

Ordinance No. 7475-15
AN ORDINANCE AMENDING THE URBANA
COMPREHENSIVE PLAN BY DESIGNATING
A BUSINESS DISTRICT FOR DEVELOPMENT
AND REDEVELOPMENT

WHEREAS, after due publication, a public hearing was held on the 13th and 20th days of June, 1974, concerning the Petition filed in Planning Commission Case #938, and

WHEREAS, the Urbana Plan Commission recommended the Urbana Comprehensive Plan be amended in certain particulars, and

WHEREAS, the City Council of Urbana, Illinois, held a public hearing on the 24th day of June, 1974, concerning the Petition filed in Planning Commission Case #938,

BE IT ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS, that:

Section 1. The Urbana Comprehensive Plan is herewith and hereby amended as follows:

a) The text to the section on the downtown study area, (under the Commercial heading, p. 49), is amended to read as follows:

"The smaller central business district may result in a more intensively used and compact central area. This can most successfully be encouraged through the use of a downtown development and redevelopment district, as described in the Plan Implementation section. Such a district would include the area designated 'Central Commercial' in the Comprehensive Plan Update of 1973, plus the contiguous governmental facilities. The proposal for an extension of Lincoln Square north to Main Street between Race and Broadway, which would not only expand the mall area but also have a revitalizing effect on the north side of Main Street, is included within the boundaries of this redevelopment district, and the proposal could be the first redevelopment project."

b) On page 31, under Plan Implementation, add Section C as follows:

"Concentrated efforts are needed in the downtown area, to preserve and strengthen the activities and sound physical development which are appropriate to a downtown area, and to rehabilitate, replace, or redevelop substandard, deteriorated, or vacant facilities, and such other facilities as may be necessary. The City Council has provided the means with which this could be accomplished, by establishing a procedure for the designation of a downtown redevelopment area, the preparation and approval of plans for such an area, and the creation of a special 'Urbana Business District Development and Redevelopment Commission' to oversee the implementation of these plans. The formulation of this procedure recognized from the outset that the City would take a primary role in any redevelopment plans, through the use of its powers to acquire land through eminent domain, to borrow money through the issue of municipal general obligation or revenue bonds, to receive federal and state grants for redevelopment purposes, and otherwise

to implement the plans through the acquisition, clearance, develop-
ment, and sale of property. The Business District Commission, as
an advisory body to the City Council, reviews the details of
the plan implementation, including the selection of a developer
and consultants, site plans, land acquisition plans, specific
development proposals, and fiscal plans for the various phases
of the plan."

c) The attached maps are hereby made a part of the Urbana Compre-
hensive Plan.

Section 2. This Ordinance shall be effective immediately upon its passage
and approval by the Mayor.

Section 3. This Ordinance is hereby passed by the affirmative vote, the
"ayes" and "nays" being called, of a majority of the Members of the Council of the City
of Urbana, Illinois, at a regular meeting of said Council on the 15th day of July,
A.D. 1974.

PASSED by the City Council this 15th day of July, 1974.

Duane Eckerty
Duane Eckerty, City Clerk

APPROVED by the Mayor this 2nd day of July, 1974.

Hiram Paley
Hiram Paley, Mayor

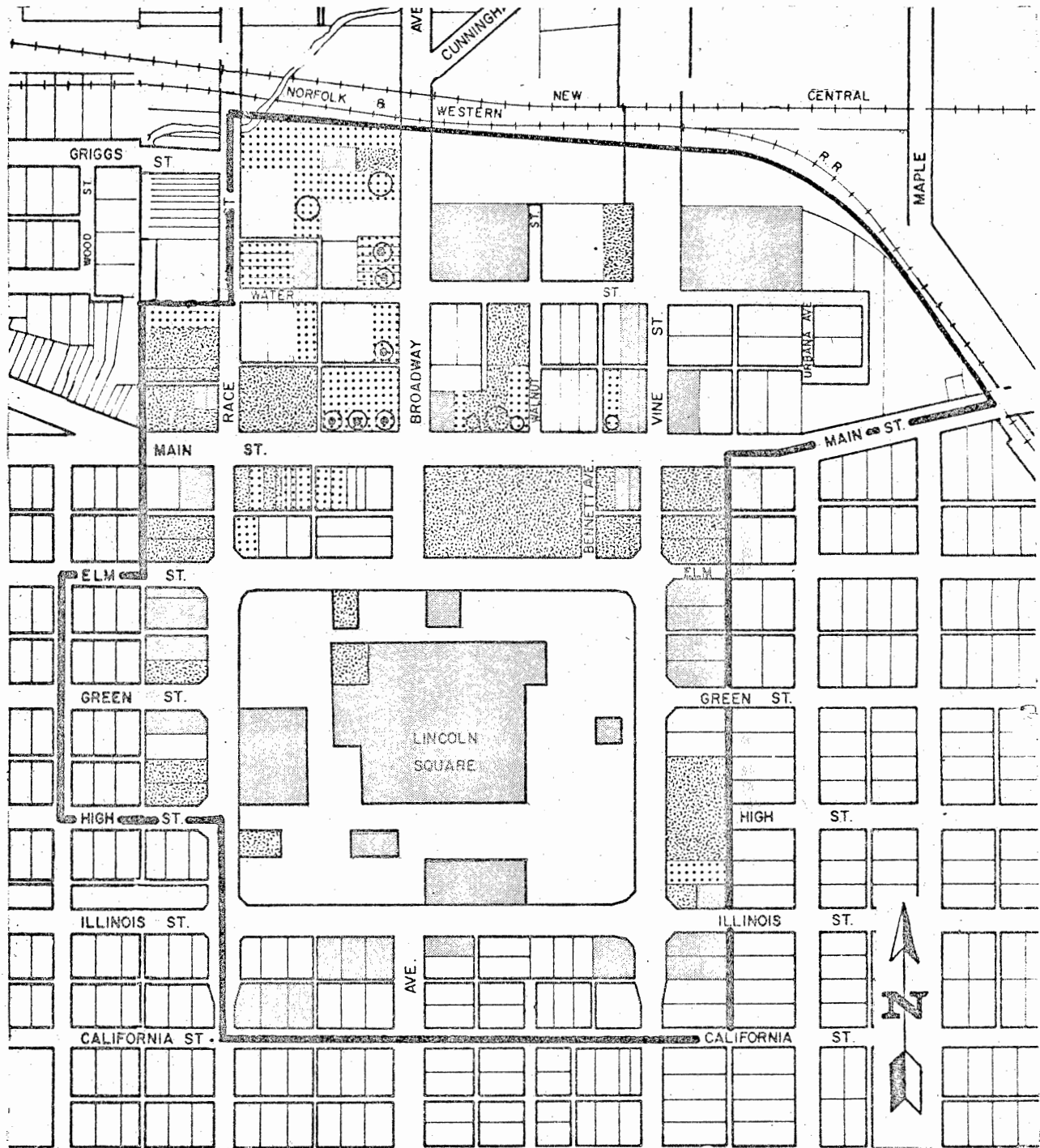
7475-15

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 7475-15 AND IS INCORPORATED
THEREIN BY REFERENCE.






Ruth S. Brookens, City Clerk

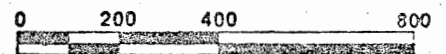
Date

URBANA C.B.D. STRUCTURAL CONDITIONS



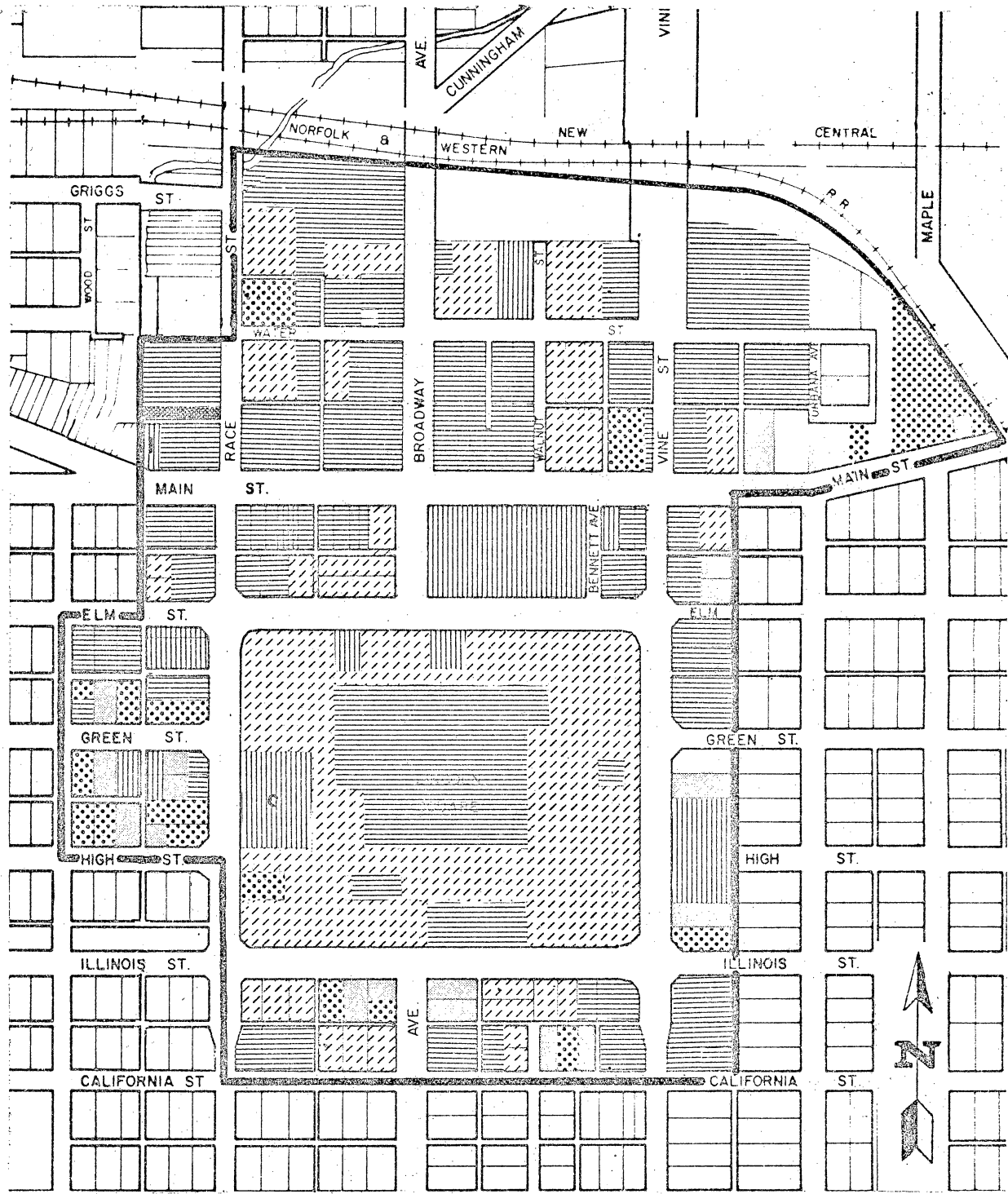
LEGEND

- | | | | |
|---|---|---|-------------------|
|  | Sound - Structurally & Mechanically |  | Vacant |
|  | Sound - Structurally with Mechanical Problems |  | 2nd Floor Vacancy |
|  | Unsound - Structurally & Mechanically | | |











Source: Urbana Code Enforcement
Department 1974

URBANA C.B.D. - LAND USE -

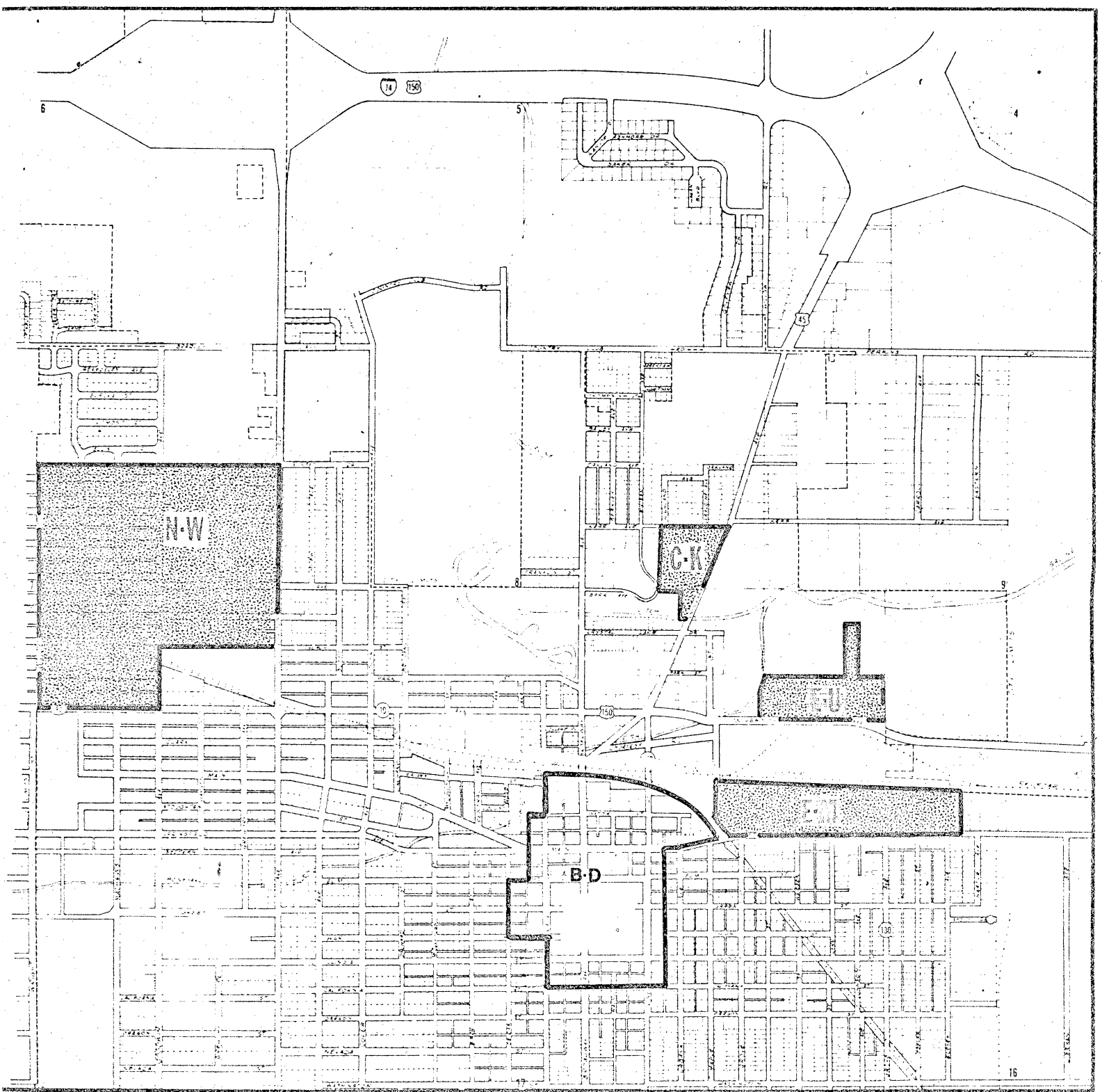


LEGEND

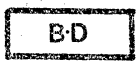
 Single / Two Family Residence	 Government
 Multiple Family Residence	 Services c-church l-lodge
 Parking	 Manufacturing
 Commercial	 Vacant



Source: Land Use / Housing Data File 1974

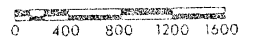


Renewal Areas

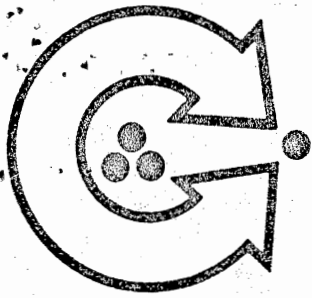


Business Development & Redevelopment District

URBANA, ILLINOIS 1974



JUNE 26, 1974



MEMORANDUM

TO: Urbana City Council

FROM: Staff, Champaign County Regional Planning Commission

DATE: June 25, 1974

SUBJECT: Designation of the central business district for development and redevelopment.

During the Plan Commission's meetings on June 6, 13, and 20, the Commission discussed at some length the proposed boundaries for the central business district for development and redevelopment, pursuant to "An Ordinance Creating the Urbana Business District Development and Redevelopment Commission and Citing Certain Findings and Powers of the City Council of Urbana, Illinois with respect to Downtown Development." Copies of the minutes of the public hearing on June 13 and 20 were included in the Case file on Case #938 which you received last week. The minutes of the Commission's preliminary discussion of the district designation, which occurred on June 6, are attached; in these minutes it is noted that "it...was the consensus of the Commission that the district should include the area designated as central business district or governmental in the 1973 comprehensive plan update, plus any contiguous area now zoned B-2." Several other comments noted earlier in these minutes corroborate this, and it was clearly the intention of the Plan Commission that the area so described would form the redevelopment district.

The discussion of the City Council meeting on June 24, 1974 specifically centered on the written textual amendment to the Comprehensive Plan, and the conformance of the proposed development district to the specific central business district, already established. As a result of comments made at the public hearing, staff researched the history of designating the CBD from the Schellie Plan to the present, and discovered a drafting error in the maps which were attached to the staff report.

In the course of preparing the map, based on several source maps at various scales, the western and northern boundary lines of the proposed district were transcribed erroneously. The western and northern boundary of the district should have been shown as follows: beginning at the corner of Race and California proceed north for two blocks on Race Street, then proceeding west on High Street for one block to Cedar; then north for two blocks on Cedar from High to Elm; then east on Elm for one-half block, to the midpoint between Cedar and Race; then north for approximately two blocks, to a point west of the south right-of-way line of Water Street extended; then east to Race Street; then north on Race and continuing to the southern boundary of the railroad right-of-way, then east along the southern boundary of the rail lines to the eastern edge of Vine Street, then along the south and west railroad right-of-way line of the Norfolk and Western Railroad to its intersection with East Main Street; then continuing as shown on

the original maps.

The attached maps have been corrected to delete these areas at the northern and southwestern corners of the district. The maps are now consistent with the central business district, including government facilities, as shown in the 1973 Comprehensive Plan Update, and also consistent with the intention of the Plan Commission and the textual recommendations made by the Plan Commission to the City Council. The City Attorney has advised that the error can be corrected by Council action to reconsider the ordinance adopted by the Council on June 24, 1974, and substituting the corrected maps and noting that the change is only the correction of a clerical error rather than a substantive change. Please replace the incorrect maps in your files with these corrected maps, dated June 26, 1974.