

RESOLUTION NO. 7172-R17

RESOLUTION CONCERNING THE REDEVELOPMENT OF THE URBANA
CENTRAL BUSINESS DISTRICT AND OTHER AREAS OF THE
CITY OF URBANA, ILLINOIS

WHEREAS, the economic stability and well being of the City of Urbana is dependent upon a dynamic and viable economy; and

WHEREAS, a sound and thriving central business district is essential to the achievement of this goal; and

WHEREAS, the Broadway Development Corporation and Architectural and Mechanical Systems, Inc., hereafter called the developers, have outlined a proposal for the redevelopment of Urbana's central business district at a public hearing held on September 14, 1971; and

WHEREAS, the City Council of the City of Urbana, Illinois, recognizes there will be a loss of convenience to motorists in the closing of certain streets, including part of Elm Street, but nevertheless feels that such loss of convenience will be offset by the accomplishment of redevelopment goals; and

WHEREAS, healthy residential areas are equally essential to the well being of the City of Urbana; and

WHEREAS, other citizen groups, such as the Community Advocacy Depot, have previously presented ideas to the city for rehabilitation of certain residential areas;

BE IT THEREFORE RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, THAT:

1. The City Council of the City of Urbana, Illinois, reaffirms its intent, as expressed in the Resolution of Intent adopted June 15, 1970, to work towards the renovation, rehabilitation, and renewal of those areas of the city outside of the central business district in which housing and commercial enterprises have been declining. The City Council hereby declares it will seek to obtain all federal, state and private assistance available to carry out such renovation, rehabilitation, and renewal. The City Council directs the Urbana Plan Commission to initiate forthwith a study of the several wards of the city to determine those areas in need of such renovation, rehabilitation and renewal and to make a priority list of such areas. The City Council urges the Urbana Plan Commission to consult any citizen group, such as Community Advocacy Depot, that has an interest in the planning for renovation, rehabilitation and renewal of any particular neighborhood.

2. The City Council of the City of Urbana, Illinois, hereby declares that the City of Urbana, Illinois, may be required to perform some or all of the following in implementing redevelopment of the central business district:

- a. Vacation of Elm Street between Broadway and Race Street
- b. The alteration or enlargement of the municipal parking system
- c. The acquisition or enlargement of additional parking facilities
- d. Amendment of the Urbana Zoning Ordinance
- e. Widening of portions of Race Street
- f. Alteration of certain portions of Main Street and/or Broadway
- g. Acceptance of a land-lease agreement of certain public areas between the developers implementing redevelopment proposals and the City of Urbana
- h. The sale of certain public areas by the City of Urbana to developers implementing said proposals
- i. Execution of other necessary and proper acts and procedures incident to the implementation of the further redevelopment of downtown Urbana.

3. The City Council of the City of Urbana, Illinois, hereby declares that it is in the best interests of the city and all of its citizens to work toward the refinement and implementation of the redevelopment proposals for the central business district and to do and accomplish those acts which the City of Urbana, Illinois, can legally and ethically do, necessary and proper to refine and implement such a redevelopment proposal.

4. It is the intent of the City Council of the City of Urbana, Illinois, to vacate Elm Street between Broadway and Race Street when the following conditions are met:

Conditions to be met by the Developers

A. The developers shall have, within six months from the date of passage of this resolution, submitted to the Urbana Plan Commission a firm redevelopment plan for downtown Urbana based upon the developers' previous redevelopment proposal. (The Urbana Plan Commission shall act on such plan within no less than thirty and no more than forty-five days from its receipt by the Urbana Plan Commission.)

B. The redevelopment plan shall

i. include provision for a shopping mall of architectural quality substantially equal to or superior to that of Lincoln Square, and such quality shall be acceptable to Carson, Pirie, Scott and Company;

ii. include provision for the shopping mall to be physically connected to the present Lincoln Square shopping mall and contain at least approximately 60,000 square feet for retail shopping;

iii. show economically feasible ways to continue the further redevelopment of the downtown shopping area, in order to assure that the redevelopment project will not thwart additional expansion and revitalization of the central business district;

iv. include sound economic analyses showing the viability of any proposed development;

v. provide for initiation of construction within eighteen months from the date of passage of this resolution.

C. The developers shall furnish proof to the City of Urbana that appropriate financial arrangements have been made for the successful completion of construction of the entire commercial area on both public and private land and that provision has been made to post a performance bond in an amount necessary to assure such completion, if so requested by the City of Urbana, including submission of economic analyses.

D. The developers shall agree that all shopping areas in the redevelopment project shall be under a management acceptable to Carson, Pirie, Scott and Company.

E. The developers shall submit all plans and specifications for any of the buildings to be constructed in the redevelopment project to the City Engineer of the City of Urbana, or to a consultant hired for this purpose by the City of Urbana. Approval of the City Engineer shall be obtained as provided by the Urbana City Ordinances and Codes.

F. The developers shall give firm assurance that the redevelopment project shall be constructed and operated in full compliance with the spirit of the City of Urbana's affirmative action ordinance. These assurances shall include undertakings to legally require equal opportunity employment practices of all contractors, lessees, and others associated with this project. The assurances shall also include sanctions to ensure compliance.

Conditions to be met by the City of Urbana

- A. The City Council shall have
 - i. accepted the redevelopment plan submitted by the developers;
 - ii. determined, on the basis of the redevelopment plan and any desired additional data, that the present value of the total benefits to the city exceeds the present value of total costs over a period of forty years;
 - iii. determined the amounts of additional city parking needed to support the redevelopment and the estimated cost of such parking;
 - iv. determined that the demand on the city's finances for its share of the development will not result in a lessening of services elsewhere in the city.

B. The City of Urbana shall have accepted a satisfactory lease of the publicly owned property involved in the redevelopment, and have obtained the concurrence of the holder of parking revenue bonds, or the City of Urbana shall have accepted a satisfactory sale of the publicly owned property involved in the redevelopment and shall have obtained the concurrence of the holders of the parking revenue bonds.

C. The City of Urbana shall have arranged appropriate revenue bond financing for the construction of necessary parking structures and land acquisition, and approval for such financing shall not require the refinancing of the bonds presently issued by the Urbana Parking Commission. The construction of said parking structures is to be completed on or before the completion date of the mall areas and office building.

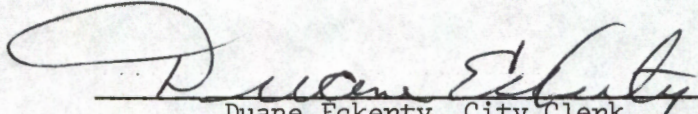
D. The actions required by the City Council in items A, B, and C immediately above shall be by a vote meeting the requirements for the vacation of a street or alley.

5. It is the further intent of the City Council of the City of Urbana, Illinois, to vacate Elm Street between Broadway and Race Street on, or about, the date construction commences, provided that construction commences within eighteen months of the date of the passage of this resolution.

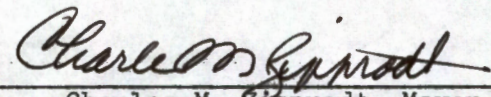
6. Should unforeseen difficulties be met by the developer or City of Urbana in attempting to meet the conditions of item 4, the City Council of the City of Urbana, Illinois, will consider vacating Elm Street between Broadway and

Race Street provided that the redevelopment project and the developers substantially meet the intent of this resolution.

ADOPTED by the City Council of the City of Urbana, Illinois, this 20th day of September, A. D., 1971.


Duane Eckerty, City Clerk

APPROVED by the Mayor of the City of Urbana, Illinois, this 21st day of September, A. D., 1971.


Charles M. Zippodt, Mayor

