

**A RESOLUTION EXTENDING THE SINGLE-FAMILY HOME CONSTRUCTION
INCENTIVE PROGRAM TO OWNER OCCUPIED ZERO LOT-LINE TOWNHOMES,
CONDOMINIUMS, COOPERATIVES, AND DUPLEXES**

WHEREAS, on March 5, 2001, the City Council of the City of Urbana adopted Resolution No. 2001-02-007R authorizing a single-family home construction incentive program as a means of promoting new single family home construction in the City; and

WHEREAS, the single-family home construction incentive program involves the payment of the difference between the property taxes incurred by new homes in the City of Urbana and the taxes those homes would incur in the City of Champaign for a period of time, on behalf of property owners who build new homes within the City; and

WHEREAS, extension of the single-family home construction incentive program to owner-occupied zero lot-line townhomes, condominiums, cooperatives, and duplexes would help to encourage more compact, contiguous growth patterns and urban infill/mixed use projects and would make the program more equitable in terms of housing types and household characteristics; and

WHEREAS, extension of the single-family home construction incentive program to owner-occupied zero lot-line townhomes, condominiums, cooperatives, and duplexes would be responsive to goals, objectives and policies of the Comprehensive Plan of the City of Urbana; and

WHEREAS, the Urbana Plan Commission, after considering matters pertaining to said extension at their meeting of July 5, 2001, has recommended by a vote of 4 to 1 that the Urbana City Council adopt a resolution extending the single-family home construction incentive program to owner-occupied zero lot-line townhomes, condominiums, cooperatives, and duplexes; and

WHEREAS, the Urbana City Council, having duly considered all matters pertaining thereto, finds and determines that the proposed extension of the single-family home construction incentive program is in the best interest of the City of Urbana.

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

Section 1. The City Council finds and determines that the facts contained in the above recitations are true.

Section 2. The Urbana City Council hereby resolves that the City of Urbana does hereby amend Resolution No. 2001-02-007R to extend the provisions of that resolution to owner-occupied zero lot-line townhomes, condominiums, cooperatives, and duplexes; however, in the case of mixed-use and income-generating uses, the tax rebate shall apply only to that portion of the property that is in use for residential purposes and is owner-occupied.

Section 3. All other provisions of Resolution No. 2001-02-007R, including dates of eligibility, shall apply to the housing types added with this extension and shall otherwise remain in force.

PASSED by the City Council this 16th day of July,
2001.

AYES: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman

NAYS:

ABSTAINS:


Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 30th day of July,
2001.



Tod Satterthwaite, Mayor