



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

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

DATE: December 9, 2010

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

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

At the Historic Preservation Commission meeting on April 7, 2010, the Commission made a preliminary determination that the property qualified for designation as a local landmark under Section XII-5 of the Urbana Zoning Ordinance. Following a public hearing on the application on May 5, 2010, the Commission voted four ayes and zero nays to recommend to the Urbana City Council that the Urbana-Lincoln Hotel be designated as a local historic landmark. At the City Council meeting on June 7, 2010, the case was continued due to ongoing negotiations for purchase of the hotel.

During this time, the property owner marketed the vacant Urbana-Lincoln Hotel for sale through a hotel broker. Several parties worked with the owner for potential purchase, and City staff was in contact where appropriate to avail the parties of investment incentives.

On November 1, 2010, the City Council approved Ordinance No. 2010-10-100, a redevelopment agreement between the City and Xiao Jin Yuan whereby Mr. Yuan agrees to invest in the property and reopen the hotel and the City agrees to pay for specific property improvements and other incentives, and stipulates that the new owners agree to submit a Registered Preference form indicating owner support for the landmark designation. On November 2, 2010, the hotel was sold to Xiao Jin Yuan and Ching Mui Wong. On November 3, 2010, Xiao Jin Yuan and Ching Mui Wong submitted a Registered Preference in support of the landmark designation.

Recommendation

The Historic Preservation Commission determined on April 7, 2010 that 209 S. Broadway Avenue qualifies for designation as a local historic landmark based on criteria a, b, c, d, and e of Section XII-5.C

of the *Urbana Zoning Ordinance*. On May 5, 2010, the Historic Preservation Commission voted four ayes and no nays to recommend City Council approve the application for designation.

Based on the documented significance of the Urbana-Lincoln Hotel to the community and the fact that the property retains sufficient integrity, as well as property owner support for landmark designation, City staff recommends the Urbana City Council approve the application. A simple majority vote of Councilmembers would be required for approval.

Prepared by:

Rebecca Bird, Planner I

cc: Xiao Jin Yuan, xjyuan@charter.net

ORDINANCE NO. 2010-06-046

AN ORDINANCE DESIGNATING A HISTORIC LANDMARK

(209 S. Broadway Avenue, "Urbana-Lincoln Hotel" Historic Preservation Case No.
HP2010-L-01)

WHEREAS, Article XII of the Urbana Zoning Ordinance provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic, and general welfare of the community; and

WHEREAS, Brian Adams has nominated the property located at 209 S. Broadway Avenue, Urbana (commonly referred to as the "Urbana-Lincoln Hotel") to be designated a historic landmark pursuant to the Urbana Historic Preservation Ordinance; and

WHEREAS, the owner of the subject property when the City received the nomination, Equity Asset Investments, LLC, managed by Marine Bank Springfield, was duly notified of the nomination and submitted a Registered Preference against the nomination; and

WHEREAS, after due publication and notice to all parties as is required under the Ordinance, a public hearing was held by the Urbana Historic Preservation Commission on May 5, 2010 concerning the subject historic landmark nomination; and

WHEREAS, following the public hearing, the Historic Preservation Commission voted to recommend approval of said nomination for the subject parcel by a vote of 4 ayes and 0 nays, and made a written recommendation

accompanied by a report summarizing the evidence presented at the hearing, with an explanation of its recommendation, which said recommendation and report were forwarded to the City Council; and

WHEREAS, the owner of the subject parcel was notified by letter of the recommendation on May 12, 2010 of the date of the City Council meeting at which the designation was to be considered; and

WHEREAS, the case was continued due to ongoing negotiations for purchase of the hotel; and

WHEREAS, on November 1, 2010, the City Council approved Ordinance No. 2010-10-100, a redevelopment agreement between the City and the property owner whereby the new owner agrees to invest in the property and reopen the hotel and the City agrees to pay for specific property improvements and other incentives, and stipulates that the new owners agree to submit a Registered Preference form indicating owner support for the landmark designation; and

WHEREAS, on November 2, 2010, the subject property was sold to Xiao Jin Yuan and Ching Mui Wong; and

WHEREAS, on November 3, 2010, Xiao Jin Yuan and Ching Mui Wong submitted a Registered Preference in support of the landmark designation.

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

Section 1.

The Council does hereby find and determine, pursuant to the recommendation and report of the Historic Preservation Commission, that the subject property should be designated as a historical landmark on the basis of meeting the following criteria in Section XII-5.C.1 of the Urbana Zoning Ordinance:

- a) Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community; and
- b) Associated with an important person or event in national, state or local history; and
- c) Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity; and
- d) Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area; and
- e) Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

Section 2.

The said structure at 209 S. Broadway Avenue, commonly referred to as the "Urbana-Lincoln Hotel" and as illustrated in the map in Exhibit A, is hereby designated as a historic landmark, pursuant to Article XII of the Zoning Ordinance of the City of Urbana, Illinois.

LEGAL DESCRIPTION:

A part of the Northeast Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois, being more particularly described as follows:

Lots 3, 8, 17, 18 and a part of Lots 2 and 11 of Central Business Addition to the City of Urbana, as shown on a plat recorded June 11, 1963, as Document Number 697127 in Plat Book "O" at page 1 in the Office of the Recorder of Deeds, Champaign County, Illinois

and;

Lot 52 of the Original Town of Urbana, as shown on a plat recorded October 19, 1833 in Deed Record Book "A" at page 3 in the Office of the Recorder of Deeds, Champaign County, Illinois

and;

All of the vacated Cherry Alley and Crane Alley right-of-way adjacent to the above described lots

said property being the same property as described in a Warranty Deed dated July 5, 2001 and recorded July 6, 2001 as Document Number 2001R18213 in the Office of the Recorder of Deeds, Champaign County, Illinois. Said property being commonly known as 209 South Broadway Avenue, Urbana, Illinois.

Permanent Identification Numbers:

91-21-17-212-001, 91-21-17-212-003, 91-21-17-212-012 and 91-21-17-212-017.

Section 3.

The original 1924 Joseph Royer-designed building is hereby classified as a "contributing" portion of the landmark, as defined in the Historic Preservation Ordinance, while the remainder of the property including the 1982 addition to the north and parking lots is hereby classified as a "non-contributing" portion of the landmark, as defined in the Historic Preservation Ordinance.

Section 4.

The City Clerk is hereby directed to publish this Ordinance in pamphlet form by authority of the corporate authorities of the City of Urbana. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Article 11, Division 13 (Zoning) of the Illinois Compiled Statutes (65 ILCS 5/11-13-14).

PASSED by the Corporate Authorities this _____ day of _____, 2010.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2010.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ____ day of _____, 2010, the Corporate Authorities of the City of Urbana passed and approved Ordinance No.

_____, entitled AN ORDINANCE DESIGNATING A HISTORIC LANDMARK

(209 S. Broadway Avenue, "Urbana-Lincoln Hotel" Historic Preservation Case No.

HP2010-L-01) which provided by its terms that it should be published in pamphlet

form. The pamphlet form of Ordinance No. _____ was prepared, and a

copy of such Ordinance was posted in the Urbana City Building commencing on the

_____ day of _____, 2010, and continuing for at least ten

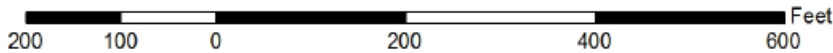
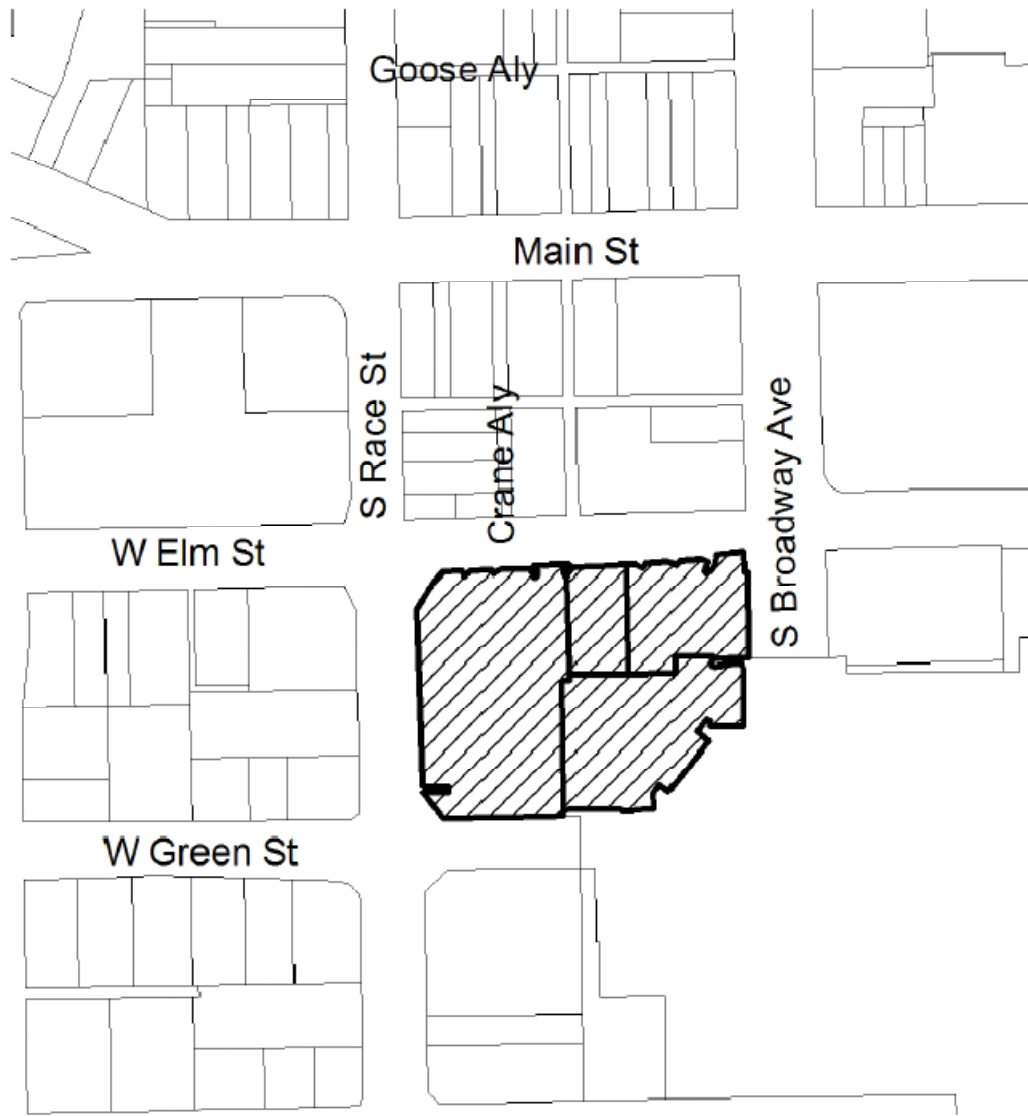
(10) days thereafter. Copies of such Ordinance were also available for public

inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ____ day of _____, 2010.

Location Map

EXHIBIT "A"



HPC Case: HP-2010-L-01
Subject: Historic Lincoln Hotel,
Local Landmark Designation Application
Location: 209 S. Broadway
Zoning District: B-4
Petitioner: Brian Adams

 Subject Properties

Prepared 3/30/2010 by Community Development Services - rlb