-21-17-130-001	10,210	0	10,210
92-21-17-130-002	680	0	680
92-21-17-130-003	590	0	590
92-21-17-130-004	90	0	90
92-21-17-130-005	7,350	0	7,350
92-21-17-130-006	12,570	0	12,570
92-21-17-130-007	13,840	5,500	8,340
92-21-17-130-008	16,110	0	16,110
92-21-17-130-009	16,240	0	16,240

92-21-17-130-010	20,490	3,500	16,990
92-21-17-130-011	13,860	0	13,860
92-21-17-130-012	10,600	0	10,600
92-21-17-130-013	12,100	0	12,100
92-21-17-130-014	30,320	0	30,320
<b>Block Total</b>	<b>264,350</b>	<b>9,000</b>	<b>255,350</b>

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**Block Description No. 31**

Area bounded by Main Street, Springfield Avenue, and  
Springfield Avenue IGA  
(Marathon service station, Firestone)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-130-016	17,800	0	17,800
92-21-17-130-017	13,330	0	13,330
<b>Block Total</b>	<b>31,130</b>	<b>0</b>	<b>31,130</b>

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**Block Description No. 32**

Area bounded by Penn Central railroad tracks, McCullough  
Street, Griggs Street, Central Avenue, and property  
fronting on the north side of Griggs Street west of  
McCullough Street  
(Grindley Company)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-377-011	4,700	0	4,170
91-21-08-379-001	4,500	0	4,500
91-21-08-379-002	5,200	0	5,200
<b>Block Total</b>	<b>13,870</b>	<b>0</b>	<b>13,870</b>

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**Block Description No. 33**

Area bounded by Penn Central railroad tracks, Central  
Avenue, Griggs Street, and Race Street  
(Foodbank, industrial property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-382-003	18,900	0	18,900
91-21-08-382-004	25,380	0	25,380
91-21-08-452-001	3,500	0	3,500
91-21-08-452-002	4,150	0	4,150
91-21-08-452-003	1,890	0	1,890
<b>Block Total</b>	<b>53,820</b>	<b>0</b>	<b>53,820</b>

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**Block Description No. 34**

Area bounded by Penn Central railroad tracks, Race Street,  
Broadway Avenue, and TIF1  
(Station Theater)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-456-001	0	0	0
91-21-08-456-002	4,070	0	4,070
Block Total	4,070	0	4,070

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**Block Description No. 35**

Area fronting on Central Avenue between Locust Street and  
Griggs Street  
(residential property)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-380-007	17,910	5,500	12,410
91-21-08-380-008	12,380	3,500	8,880
91-21-08-380-009	21,200	0	21,200
91-21-08-380-010	17,000	0	17,000
91-21-08-380-011	170	0	170
91-21-08-380-012	12,570	0	12,570
Block Total	81,230	9,000	72,230

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**Block Description No. 36**

Area bounded by Griggs Street, Central Avenue, Locust  
Street, and Wood Street  
(residential property, Laundry Equipment by Floyd)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-383-001	14,760	3,500	11,260
91-21-08-383-002	17,250	3,500	13,750
91-21-08-383-003	7,690	0	7,690
91-21-08-383-004	12,750	0	12,750
91-21-08-383-005	13,310	3,500	9,810
91-21-08-383-006	22,540	0	22,540
91-21-08-383-007	8,500	0	8,500
91-21-08-383-008	16,710	0	16,710
91-21-08-383-009	40,970	0	40,970
Block Total	154,480	10,500	143,980

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**Block Description No. 37**

Area bounded by Race Street, Griggs Street, Wood Street,  
 Locust Street, Central Avenue, Main Street, and TIF1  
 (residential property, Firestone warehouse, Service Liquor,  
 News-Gazette Teleview, city parking, Courier Cafe, Denny's  
 Cleaners, and Clark and Dietz Engineers)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
92-21-17-139-001	0	0	0
92-21-17-139-002	8,310	0	8,310
92-21-17-139-003	29,740	0	29,740
91-21-08-384-001	14,780	0	14,780
91-21-08-384-002	10,980	3,500	7,480
91-21-08-384-003	21,720	0	21,720
91-21-08-384-004	17,510	0	17,510
91-21-08-384-005	13,410	5,500	7,910
91-21-08-384-006	10,260	3,500	6,760
91-21-08-384-007	14,690	3,500	11,190
91-21-08-384-008	12,160	3,500	8,660
91-21-08-384-009	17,110	0	17,110
91-21-08-384-010	290	0	290
91-21-08-384-011	42,890	0	42,890
91-21-08-384-012	48,990	0	48,990
91-21-08-384-013	0	0	0
91-21-08-453-001	224,380	0	224,380
91-21-08-453-002	9,900	0	9,900
91-21-08-453-003	33,670	0	33,670
91-21-08-453-007	190	0	190
91-21-08-453-008	22,670	0	22,670
91-21-08-453-015	40,060	0	40,060
Block Total	593,710	19,500	574,210

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**Block Description No. 38**

Area bounded by Race Street, Water Street, and TIF1  
 (Stratford Apartments)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-457-003	37,020	28,000	9,020
91-21-08-457-004	3,620	0	3,620
Block Total	40,640	28,000	12,640

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## Block Description No. 39

Area bounded by Race Street, Water Street, and TIF1  
(city parking, Bunny's Tavern)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-458-001	0	0	0
91-21-08-458-002	8,190	0	8,190
91-21-08-458-003	7,290	0	7,290
Block Total	15,480	0	15,480

## Block Description No. 40

Area fronting on West University Avenue between Race Street  
and Lake Street  
(residential property, offices, Drewes Chiropractic Clinic)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-402-006	15,110	0	15,110
91-21-08-402-007	16,970	0	16,970
91-21-08-402-008	30,660	0	30,660
Block Total	62,740	0	62,740

## Block Description No. 41

Area fronting on West University Avenue between Race Street  
and Broadway Avenue  
(Collins service station, Reds Muffler Shop, offices)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-403-004	8,660	0	8,660
91-21-08-403-005	30,590	0	30,590
91-21-08-403-009	88,120	0	88,120
91-21-08-403-010	29,850	0	29,850
Block Total	157,220	0	157,220

## Block Description No. 42

Area bounded by University Avenue, Race Street, Penn  
Central railroad tracks, and Lincoln Lodge Motel  
(residential property, Heritage Veterinary Hospital, Leal  
Park, Helmick Lumber, and Carle Hospital storage)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-376-012	0	0	0
91-21-08-376-016	34,380	0	34,380
91-21-08-376-017	24,560	0	24,560
91-21-08-451-001	14,870	3,500	11,370

91-21-08-451-002	14,250	5,500	8,750
91-21-08-451-003	14,730	0	14,730
91-21-08-451-004	14,470	0	14,470
91-21-08-451-005	720	0	720
91-21-08-451-006	8,660	3,500	5,160
91-21-08-451-007	6,570	1,810	4,760
91-21-08-451-008	9,300	3,500	5,800
91-21-08-451-009	12,860	0	12,860
91-21-08-451-010	16,600	3,500	13,100
91-21-08-451-011	14,370	3,500	10,870
91-21-08-451-012	15,410	0	15,410
91-21-08-451-013	15,120	0	15,120
<b>Block Total</b>	<b>216,870</b>	<b>24,810</b>	<b>192,060</b>

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**Block Description No. 43**

Area bounded by University Avenue, Race Street, Broadway Avenue, and Penn Central railroad tracks (Wendy's, Millhouse Plaza, Lil Porgys, Commercial Bank)

<u>Parcel Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
91-21-08-455-003	10,560	0	10,560
91-21-08-455-004	10,560	0	10,560
91-21-08-455-008	860	0	860
91-21-08-455-009	110,140	0	110,140
91-21-08-455-012	125,000	0	125,000
91-21-08-455-013	65,690	0	65,690
91-21-08-455-014	120,070	0	120,070
91-21-08-455-015	74,940	0	74,940
<b>Block Total</b>	<b>517,820</b>	<b>0</b>	<b>517,820</b>

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**TOTAL ALL BLOCKS**

<u>Block Number</u>	<u>1985 EAV</u>	<u>Exemptions</u>	<u>Adjusted EAV</u>
1	960,860	0	960,860
2	212,090	3,500	208,590
3	388,090	0	388,090
4	645,920	0	645,920
5	299,540	0	299,540
6	67,260	0	67,260
7	39,210	0	39,210
8	399,700	13,120	386,580
9	0	0	0
10	150,990	0	150,990
11	110,320	5,500	104,820
12	154,520	18,000	136,520
13	182,900	10,500	172,400
14	209,760	0	209,760
15	104,820	31,560	73,260

16	203,950	9,000	194,950
17	1,889,920	0	1,889,920
18	239,890	0	239,890
19	445,000	11,000	434,000
20	251,400	5,500	245,900
21	189,670	21,500	168,170
22	83,150	12,500	70,650
23	114,430	9,000	105,430
24	244,430	18,000	226,430
25	275,260	12,500	262,760
26	24,870	0	24,870
27	32,390	5,500	26,890
28	86,300	0	86,300
29	0	0	0
30	264,350	9,000	255,350
31	31,130	0	31,130
*32	13,870	0	13,870
33	53,820	0	53,820
34	4,070	0	4,070
35	81,230	9,000	72,230
36	154,480	10,500	143,980
37	593,710	19,500	574,210
38	40,640	28,000	12,640
39	15,480	0	15,480
40	62,740	0	62,740
41	157,220	0	157,220
42	216,870	24,810	192,060
43	517,820	0	517,820
TOTAL	10,055,390	264,490	9,790,900

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**TOTAL INITIAL EQUALIZED ASSESSED VALUE**

Adjusted for Limited and Elderly Exemptions = \$9,790,900

Prepared by Urbana Department of Community Development Services, August, 1986, from data provided by Champaign County Supervisor of Assessments, Cunningham Township Assessor

NOTES: (1) Elderly exemption is a reduction from the equalized value of a property owned and occupied as a residence by a person 65 years or older. Elderly exemption is limited to \$2,000.

(2) Limited exemption is a reduction from the equalized value of a property equal to the increase in value above the 1977 value up to a maximum of \$3,500. The property must be residential occupied by the owner as his other principal dwelling.

## EQUALIZED ASSESSED VALUE PROJECTIONS

The projection of future equalized assessed values must be made based upon assumptions relating to development. For the purpose of this projection, each of the ten development opportunities is assumed to develop as outlined in the master plan. An increased tax increment is then assigned each of the ten in 1986 dollars and totalled.

Area	Project	Increased Assessed Value
1:	Griggs Street (medical services structure)	500,000
2:	Leal Park area (residential)	1,000,000
3:	North Broadway Avenue (retail)	500,000
4:	Five Points (hotel/retail)	1,000,000
5:	Lessaris Mobile Home Park (retail)	500,000
6:	Maple and Vine Streets (industrial)	1,000,000
7:	Main and Urbana Streets (office/public)	100,000
8:	Lincoln Square (retail/hotel)	2,000,000
9:	Race Street (office)	500,000
10:	Main/Springfield area (residential/office)	<u>500,000</u>
	TOTAL:	\$7,600,000

ILLINOIS BUSINESS TAX NUMBERS - 1985  
 URBANA REDEVELOPMENT PROJECT AREA NUMBER TWO

BUSINESS NAME	ADDRESS	IBT NUMBER	CODE	MULTI LOC	86 TERMIN
Agricultural Marketing Network Inc	104 W University Ave	1827-2630 010-0001	7396		YES
Arrow Glass Co	608 N Cunningham	0923-1420 010-0001	001 5913		
Art Floral-Urbana	402 N Race	0847-8961 010-0001	001 6090		
Art Mart	127 Lincoln Sq	0331-3948 010-0001	6094		
Auto Works	302 E Green	0145-8639 010-0001	7512		
B J & Co on Hair/Fox & Hounds	#158 Lincoln Square	0432-3025 010-0001	001 7292		
Bandy's TV Inc	408 N Race	1647-6621 010-0001	7396		
Baskin Clothing Co	Lincoln Square Shop Cntr	0006-7873 010-0001	001 5410		
Bi-State Cash Register Corporation	514 N Cunningham	0356-9942 010-0001	001 6096		
Bridal Fashions By Swank	302 W Elm St	1707-2646 010-0001	5419		
Brooks Fashion Store #070	119 Lincoln Square Mall	0089-3013 010-0001	001 5414		
Ruchanan's Complete Auto Repair	610 N Cunningham	1761-5305 010-0001	7512		
Bundle of Joy	408 N Race St	1793-9951 010-0001	5413		YES
Bunny's	119 W Water	0204-1847 010-0001	5812		
Cabana Tan Centers Inc	405 E North Broadway	1622-6739 010-0001	001 7298	YES	
Carriage Bumper to Bumper	302 Vine & Green	1508-2997 010-0001	002 5634	YES	
Carson Pirie Scott	100 Lincoln Square	0404-5841 010-0001	001 7292		
Carson Pirie Scott & Company	100 Lincoln Square	0086-1332 010-0001	001 5311		
Carter's Furniture	410 North Vine	0856-2970 010-0001	001 5511		
Casual Corner #0672	Lincoln Square	0270-1731 010-0001	001 5415		
Champaign Books Inc.	602 N Cunningham	0409-8498 010-0001	6083		
Chico	604 N Cunningham	1763-5500 010-0001	5812		
Collins Oil Company	108 W University	0777-6292 010-0001	001 5641	YES	
Denny's Professional Cleaners	119 N Race	0137-6594 010-0001	001 7216	YES	
Diet Center of Urbana/Sullivan	405 N Broadway	1219-6355 010-0001	001		
Do Duds	402 N Broadway	0156-8779 010-0001	002 7215	YES	
Downtown Marathon	Main & Springfield	0957-4468 010-0001	5641		
Dunkin Donuts	209 E Main St	1618-4701 010-0001	2041		
Dyno Tune Inc	104 S Vine	1610-8752 010-0001	5612		
Electrolux Corporation	408 N Race	0408-5647 010-0001	001 5516		
Elite Diner Inc	210 E Elm St	1698-0409 010-0001	5811		
Fannie Mae Candy Shops Inc	Lincoln Square	0005-6901 010-0001	001 5214		
Ferguson Supply Co.	210 W Briggs Box 62	0308-4159 010-0001	4987		
Five Points Inn	505 N Cunningham Ave	1755-8141 010-0001			
Five Points Inn (Atlantic Lodging)	500 N Cunningham	1793-5652 010-0001	001		
Floral Impressions	130C Lincoln Square	1527-9685 010-0001	002 6090		
Glamour Plus Ltd	408 North Race	1717-7413 010-0001	001 5411		
Glasrock Home Health Care/III Inc	400 N Broadway	1585-6331 010-0001	001 7396		
GT Acquisition Corp 13-32877	100 Lincoln Square	1856-0271 010-0001	001 6071		
H-W Manufacturing Co.	121 W Water St	0012-2531 010-0001	7596		
H.S. Grindley Co.	402 Briggs St	0740-4492 010-0001	5516		
Helmicks Lumber Mill	395 N Race	0080-0244 010-0001	2411		
Huey's Store Inc.	105 E University	0871-1917 010-0001	5393		YES
Ideas & Presentations by Yanina	205 W University Ave	1618-5927 010-0001	6094		
Jiffy Oil Change	301 E Main	1855-3753 010-0001	7519		
Jo-Ann Fabric Shop #868-2868	140 Lincoln Square	0294-8354 010-0001	001 5392		
Jolly Roger	118 W Water	0123-0956 010-0001	5813		
Kahala Kai Inc	302 E Main St	1843-2352 010-0001	5811		

BUSINESS NAME	ADDRESS	IBT NUMBER	CODE	MULTI LOC	86 TERMIN
Kirby's Firestone of Urbana Inc.	303 W Main St	1519-2067 010-0001	5631		
Laundry Equipment by FLOYD	303 Griggs	1789-5693 010-0001	5516		
Leah's LTC	Lincoln Square Mall	0404-3049 010-0001	001 5812		
Li'l Porgy's Bar B Q	101 W University	1712-1620 010-0001	001 5812		
Living Stones Christian Bk Str	401 N Broadway	1543-8163 010-0001	6083		
Long's Garage, Inc	503 E Main St	0317-7416 010-0001	7512		
Mary's Cake N Candy Cupboard	408 N Race St	1641-7623 010-0001	001 5218		
Material Supply Co.	103 N Maple St	0954-8114 010-0001	3271		
McCandless, Robert K	No 8 Lincoln Square	0072-0747 010-0001	7231		
Meades Sunoco	507 S Vine	0200-2116 010-0001	5641		
Michelle's Bridal Shoppe	405 N Broadway	1648-3936 010-0001	5412		
Mike Odom Automotive	302 W Springfield	1849-5559 010-0001	7512		
Millhouse Centre Ltd	402 N Race St	0348-8462 010-0001	6090		
Pastime Hobbies	403 N Broadway	0344-3681 010-0001	6094		
Performance Sports Inc	120 Lincoln Sq	1605-7422 010-0001	001 5419		YES
Petites & More Ltd	408 N Race - C	1771-1967 010-0001			
Petites & More Ltd	408 N Race - C	1789-9346 010-0001	5412		
Record Service	152 AB Lincoln Square Mall	0197-2391 010-0001	001 5518		
Reds Muffler Shop	102 W University	1553-8257 010-0001	7596		
Revco Discount Drug Center #3030	110 Lincoln Square	1832-3405 010-0001	003 6011	YES	
Seno Formal Wear Inc.	405 N Broadway	0442-3445 010-0001	001 5410		
Service Liquor Store	306 W Main	1714-0031 010-0001	001 6021	YES	
Service Liquor Store Vine	502 S Vine	1714-0031 001-0001	003 6021	YES	
Service Optical #514	115A Lincoln Square	0185-1810 010-0001	001 6095		
Shelby Imports	104 E University	0225-9001 010-0001	5611		
Sholem Shoes	118 Lincoln Square	0441-0671 010-0001	001 5415		
Song Supplements Inc	202 S Broadway	1778-3488 010-0001			
Sullivan Auto Center	200 N Vine	1540-4031 010-0001	001 5611		
Summers Marathon	508 South Vine	1626-4630 010-0001	5641		
T C Construction	303 W Elm	1779-3998 010-0001	1511		
Tablespoon Restaurant Inc	302 E Main St	1500-2918 010-0001			
TG&Y (Scott Store #9260)	155 Lincoln Square	0133-7246 010-0001	001 5331		
The Barbers	301 S Race	1653-4409 010-0001	7291		
The Closet	Lincoln Square	0412-1521 010-0001	001 5419		
The Finish Point	202 W University	1628-3295 010-0001	001 7396		
The Gift Box	395 N Race	1634-7056 010-0001	6094		
The Shoe Shoppe	156 A Lincoln Square	1790-3995 010-0001	5415		YES
The Wilderness Factor Inc	114 Lincoln Sq	1686-1779 010-0001	001 6084		YES
Thomas Plumbing-Heating Co.	205 E Main	0534-9907 010-0001	5912		
Thornburn Center	101 North McCullough	0240-1355 010-0001	002 8699		
Town & Country Steak House	510 N Cunningham	0340-2398 010-0001			
United Auto Supply Company	610 N Cunningham	0486-6991 010-0001	001 4961		
Urbana Apparel #480	Bldg D Lincoln Sq	0978-3131 010-0001	5411		
Urbana Card Shop, Inc.	112 Lincoln Square	0470-0813 010-0001	6094		
Urbana Chamber of Commerce	Lower Level Lincoln Square	1204-2226 010-0001	8641		
Urbana Free Library	201 S Race	0386-0841 010-0001	8013		
Urbana Tire Company	202 South Vine	0355-9254 010-0001	001 5631		
Valdosta Steak House	509 N Cunningham Ave	1803-7461 010-0001	001 5811		YES
Volkman Jewelers	Lincoln Sq	0465-4323 010-0001	001 6071		
Walden Book Store #218	Lincoln Square	0976-8807 010-0001	001 6083		
Weaver Memorial Chapel	302 W Green St	0741-9287 010-0001	7295		
Weiskamp Screen Printing	415 W Main	1601-3662 010-0001	2751		

BUSINESS NAME	ADDRESS	IBT NUMBER			CODE	MULTI LDC	86 TERMIN
Wendy's Old Fashioned Hamburgers	410 N Race St	0374-3871	010-0001	001	5811		
Wikoff's Speedy Lube & Oil Chgr	501 S Vine St	0455-2611	010-0001		7596		
Yen Ching	401 S Broadway	0393-6864	010-0001		5813		
Yen Ching North Inc	510 N Cunningham	1848-3984	010-0001		5811		

## ESTIMATED REDEVELOPMENT PROJECT COSTS

The Public Improvement Projects shown in this section depict known public facility deficiencies based upon an analysis of the redevelopment area. Every effort has been made to be comprehensive in listing these deficiencies, however it is realistic to assume that some deficiencies exist but are not now known and that new deficiencies will occur over the term of Tax Increment Finance District II.

No attempt has been made to prioritize individual capital improvement projects at this time. However, capital improvements however supporting and necessary for private sector investment projects in the redevelopment area will have first priority over general improvement projects.

The costs associated with the construction of these public facilities projects include the sum of all reasonable or necessary costs for the actual project construction and any costs incidental to the planning and design of the project. Such costs may include but are not limited to:

1. The cost of preparation, design and implementation of studies, plans and specifications for public improvement projects.
2. The costs associated with professional services including architectural, engineering, legal, marketing, financial, planning and any other cost related to the projects.
3. The cost of property assembly including, but not limited to, acquisition of land and other real property, purchase of easements and right-of-way, demolition of buildings and clearing and preparing the site.
4. The cost of relocation assistance to the extent the City determines that relocation costs should be paid.
5. The cost of actual construction of public facilities or improvements.
6. The costs of financing including, but not limited to all necessary and incidental expenses related to the issuance of obligations which may include payment of interest on any obligation issued during the estimated period of construction of any public facilities project.
7. The cost of all or a portion of a taxing district's capital costs resulting from a project necessarily incurred in the furtherance of the objectives of the Redevelopment Plan and Projects. Such costs are obligated only to the extent that Urbana, by written agreement accepts and approves the costs.



Potential Public Improvement Projects and Estimated Costs

The following section depicts known public facilities deficiencies in the Redevelopment Project Area that are anticipated as public improvement projects. The costs associated with these projects are based on 1986 estimates for actual construction and do not include associated costs for professional and legal services. The projects listed below represent known projects. Some activities may be deleted or the list may be expanded as circumstances dictate.

### SIDEWALK INSTALLATION

Street Location	From	To	Estimate
Maple Street (E & W)	Crystal Lake Drive	University Avenue	25,000
Maple Street (E & W)	University Avenue	Main Street	43,000
Locust Street (N & S)	Central Avenue	Wood Street	3,000
Wood Street (E & W)	Griggs Street	Locust Street	9,000
Urbana Street (E)	Main Street	Elm Street	4,000
Water Street (N & S)	Vine Street	East End	11,000
Griggs Street (N)	Race Street	McCullough Street	14,000
Crystal Lake Drive (N & S)	Cunningham Avenue	East End	13,000
Park Street (N & S)	Cunningham Avenue	Maple Street	13,000
University Avenue (N & S)	Vine Street	Maple Street	18,000
Cunningham Avenue (N)	Broadway Avenue	East End	9,000
vine Street (W)	Main Street	Elm Street	3,000
Urbana Street (W)	Water Street	South End	<u>3,000</u>
<b>TOTAL SIDEWALK INSTALLATION</b>			<b>\$168,000</b>

**NEW STREET CONSTRUCTION**

<b>Street Location</b>	<b>From</b>	<b>To</b>	<b>Estimate</b>
Park Street	Cunningham Avenue	Maple Street	\$ 95,000
Crystal Lake Drive	Cunningham Avenue	East End	95,000
Maple Street	Main Street	University Avenue	300,000
Maple Street	Main Street	Elm Street	70,000
Urbana Street	Main Street	California	70,000
Water Street	Vine Street	Urbana Street	95,000
Grove Street	Main Street	Elm Street	70,000
Maple Street	Crystal Lake Drive	University Avenue	190,000
Urbana Street	Water Street	South End	<u>25,000</u>
		<b>TOTAL STREET CONSTRUCTION</b>	<b>\$1,010,000</b>

**STORM SEWER INSTALLATION**

<b>Street Location</b>	<b>From</b>	<b>To</b>	<b>Estimate</b>
Main Street	Bennett Street	Urbana Street	\$ 99,000
Elm Street	Walnut Street	Bennett Street	29,000
Race Street	Elm Street (In TIF I)	Green Street	44,000
Bennett Street	Main Street	Elm Street	37,000
Locust Street	Central Street	Wood Street	44,000
Central Street	Griggs Street	Locust Street	38,000
Broadway Avenue	High Street	California	70,000
Illinois Street	Vine Street	Urbana Street	63,000
Vine Street	Illinois Street	California Street	44,000
Wood Street	Locust Street	Boneyard	21,000
Walnut Street	Illinois Street	Railroad	50,000
University Avenue	Central Street	Lake Street	70,000
Springfield Avenue	McCullough Street	Birch Street	50,000
Maple Street	University Avenue	S. of University	<u>31,000</u>
	<b>TOTAL STORM SEWER INSTALLATION</b>		<b>\$670,000</b>

SANITARY SEWER INSTALLATION

Street Location	From	To	Estimate
Elm Street	Broadway Avenue	Bennett Street	\$88,000
Main Street	Maple Street	Grove Street	<u>48,000</u>
	TOTAL SANITARY SEWER INSTALLATION		<u>\$136,000</u>

**STREET-LIGHTING (COLLECTOR)**

<b>Street Location</b>	<b>From</b>	<b>To</b>	<b>Estimate</b>
Greeg Street	Birch Street	Race Street	\$ 20,000
Main Street	Vine Street	Grove Street	25,000
Green Street	Vine Street	Urbana Street	10,000
Illinois Street	Cedar Street	Race Street	10,000
Illinois Street	Vine Street	Urbana Street	10,000

**STREET-LIGHTING (RESIDENTIAL)**

<b>Street Location</b>	<b>From</b>	<b>To</b>	<b>Estimate</b>
Birch Street	Springfield Avenue	Green Street	\$ 10,000
Broadway Avenue	High Street	California Street	*In streetscape
California Street	Walnut Street	Urbana Street	15,000
Cedar Street	Elm Street	Green Street	10,000
Crystal Lake Drive	Cunningham Avenue	East End	7,000
Cunningham Avenue	Cunningham Avenue	East End	13,000
Elm Street	Vine Street	Urbana Street	6,000
Grove Street	Main Street	North of Elm Street	5,000
Main Street	McCullough Street	Central Street	7,000
Maple Street	Crystal Lake Drive	University Avenue	17,000
Maple Street	University Avenue	Main Street	25,000
Maple Street	Main Street	Elm Street	5,000
McCullough Street	Main Street	S. of Springfield	13,000
Park Street	Cunningham Avenue	Maple Street	8,000
Urbana Street	Main Street	California Street	27,000
Urbana Street	Water Street	South. E.	5,000
Water Street	Vine Street	Urbana Street	8,000

Street Location	STREETLIGHTING RESIDENTIAL (cont.)		Estimate
	From	To	
Elm Street	Birch Street	Cedar Street	8,000
High Street	Race Street	Near Cedar	5,000
		<b>TOTAL STREETLIGHT</b>	<b>\$269,000</b>

Total estimated Capital Improvement Costs for the Redevelopment Area = \$2,218,000



## STREETSCAPE COST ESTIMATES

PHASE I

Springfield Ave.	Cedar to W. Side of IGA	(N.side)	\$ 46,000
Main St.	Marathon to W.Side of IGA	(S.side)	\$ 48,000
Main St.	H & R Bloc to Central Ave.	(N.side)	\$ 80,000
	TOTAL		\$174,000

PHASE II

Race St.	Courier Cafe to S.Side CRS-Sirrine	(W.side)	\$ 48,000
Race St.	Water St. to S. Side Lot 8	(E.side)	\$ 16,000
Race St.	RR tracks to University Ave.	(W.side)	\$ 88,000
Race St.	RR tracks to University Ave.	(E.side)	\$ 80,000
Broadway Ave.	RR tracks to University Ave.	(W.side)	\$ 68,000
Broadway Ave.	RR tracks to University Ave.	(E.side)	\$ 65,000
	TOTAL		\$365,000

PHASE III

Race St.	E-W Alley to California	(E.side)	\$ 17,000
California	Race to Broadway	(N.side)	\$ 54,000
N-S alley	California to Illinois between Race & Broadway		\$ 24,000
Broadway	Illinois to California	(W.side)	\$ 30,000
Broadway	Illinois to California	(E.side)	\$ 30,000
Illinois	Broadway to Walnut	(N.side)	\$ 33,000
Illinois	Walnut to Vine	(N.side)	\$ 40,000
Vine	Illinois to Water	(W.side)	\$175,000
Elm	Broadway to Vine	(N.side)	\$ 74,000
Elm	Post Office to Vine	(S.side)	\$ 53,000
Bennett	Main to Elm	(both sides)	\$ 63,000
Main	Walnut to Vine	(N.side)	\$ 51,000
Main	Walnut to Vine	(S.side)	\$ 40,000
	TOTAL		\$684,000
	TOTAL		\$1,223,000

## REDEVELOPMENT PROJECT AREA COST SUMMARY

Eligible redevelopment cost are defined by the Tax Increment Allocation Redevelopment Act as amended. These estimates assure that all ten development areas are improved. An estimate of potential costs are as follows:

1. Studies, surveys, development of plans, specifications, implementation, administration, engineering legal, marketing and other services	\$300,000*
2. Property assembly, demolition and clearance	500,000
3. Rehabilitation and development loans	500,000
4. Public Works or improvements	3,500,000
5. Finance and other capital costs	2,000,000

\*Annual audit, reporting and management expenses are additionally projected at \$25,000 annually.

# TIF2 STRUCTURAL SURVEY

Date \_\_\_\_\_ Zoning \_\_\_\_\_ Number of units \_\_\_\_\_  
 Address \_\_\_\_\_ Block number \_\_\_\_\_ Number of vacant units \_\_\_\_\_  
 Land use \_\_\_\_\_ Age of structure \_\_\_\_\_ Surveyor \_\_\_\_\_  
 PI number(s) \_\_\_\_\_

## BUILDING DEFECTS

**PAINT**

Slight Paint is beginning to peel, fade, or bubble, particularly around windows and columns.

Moderate Paint is a continuous state of peeling; over 30% of the surface is in need of new paint.

Critical Paint is in extremely poor condition over the majority of the surface or is non-existent.

- No defect/not applicable (0)
- Slight (10)
- Moderate (20)
- Critical (30)

**ROOFS**

Slight Shingles faded; nails loose.

Moderate Small number of missing shingles; flashing deteriorated; curled, worn, broken, or cracked shingles; medium cracks in tar; loss of gravel covering (flat roof); slight accumulation of branches, leaves, and other debris.

Critical Structure sagging; numerous shingles missing (more than 3 layers); exposed underlayment; buckling; large cracks in tar especially around projections; loss of protective covering.

- No defect/not applicable (0)
- Slight (20)
- Moderate (40)
- Critical (60)

**STAIRS, RAILS, PORCHES**

Slight Porch surface is beginning to show signs of wear; paint peeling or bubbling; handrails slightly loose; stairs in need of paint; slight wear in middle of wood riser; hairline cracks present in concrete riser.

Moderate Porch surface lacks protective (paint or varnish) covering; buckling; concrete porch surface cracked; handrails are loose or in disrepair; wood risers are swayed in middle; concrete is chipping; either wood or concrete contain small holes.

Critical Porch surface has rotting wood, missing planks, or holes; handrails are non-existent or pulled away from risers; risers have holes, are slanting, missing stairs, or loose from structure.

- No defect/not applicable (0)
- Slight (20)
- Moderate (40)
- Critical (60)

**SECOND MEANS OF EGRESS**

- Existent (0)
- Non-Existent (60)

## WINDOWS

Slight Glazing is thin; wood on storm windows is in need of paint; screens show sign of wear or mesh is becoming brittle or rusted; sills need paint.

Moderate Cracks are evident in window panes; wood storm windows do not have adequate protective covering; metal edge on storm windows is rusted or bent; screens have holes or do not fit properly; sills are in need of paint, are rotted, or show sign of water damage.

Critical Window panes are severely cracked or broken; storm windows are non-existent or broken; screens have large holes, are rusted, or bent; window sills are rotted, mildewed, or pulling away from structure.

- No defect/not applicable (0)  
 Slight (10)  
 Moderate (20)  
 Critical (30)

## CHIMNEYS

Slight Bricks need tuckpointing; metal is showing early signs of rust; hairline cracks in brick or block.

Moderate Cracks in brick or block; minor shifting of bricks; metal is rusted; no spark cap.

Critical Missing bricks; chimney is leaning; metal is rusted; holes or cracks in seams.

- No defect/not applicable (0)  
 Slight (20)  
 Moderate (40)  
 Critical (60)

## DOORS

Slight Door surface is in need of protective covering; frame needs paint; glass in door is cracked.

Moderate Door surface is worn and has small holes; door shows slight gap at bottom; frames show wear and water damage; lack of deadbolt lock; door knob is loose; door glass is cracked; storm door does not fit securely; screen door is bent or not secure; mesh is brittle or pulling.

Critical Door surface has holes; door has gap at top or bottom; hardware is loose or missing; door hinges are crooked; frame is rotted and mildewed; door knob is not functional; locks are non-existent or inadequate; door glass is broken; storm door is non-existent or non-functional; screen door is bent; screens contain holes or are extremely rusted.

- No defect/not applicable (0)  
 Slight (10)  
 Moderate (20)  
 Critical (30)

## WALLS

Slight Bricks need tuckpointing; wood surfaces lack protective covering; concrete blocks need cleaning; siding is dented.

Moderate Cracks in bricks or blocks; mildew present; minor rotting of wood; vegetation on surface; siding dented or loose.

Critical Severely cracked or missing bricks or blocks; wall(s) or portions thereof bow outward or lean inward; building leans on an angle; siding sections are missing.

- No defect/not applicable (0)  
 Slight (20)  
 Moderate (40)  
 Critical (60)

**GUTTERS**

Slight Gutters need minor repairs or cleaning; slight rusting of downspout; splashblock is mildewed.

No defect/not applicable (0)

Moderate Gutters or downspouts have small cracked seams, rust spots, or small holes.

Slight (10)

Critical Gutters are severely deteriorated; gutters and downspouts rusted through; seams cracked; downspouts too short; splashblock missing.

Moderate (20)

Critical (30)

**FOUNDATION**

Slight Hairline cracks in masonry; some tuckpointing is needed.

No defect/not applicable (0)

Moderate Medium cracks in foundation; minor shifting of bricks; entire foundation needs tuckpointing; settling is beginning.

Slight (20)

Critical Severe structural defects; foundation is settled in a corner causing structure to slant; bricks are loose, uneven, or missing; masonry has large cracks; foundation is sinking below ground level.

Moderate (40)

Critical (60)

**CORNICES**

Slight Masonry needs cleaning; hairline cracks.

No defect/not applicable (0)

Moderate Cracks in cornice; chipping of masonry, particularly on edges.

Slight (10)

Critical Cornice has major chipping or is pulling away from the building structure; parts of the masonry is deteriorated, crumbling, or completely missing.

Moderate (20)

Critical (30)

**ACCESSORY BUILDINGS**

Slight Accessory building lacks paint or needs tuckpointing; asphalt shingles are loosing color; foundation has hairline cracks; roof has some faded shingles.

No defect/not applicable (0)

Moderate Wood is beginning to mildew; asphalt siding is curled and brittle with small gaps; small holes are present; roof has missing or worn shingles; gravel covering (flat roofs) is worn; foundations are cracked; the building is settling; no locks on doors.

Slight (10)

Moderate (20)

Critical (30)

Critical Building is in major disrepair; sidewalks are bowed outward or cave inward; holes are present in siding; asphalt siding is missing; building is leaning or separating from foundation; foundation has cracked; masonry or bricks missing; settling on corners; windows broken; door non-existent or not operable; roof structure is sagging; roof is caved in; shingles are missing; gravel covering (flat roof) is non-existent.

No defect/not applicable (0)

Slight (10)

Moderate (20)

Critical (30)

**RIGHT-OF-WAY ENCROACHMENT**

No encroachment (0)  Encroachment (30)

**YARD**

Slight Grass is long; toys or tools left in yard; sidewalk leading to porch has hairline cracks; fence (if present) needs paint or cleaning.

Moderate Grass is overgrown (approximately 6 inches or more); there is a presence of weeds; sidewalk leading to porch has cracks, holes, or is buckling; fence has some missing planks or is starting to lean; junk and debris is present.

Critical Grass and weeds are overgrown; sidewalk to porch has large cracks, pieces missing, or is buckling; fence has large holes, mildew, or rotted wood; fence is leaning; junk, debris, auto parts, and appliances are evident.

- No defect/not applicable (0)
- Slight (10)
- Moderate (20)
- Critical (30)

**PARKING (EXCLUDING SFR)**

Slight Hairline cracks in surface; tar showing signs of wear; parking lines fading.

Moderate Pot holes present; asphalt uneven or wavy; wheelstops (where present) have holes or chips.

Critical Surface is gravel only; large, deep potholes in concrete and asphalt lots; dips in asphalt; steel structure protruding from wheelstops.

- No defect/not applicable (0)
- Slight (10)
- Moderate (20)
- Critical (30)

**SIGNS (BUSINESS ONLY)**

Slight Sign is fading or needs cleaning.

Moderate Sign is missing letters; electric bulbs are burned out; cracks or holes are present; structure supporting sign is rusted.

Critical Sign is placed in a manner that obstructs the view of the traffic sign; structure supporting the sign is rotting or rusting; sign is leaning; surface has holes; message is illegible.

- No defect/not applicable (0)
- Slight (10)
- Moderate (20)
- Critical (30)

**PAD (MH ONLY)**

Slight Pad has hairline cracks.

Moderate Pad has cracks in surface; concrete is chipped; corners are showing signs of settling.

Critical No pad exists; large holes or deep cracks split the pad; pad is sinking.

- No defect/not applicable (0)
- Slight (20)
- Moderate (40)
- Critical (60)

**SANITARY CONNECTION (MH ONLY)**

- Existent/Indeterminable (0)
- Non-Existent (60)

**TIE DOWNS (MH ONLY)**

- Existent/Indeterminable (0)
- Non-Existent (60)

CONDITION RATING

Building type (check one):

- Residential (single-family)     Residential (multi-family)
- Mobile home                             Commercial

Total penalty points for building:

Condition rating (check one):

- Meets Code     Needs Maintenance     Deteriorated     Dilapidated

**BLIGHTING FACTORS**

**OBSOLESCENCE**

The use on the site is obsolete if any of the following conditions are met.

1. The use does not conform with the zoning ordinance.
2. The use does not conform with the 1982 Comprehensive Plan.
3. The use is a residential use in a business zone.
4. This is a residential use in an area designated for business in the 1982 Comprehensive Plan.
5. This site is in the 100-year floodplain.

Based on the above conditions, is the use at this site obsolete?

- yes     no

**ILLEGAL USE OF STRUCTURE**

Does use of this structure conform with the existing zoning code?

- yes     no

**ABANDONMENT**

Does this site consist of unused railyards, railtracks, or railroad right-of-way?

- yes     no

**INADEQUATE UTILITIES**

Is provision of gas, electricity, and water to this site adequate?

- yes     no

**LACK OF VENTILATION, LIGHT, SANITARY FACILITIES**

Based on the most recent systematic property maintenance survey, does the structure lack ventilation, light, or sanitary facilities?

- yes     no

**DELETERIOUS LAND-USE OR LAYOUT**

Land-use or layout is deleterious if any of the following conditions exist.

- 1. platting does not conform to the current subdivision code with regard to lot size, configuration, and public access.
- 2. land-use conflicts with adjacent land uses (e.g., residential use is close to commercial and industrial uses).
- 3. residential uses front on or near heavily traveled streets, thus causing susceptibility to noise, fumes, glare.
- 4. structure is located in the 100-year floodplain.

Based on the above conditions, is the land-use or layout deleterious?

yes  no

**PRESENCE OF STRUCTURE BELOW MINIMUM CODE STANDARDS**

Did the structure have deficiencies in the most recent UFD property inspection?

yes  no

**COMMENTS**

**PHOTOGRAPH**

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**Appendix C. Adopting Ordinance**

## ORDINANCE NO. \_\_\_\_\_

## AN ORDINANCE

APPROVING A REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT; DESIGNATING A REDEVELOPMENT PROJECT AREA; ADOPTING TAX INCREMENT ALLOCATION FINANCING; AND AUTHORIZING THE ILLINOIS DEPARTMENT OF REVENUE TO ANNUALLY CERTIFY AND CAUSE TO BE PAID TO THE CITY OF URBANA, ILLINOIS AN AMOUNT EQUAL TO THE INCREASE IN THE AGGREGATE AMOUNT OF STATE SALES TAXES PAID BY RETAILERS AND SERVICEMEN ON TRANSACTIONS AT PLACES OF BUSINESS LOCATED WITHIN THE REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Urbana, Champaign County, Illinois (the "City") desires to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, as amended and supplemented from time to time, (Ill.Rev.Stats. ch. 24, §§11-74.4-1 et. seq.), (the "Act"); and

WHEREAS, pursuant to §11-74.4-5 of the Act, the City held a public hearing relative to the approval of a proposed Redevelopment Plan and Redevelopment Project and the designation of a proposed Redevelopment Project Area, such public hearing being duly held at 3:00 p.m. on October 15, 1986, at the City Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois; and

WHEREAS, due notice in respect to said public hearing was given by the City in accordance with §§ 11-74.4-5 and 11-74.4-6 of the Act, said notice being given: by certified mail to taxing districts having property in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Community Affairs on September 11, 1986, a date not less than thirty (30) days prior to such date set for said public hearing; by publication in the Champaign-Urbana News-Gazette, a newspaper of general circulation within such taxing districts, on October 1 and October 8, 1986, respectively, such first publication being not more than thirty (30) nor less than ten (10) days prior to such date set for said public hearing; by certified mail to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area on September 24, 1986, a date not less than ten (10) days prior to such date set for said public hearing; and by certified mail to corporations owning railroad rights-of-way within the proposed Redevelopment Project Area on October 3, 1986, a date not less than ten (10) days prior to such date set for said public hearing; and

WHEREAS, the proposed Redevelopment Plan sets forth the factors constituting the proposed Redevelopment Project Area as a "Conservation Area" within the meaning of the Act. The

City Council has fully reviewed such factors in connection with such other information concerning the same as was presented at the public hearing, and has further reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area; and

WHEREAS, the City Council has reviewed the conditions pertaining to investment by private enterprise in the proposed Redevelopment Project Area as a whole to determine whether growth and development would take place therein without the adoption of the proposed Redevelopment Plan; and

WHEREAS, the City Council has reviewed the proposed Redevelopment Plan in connection with the comprehensive plan for development of the City as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to such comprehensive plan of the City; and

WHEREAS, the City Council has reviewed the area of which the proposed Redevelopment Project Area is comprised to determine its aggregate acreage and to determine whether the contiguous parcels of real property and improvements thereon would be substantially benefitted by the proposed Redevelopment Project improvements; and

WHEREAS, the City Council of the City has determined that it is necessary and in the best interests of the City to authorize the Department of Revenue, pursuant to §11-74.4-8a(1) of the Act, to annually certify and cause to be paid to the City an amount equal to the increase in the aggregate amount of state sales taxes paid by retailers and servicemen on transactions at places of business located within the Redevelopment Project Area.

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

Section 1. Definitions. That the following words and terms used in this Ordinance shall have the following meanings unless the context or use indicates a different meaning:

a) "Act" means the Tax Increment Allocation Redevelopment Act of the State of Illinois, as amended and supplemented from time to time, and as formerly known and cited as the Real Property Tax Increment Allocation Redevelopment Act (Ill.Rev.Stats., Ch. 24, §11-74.4-1 et seq.).

b) "City" means the City of Urbana, Champaign County, Illinois, and its successors and assigns.

c) "City Code" means the Code of Ordinances, City of Urbana, Illinois, as amended and supplemented from time to time.

d) "Fund" means the special fund called the "Special Tax Allocation Fund for Redevelopment Project Area Number Two" established pursuant to §11-74.4-8 of the Act and Section 5 of this Ordinance.

e) "Ordinance" means this Ordinance as originally adopted and as the same may from time to time be amended or supplemented.

f) "Redevelopment Project Area" means the Redevelopment Project Area designated pursuant to §11-74.4-4 of the Act and by Section 4 of this Ordinance, also more specifically herein known and referred to as "Redevelopment Project Area Number Two."

g) "Redevelopment Plan" means the comprehensive program of the City for the Project Area established pursuant to §11-74.4-4 of the Act and as approved by Section 3 of this Ordinance.

h) "Redevelopment Project" means the Redevelopment Project, including any project or projects in furtherance of the objectives of the Redevelopment Plan, established pursuant to §11-74.4-4 of the Act and as adopted and approved by Section 3 of this Ordinance.

Section 2. Findings. That the City Council hereby specifically finds and determines as follows:

a) That the matters hereinabove set forth in the recitals to this Ordinance are adopted as facts.

b) That conditions exist which qualify the proposed Redevelopment Project Area to be classified as a "Conservation Area" within the meaning of §11-74.4-3(b) of the Act, and that the tax bases of the taxing districts which extend into the proposed Redevelopment Project Area will be enhanced by implementation of the Redevelopment Plan.

c) That the proposed Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.

d) That the Redevelopment Plan and Redevelopment Project conform to the comprehensive plan for the development of the City as a whole.

e) That the estimated date for completion of the Redevelopment Project shall not be later than December 1, 2009.

f) That the estimated date for retirement of obligations, if any, incurred by the City to finance the costs incurred in connection with the Redevelopment Project shall not be later than December 1, 2009.

g) That the proposed Redevelopment Project Area is not less in the aggregate than 1 1/2 acres and includes only those contiguous parcels of real property and improvements thereon which will be substantially benefitted by the proposed Redevelopment Project improvements.

h) That no changes have been made in the proposed Redevelopment Plan or Redevelopment Project or the proposed Redevelopment Project Area which alter the exterior boundaries of the proposed Redevelopment Project Area, which substantially affect the general land uses established in the Redevelopment Plan, or which substantially change the nature of the Redevelopment Project.

i) That the Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues as are authorized pursuant to §11-74.4-8a(1) of the Act and Section 6 of this Ordinance.

j) That such incremental revenues described in subsection (i) above will be exclusively utilized for the development of the Redevelopment Project Area pursuant to §§11-74.4-3(i) and 11-74.4-8a(3)(f) of the Act and Section 7 of this Ordinance.

k) That the City imposes the maximum tax allowed by law under each of the following:

(1) the Municipal Retailers' Occupation Tax Act of the State of Illinois pursuant to §22-16, Article II of Chapter 22 of the City Code;

(2) the Municipal Use Tax Act of the State of Illinois pursuant to §22-82, Article IV of Chapter 22 of the City Code; and

(3) the Municipal Service Occupation Tax Act of the State of Illinois pursuant to §22-30, Article III of Chapter 22 of the City Code.

l) That this Ordinance was introduced within fourteen (14) to ninety (90) days from completion of the public hearing specified in §11-74.4-5 of the Act.

**Section 3. Adoption of Redevelopment Plan and Redevelopment Project.** That the proposed Redevelopment Plan and Redevelopment Project, entitled "DOWNTOWN URBANA TAX INCREMENT AREA TWO CONSERVATION REDEVELOPMENT PLAN AND PROJECTS", a copy of which has been presented to and is now before this meeting, be and the same is hereby adopted and approved pursuant to §11-74.4-4 of the Act as the Redevelopment Plan and Redevelopment Project for the proposed Redevelopment Project Area.

**Section 4. Designation of Redevelopment Project Area.**

That the proposed Redevelopment Project Area, which is more particularly described in Exhibit A attached hereto and hereby incorporated by reference, be and the same is hereby designated pursuant to §11-74.4-4 of the Act as the Redevelopment Project Area. Such Redevelopment Project Area as described and designated herein shall hereafter be known as, referred to, and identified as the "Redevelopment Project Area Number Two."

**Section 5. Adoption of Tax Increment Allocation**

**Financing.** That tax increment allocation financing be and the same is hereby adopted pursuant to §11-74.4-8 of the Act in respect to the Redevelopment Plan and Redevelopment Project for the Redevelopment Project Area known as, referred to, and identified herein as the "Redevelopment Project Area Number Two." In connection with such adoption of tax increment allocation financing, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in §11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the costs of the Redevelopment Project and City obligations financing the costs of the Redevelopment Project incurred under the Act and this Ordinance, if any, have been paid, shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of this tax increment allocation financing.

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the City Comptroller, who shall deposit said taxes into the Fund for the purpose of paying the costs of the Redevelopment Project and the obligations, if any, incurred in the payment thereof.

The Fund, to be used for the purposes as herein provided, be and the same is hereby established.

**Section 6. Authorization of Department of Revenue.**

That pursuant to §11-74.4-8a(1) of the Act, the City hereby authorizes the Department of Revenue to annually certify and cause to be paid to the City an amount equal to the increase in the aggregate amount of taxes paid by retailers and servicemen on transactions at places of business located within the

Redevelopment Project Area pursuant to the Municipal Retailers' Occupation Tax Act, the Municipal Service Occupation Tax Act, the Retailers' Occupation Tax Act, the Use Tax Act, the Service Use Tax Act, and the Service Occupation Tax Act for as long as the Project Area exists, over and above the aggregate amount of such taxes as certified by the Department of Revenue and paid under such Acts by retailers and servicemen on transactions at places of business located in the Redevelopment Project Area during the base year, which shall be the calendar year of 1985 (that being the calendar year immediately prior to the year in which the City adopted tax increment allocation financing pursuant to the Act and this Ordinance), less 1.6% of such amounts generated under the Retailers' Occupation Tax Act, Use Tax Act and Service Use Tax Act and the Service Occupation Tax Act, which sum shall be retained by the State Treasurer to cover the costs incurred by the Department of Revenue in administering and enforcing Section 11-74.4-8a(1) of the Act.

**Section 7. Allocation and Payment to Fund;**

**Accounting.** That in addition to the City incremental real property tax revenues from the Redevelopment Project Area, which have heretofore been allocated and directed to be paid and deposited to the Fund pursuant to Section 5 of this Ordinance, all incremental revenues from the Municipal Retailers' Occupation Tax Act and the Municipal Service Occupation Tax Act derived from the Redevelopment Project Area shall be allocated to and when collected shall be paid to the City Comptroller who shall deposit said funds in the Fund. Any payments of incremental revenues of the State of Illinois caused to be paid to the City by the Department of Revenue from the Retailers' Occupation Tax Act, the Use Tax Act, the Service Use Tax Act, and the Service Occupation Tax Act pursuant to §11-74.4-8a(1) of the Act and this Ordinance shall likewise be deposited by the City Comptroller in the Fund. For accounting purposes, the City Comptroller shall identify the source of each payment as Municipal Retailers' Occupation and Service Occupation Tax, State Retailers' and Service Occupation Tax, and Use and Service Use Tax.

**Section 8. Use of Incremental Revenues.** That the City shall pursue the implementation of the Redevelopment Plan in an expeditious manner. All incremental revenues created pursuant to §11-74.4-8a(1) of the Act and Section 6 of this Ordinance shall be exclusively utilized for the development of the Project Area and shall be used exclusively to pay the costs of the Redevelopment Project as defined in §11-74.4-3(1) of the Act.

**Section 9. Transmittal.** That within thirty (30) days after the adoption of this Ordinance, the City Clerk be and the same is hereby directed to transmit to the Department of Commerce and Community Affairs and the Department of Revenue the following:

a) a certified copy of this Ordinance accompanied by a complete list of street names and the range of street numbers of each street located within the Project Area for which payments are to be made under §11-74.4-8a(1) of the Act and this Ordinance in both the base year and in the year preceding the payment year; and the addresses of persons registered with the Department of Revenue; and, the name under which each such retailer or serviceman conducts business at that address, if different from the corporate name; and the Illinois Business Tax Number of each such person, updated as required under §11-74.4-8a(3) of the Act;

b) a copy of the Redevelopment Plan as herein approved by the City;

c) an opinion of legal counsel to the City that the City has complied with the requirements of the Act; and

d) a certification by the Mayor of the City that with regard to the Project Area: (1) the City has committed all of the municipal tax increment created pursuant to the Act for deposit in the Fund; (2) the Redevelopment Projects described in the Redevelopment Plan would not be completed without the use of State incremental revenues pursuant to the Act; (3) the City will pursue the implementation of the Redevelopment Plan in an expeditious manner; (4) the incremental revenues created pursuant to §11-74.4-8a(1) of the Act will be exclusively utilized for the development of the Project Area; and (5) the increased revenue created pursuant to §11-74.4-8a(1) of the Act shall be used exclusively to pay Redevelopment Project Costs as defined in the Act.

**Section 10. Annual Submission of Information.** That in the event the City receives any payments as authorized under §11-74.4-8a(1) of the Act and this Ordinance, the Administrator of the Community Development Services Department of the City shall submit to the City Council of the City and to the Illinois Department of Commerce and Community Affairs annually and within 180 days after the close of the fiscal year of the City such information for the immediately preceding fiscal year of the City as may be required by §11-74.4-8a(6) of the Act and any rules and regulations of the Department of Revenue issued pursuant thereto.

**Section 11. Further Authorization.** That from and after the effective date of this Ordinance, the proper officers, agents and employees of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out the intent and accomplish the purposes of this Ordinance.

**Section 12. Effective Date.** That this Ordinance as hereby adopted shall be in full force and effect as of December 31, 1986.



1986. PASSED by the City Council this \_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Ruth S. Brookens, City Clerk

1986. APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Jeffrey T. Markland, Mayor