
DATE: Monday, June 08, 2026
TIME: 7:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

- A. Call to Order and Roll Call
- B. Approval of Minutes of Previous Meeting
 - 1. 04-06-2026 Committee of the Whole Meeting Minutes
 - 2. 04-13-2026 City Council Meeting Minutes
 - 3. 04-20-2026 Committee of the Whole Meeting Minutes
 - 4. 04-27-2026 City Council Meeting Minutes
 - 5. 05-04-2026 City Council Special Meeting Minutes
- C. Additions to the Agenda
- D. Presentations and Public Input
 - 1. The "Stickiness" of Rental Pricing, and Why Rents Don't Tend to Go Down – CM's Evans and Wilken
 - 2. Boneyard Creek West: Creating a Park and Greenway from Downtown to Campus – CM's Evans and Wilken
- E. Council Input and Communications
- F. Unfinished Business
 - 1. Ordinance No. 2026-05-013: An Ordinance Approving a Preliminary & Final Development Plan for a Planned Unit Development at 413-419 West Main Street (Plan Case No. 2519-PUD-25) – CD
- G. Reports of Standing Committees

H. Committee of the Whole (*Council Member Shirese Hursey, Ward 3*)

1. Consent Agenda

- a. Resolution No. 2026-06-022R:** A Resolution Approving an Increase in the Number of Liquor Licenses in the Class R&T-2 Designation for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D – Exec

2. Regular Agenda

- a. Resolution No. 2026-06-021R:** A Resolution Approving the Capital Improvement Plan (Fiscal Years 2027-2031) – PW
- b. Ordinance No. 2026-06-014:** An Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16) – PD

I. Reports of Special Committees

J. Reports of Officers

- 1. The Urbana Free Library Budget – TUFL**
- 2. Philo Road Initiatives – Exec and CD**
- 3. Community Service Grants Overview – CD**

K. Mayoral Appointments

1. Board and Commission Reappointments

Bicycle and Pedestrian Advisory Commission

- Annie Adams (term ending June 30, 2029)
- Qiushi Huang (term ending June 30, 2029)

Design Review Board

- Dustin Allred (term ending June 30, 2029)

Historic Preservation Commission

- Trent Shepard (term ending June 30, 2029)

Human Rights Commission

- Ann Panthen (term ending June 30, 2029)

Plan Commission

- Dustin Allred (term ending June 30, 2029)
- William Rose (term ending June 30, 2029)

Tree Commission

- Paul D'Agustino (term ending June 30, 2029)
- Scotty Dossett (term ending June 30, 2029)
- Alex Julius (term ending June 30, 2029)

Urbana Arts & Culture Commission

- Xander Hazel (term ending June 30, 2029)

L. Discussion

[1. Surveillance Ordinance](#)

M. Adjournment

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions, and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and the general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner. Public Input will be taken in the following ways:

Email Input

Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: citycouncil@urbanail.gov. The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than two (2) hours, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under "Verbal Input". Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or

behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City Clerk's Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: CityClerk@urbanil.gov



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Plan Commission, City of Urbana

FROM: Olivia Jovine, Director & Zoning Administrator

DATE: May 1, 2026

SUBJECT: **Plan Case No. 2519-PUD-25:** An application by Andrew Fell, on behalf of DMCB Properties, LLC, for preliminary and final approval of a multi-family residential Planned Unit Development at 413-419 W. Main Street in the R-2, Single-Family Residential, Zoning District.

Introduction

Andrew Fell, on behalf of DMCB Properties, LLC, has submitted an application for preliminary and final approval of a residential Planned Unit Development at 413-419 West Main Street. The property is zoned R-2, Single-Family Residential. The developer intends to build a medium-density three-story building with a mezzanine bringing the structure to four-stories at the west-end of the building, with a total of 32 units. The proposed development is medium-density and designed in general conformance with an R-5 Zoning District.

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a Preliminary and a Final Planned Unit Development (PUD). This request is for preliminary and final approval, with one waiver requested. The Applicant is requesting a waiver to permit additional Floor Area Ratio (FAR). Specifically, the request seeks an increase of 0.10 FAR above the maximum 0.90 FAR permitted within the R-5 Zoning District.

Based on an analysis of the PUD criteria, staff recommends that the Plan Commission recommend APPROVAL of the preliminary and final PUD, and waiver, to the City Council.

Background

The proposed is a residential development encompassing four lots on 400-block of West Main Street in Urbana. It is approximately 0.58 of an acre (25,590 square feet). Three of the four parcels are owned by the developer, DMCB Properties (415-419 W Main Street); these parcels consist of one apartment building containing three to seven units, and two grassy vacant lots. The westernmost parcel is owned by Cmh Properties, LLC (413 W Main Street); and contains an apartment building with three to seven units.

On April 16, 2026, the Plan Commission unanimously approved the Creekway Permit for the proposed development, including a bonus provision for additional height not to exceed twelve (12) feet. The Applicant needed a Creekway Permit as much of the property lies within the Boneyard Creek corridor and nearly the entire site is in the 100-year floodplain. The bonus provisions outlined in “Special Procedures in the Boneyard Creek District” in Sec. XIII-4 of the Zoning Ordinance, are intended to reduce potential flooding impacts and to encourage the use of the creek as a community amenity. The approved Creekway Permit is conditioned on the Applicant providing a 20-foot dedication of land for the City of Urbana’s use, measured from the edge of the creekway, and contribution of a calculated fee

to an improvement fund which will be held by the City of Urbana for future improvements to the creekway.

Zoning, Land Use, and Place Type

The table below summarizes the zoning, land use, and place type for the site and surrounding properties. Exhibits A, B, and C further illustrate this information.

Location	Zoning	Existing Land Use	Place Types
Site	R-2 (Single-Family Residential)	Apartments, and Vacant Lot	N1
North	R-4 (Medium Density Multi-Family Residential); R-5 (Medium High Density Multiple-Family Residential)	Apartments	N1
South	B-2 (Neighborhood Business-Arterial)	Parking; Single Family; and Vacant Lot	Downtown; Corridor Neighborhood
East	R-2 (Single-Family Residential)	Owner Occupied Single Family	N1
West	R-2 (Single-Family Residential); and R-4 (Medium Density Multiple-Family Residential)	Apartments	N1

Proposed Development

The apartment building is proposed to be four stories tall with a total footprint of 10,450 feet, including the balconies (32 residences, with a total of 45 bedrooms). The preliminary plans indicate that the development consists of one- and two-bedroom units, with each bedroom having a dedicated bathroom. The proposed development will provide all required parking for both vehicles (27 spaces, including 2 accessible) and bicycles (8 loops).

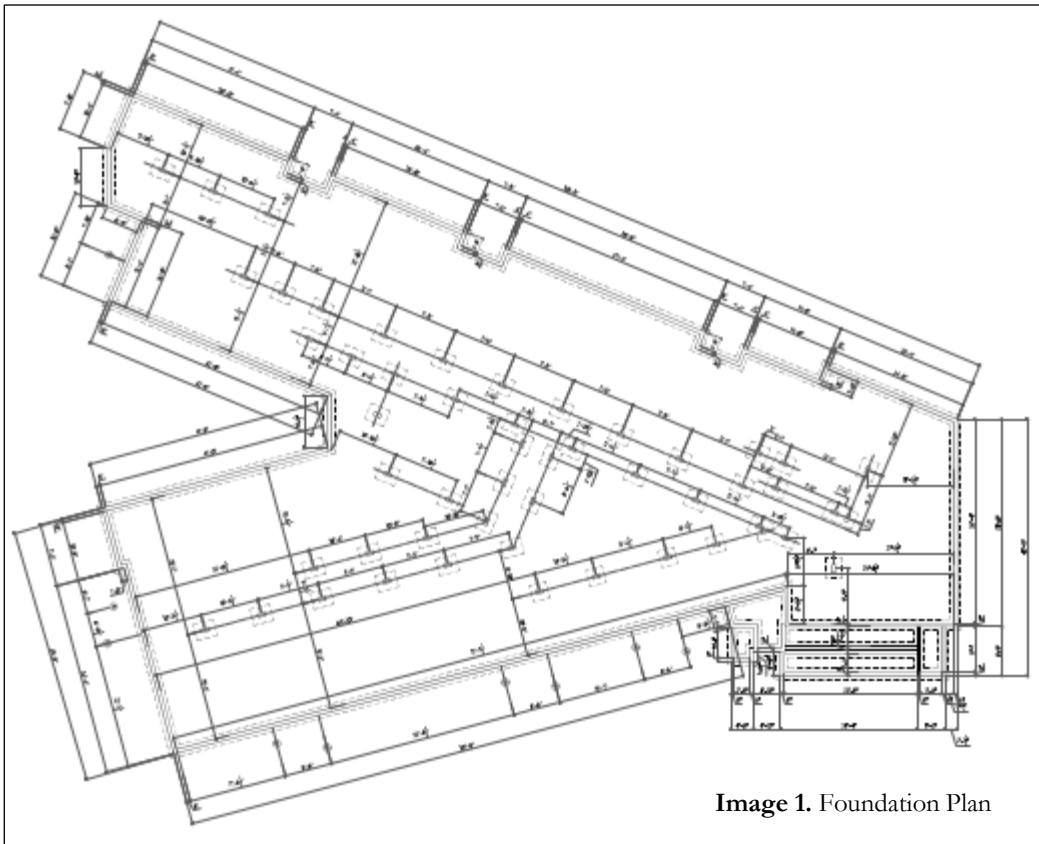
The site plan proposes two vehicular access points, one from North McCullough Street and one from West Main Street. This will require a new curb cut along West Main Street. The primary pedestrian entry will be located on North McCullough Street, where a system of sidewalks and steps will guide visitors to the building’s main foyer.

The proposed design incorporates a mezzanine level, which affects both the building’s height and total area. While the mezzanine does not count toward floor area or number of stories under the Building Code, the mezzanine is included in these calculations under the Zoning Ordinance. As a result, the project reflects a total of 32,273 square feet and is classified as a four-story structure for zoning purposes (three-story structure under the Building Code). The proposed mezzanine will bring value to the project, by contributing to a more dynamic interior environment, adding depth, openness, and design character. The mezzanine will also help to distribute natural light more effectively throughout the interior and will allow for several double-height units on the west-end of the building.

Furthermore, the applicant proposes enhanced landscaping that will conform with the requirements of the Boneyard Creek and blend with the surrounding character of the area. A landscape plan has not been provided; however, the Applicant has indicated the general location of trees on various application materials and has committed a high-standard for landscaping and to maintaining as many mature trees as is feasible on the site. Trees were intentionally left off renderings, to allow for full visibility of the proposed project. No detention basin is visible on the site plan, as the Applicant will provide an

alternative storm water management system as an alternative the applicant has submitted the Floodplain Study Report produced by Farnsworth Group.

In order for the development to be in compliance with the underlying requirements of the 100-year and 500-year floodplains, the proposed building would be built on a concrete pad and supported on “stilts” which would be enclosed by a permeable foundation wall designed in accordance with FEMA’s floodproofing guidance (see Image 1). The Applicant has stressed that the requirements for building within the floodplain introduce significant costs and complexity to the proposed development.



Discussion

The location of these lots is within the floodway; as a result, the building must be elevated above the average flood elevation and allow water to flow under the building, unimpeded, into storm management systems and eventually into the Boneyard Creek. The incremental cost of the construction to mitigate the floodway and floodplain issues results in an economically unviable project if required to be constructed “by right” under the existing R-2 zoning. The developer has the desire to align the cost with achievable economic returns and is thus seeking to increase the density of the development. The proposed building is designed to be in general conformance with R-5 zoning.

Imagine Urbana Comprehensive Plan

The Imagine Urbana Comprehensive Plan (“Imagine Urbana”) identifies the property as being in the Neighborhood I Place Type classification¹, which is described in part as:

“Mostly residential, primarily single houses. Some duplexes, smaller apartments,

¹ For a full description of the Neighborhood I Place Type, see Exhibit H.

townhomes, and accessory dwelling units (e.g. garage apartments, backyard cottages) may be interspersed...”

“Two- and three-story buildings on single lots are common. Main buildings typically have front yards and are set back a bit from the street. Smaller accessory buildings (sheds, garages, etc.) in rear and side yards are typical.”

The proposed PUD does not align well with the intent of the Neighborhood I Place Type; however, proposed development is compatible with the surrounding area, which is characterized by a mix of single-family and medium-density multi-family housing. The proposed development would offer a transition of scale at the edge of downtown from a fully commercial area to a fully residential area.

The proposed PUD is consistent with the following goals and strategies outlined in Imagine Urbana:

Big Move 4: Make Downtown the Economic Driver of the City; “Downtown Urbana serves as the heart of the community, offering spaces for social, cultural, and economic activities. To enhance its role as the economic center of the city, it is essential to promote diverse housing options...”

Big Move 6: Make Walkability a Priority; “Walking² is the most equitable form of transportation. Designing an equitable city and putting people first means that walking must be at the forefront of how things are built.”

Big Move 7: Promote Incremental Development; “Incremental development contributes to community growth and sustainability by allowing for gradual, adaptive improvements that meet the needs and preferences of residents. Currently, City regulations often make it easier, or even a requirement, to develop land in ways that run counter to building a strong community.”

Little Move 1.8: Allow a variety of housing types in every neighborhood at scales appropriate to each neighborhood.

Little Move 8.3: Prioritize development in areas already served by services and infrastructure.

The proposed development would promote an activated downtown by providing apartments within walking distance of Urbana’s downtown amenities and businesses, Lincoln Square Mall, and other key places of business and employment such as the County Court House and Bennett Administrative Center. The proposed units would help attract professionals or graduate students to the downtown area. The introduction of more, high quality units, would increase pedestrian foot traffic and the flow of economic activity to downtown businesses—in keeping with the Imagine Urbana’s vision for a commercial and entertainment district for downtown Urbana.

Although there is a departure from the Imagine Urbana Neighborhood 1 Place Type, the proposed development would add 32 units to Urbana’s housing stock, and at a scale that is appropriate to the surrounding neighborhood. It would also redevelop an area already served by services and infrastructure.

PUD Ordinance Goals

Every proposed Planned Unit Development must be reviewed for consistency with nine general goals outlined in Sec. XIII-3.C of the Zoning Ordinance.

² “Walking” includes people in wheelchairs and with other mobility impairments.

Note: Imagine Urbana has replaced the concepts of “Goals”, “Objectives”, and “Future Land Use” with “Big Moves”, “Little Moves”, and “Place Types”, though the replacement is not necessarily one-to-one. For example, “Place Types” include descriptions of land use, but also include text regarding building form, streets and connectivity, and open space. Until the Zoning Ordinance is updated to reflect Imagine Urbana, the PUD criteria will be evaluated by substituting the new terminology for the old.

The following discussion outlines how the proposed development demonstrates, or does not demonstrate, consistency with the applicable goals and policies per Sec. XIII-3.C:

1. *To encourage high quality non-traditional, mixed-use, and/or conservation development in areas identified in the Comprehensive Plan;*

This goal does not appear to be applicable anymore with the adoption of Imagine Urbana. Outside of some Place Types including text regarding a mix of uses, Imagine Urbana does not use these terms to identify specific areas of Urbana.

2. *To promote infill development in a manner consistent with the surrounding area;*

The proposal is infill development to be built at an R-5 density level. Although the property is zoned R-2, the uses surrounding the 400 block of West Main Street include several higher-intensity zoning districts that allow more intensive residential development including R-4 and R-5 zoning; and B-2 and B-4 zoning. Although the proposed 32-unit multifamily development is not in line with the spirit of the underlying zone, in reality it would be compatible with the character of the built environment defining this downtown-adjacent neighborhood. The proposed PUD is generally consistent with this goal.

3. *To promote flexibility in subdivision and development design where necessary;*

The proposed PUD includes a waiver to allow for slightly more residential FAR (.10) than would be allowed in an R-5 Zoning District. Approving additional density would allow a relatively modest amount of additional mass to be built on the site, the project would aggregate four properties together in order to make the project economically viable. The proposed PUD is generally consistent with this goal.

4. *To provide public amenities not typically promoted by the Zoning Ordinance;*

The proposed development does not provide any public amenities beyond the proposal for future access along Boneyard Creek—which is a stipulation of the Creekway Permit. The Applicant has dedicated a 20-foot parcel of land adjacent to the creek’s edge, which will be formally dedicated to the City of Urbana for future development of a shared-use path along the creek’s edge.

Because the Boneyard Creek dedication is already encouraged and supported within the Zoning Ordinance, the proposed PUD is not considered to provide amenities beyond what is otherwise required. As a result, the proposed PUD is not consistent with this goal.

5. *To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;*

The project is responsive to the Big Moves and Little Moves; however, it does not align with the Neighborhood I Place Type designation in Imagine Urbana. Furthermore, the proposed PUD is compatible with the existing built environment in the surrounding area and appropriately

responds to the higher-density zoning districts that border the site. The proposed project is generally consistent with this goal.

6. *To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan;*

As proposed, the PUD would not provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood. The site is relatively small, so it isn't possible to provide much internal street connectivity beyond what is proposed; the development includes an enhanced entrance along North McCullough Street that would draw pedestrians and visitors onto the property in a welcoming way. As proposed, there are two vehicular connections to North McCullough Street and W Main Street, which would introduce an additional curb cut along W Main Street.

With respect to future pedestrian connectivity, there is an opportunity to enhance the creekway dedication and establish a continuous connection from this segment of West Main Street to the Boneyard Creek Crossing through a series of coordinated parklets and adjacent properties. This site represents one of several key parcels needed to unlock the potential for a shared-use path along the creek in downtown Urbana, effectively creating a "green ribbon" through the urban core. Such improvements would strengthen pedestrian and bicycle access to a unique recreation opportunity by further daylighting and activating the Boneyard Creek corridor. Staff would like to see the 20-foot dedication activated. If that were done, then the development would help further meet this goal. The PUD is generally consistent with this goal.

7. *To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;*

The Applicant submit a detailed site plan and conceptual architectural plans, from the materials submitted it was determined that the building relationship within the surrounding neighborhood would work well. The building form is architecturally similar to the three-story brick and wood-clad, multifamily "Element on Main" apartment building that is directly adjacent to the property, across West Main Street. The relationship between the building and the property is similarly coordinated, with deeper 10-foot setbacks from North McCullough Street, which create an expansive welcoming front yard; and setbacks of over 3-feet from the existing sidewalk along West Main Street, which will provide a grassy welcoming shoulder. The proposed PUD is generally consistent with this goal.

8. *To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;*

As noted in the discussion for Goal 6, the proposed PUD does not currently include any enhancements to the Boneyard Creek corridor, though the site presents a meaningful opportunity for such improvements via the 20-foot dedication. Enhancing the creekway would strengthen pedestrian and bicycle access to a unique recreational amenity by further daylighting and activating the Boneyard Creek. Staff would prefer to see the full 20-foot dedication improved and activated; if that were incorporated, the development would more fully advance this goal. In its current form, however, the PUD is not consistent with this goal.

9. *To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.*

The conservation of the Boneyard Creek focuses on protecting this environmentally sensitive corridor and maintaining necessary stormwater management infrastructure to prevent worsening flooding conditions in the 100-year and 500-year floodplains. While ensuring that future development occurs in a manner that supports existing infrastructure, while bringing recreational value to the surrounding neighborhood via a future shared use path. Thoughtful stewardship of the creek corridor supports long-term environmental health while contributing to a cohesive and harmonious urban fabric. The Applicant and developer have made every effort to design a building that is responsive to the flood needs of this site and have commissioned a hydraulic modeling report from Farnsworth Group for the proposed development, the report was completed in January of 2026.

The first floor will be at least one foot above the 100-year water surface elevation, and the building will be properly floodproofed according to FEMA’s floodproofing guidance. The stairways, ramps, and sidewalks will be elevated above the existing grade; therefore, in the hydraulic modeling report for the proposed development, these elements were included as part of the building obstruction. The parking lot will be constructed at grade, so no additional fill will be added to the floodplain.

The proposed project is generally consistent with this goal.

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. The purpose of a PUD is “to encourage development that goes beyond the minimum zoning and development standard in terms of design, public amenities, innovative ‘green’ construction and implementation of the Comprehensive Plan and other official development plans and policies. In exchange for public amenities, developers are granted flexibility in applying the typical zoning and development regulations.”

Planned Unit Developments can be residential, commercial, mixed-use, or industrial. The proposed development is a residential PUD. To be considered for a PUD, the proposed development must have a gross site area of at least a half-acre and meet one of the four criteria outlined in Sec. XIII-3.D of the Zoning Ordinance. The proposed development is on a lot that is 0.58 of an acre and therefore meets the lot size requirement. The proposed PUD meets two of the four criteria per Sec. XIII-3.D, which are listed below as defined by the Urbana Zoning Ordinance:

Infill. Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.

Unique Development. Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

Waivers

Planned Unit Developments offer developers flexibility in applying zoning and development regulations. In this case, the applicant has applied for one waiver, to increase the allowable FAR on the site.

Additional FAR

The proposed building is designed to be in general conformance with the R-5 Zoning District and the Applicant received the Creekway Bonus provision of 12 additional feet of height for development of the proposed project. As a result, the only aspect of the development that does not conform to an R-5 Zoning

District is the Floor Area Ratio (FAR) which would result in a value of 1.00 (versus the maximum of .90 per the Zoning Ordinance)³.

Summary of Findings

1. The proposed development is generally consistent with six (6) of the nine (9) goals for a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.
2. The proposed development qualifies for PUD approval per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre and meets two of the four criteria outlined in Section XIII-3.D (Infill Development, Unique Development).
3. The proposed development is generally consistent with many of the Big Moves and Little Moves as described in the Imagine Urbana Comprehensive Plan.
4. The proposal includes one waiver to slightly increase FAR by 0.10, which, if granted, would allow more housing to be built on the site, and make the development more economically viable given the design constraints and site limitations associated with development in the floodplain.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2510-PUD-25:

1. Recommend approval of the Preliminary Development Plan as attached; or
2. Recommend approval of the Preliminary Development Plan as attached, including any conditions; or
3. Recommend denial of the Preliminary Development Plan as attached.

Recommendation

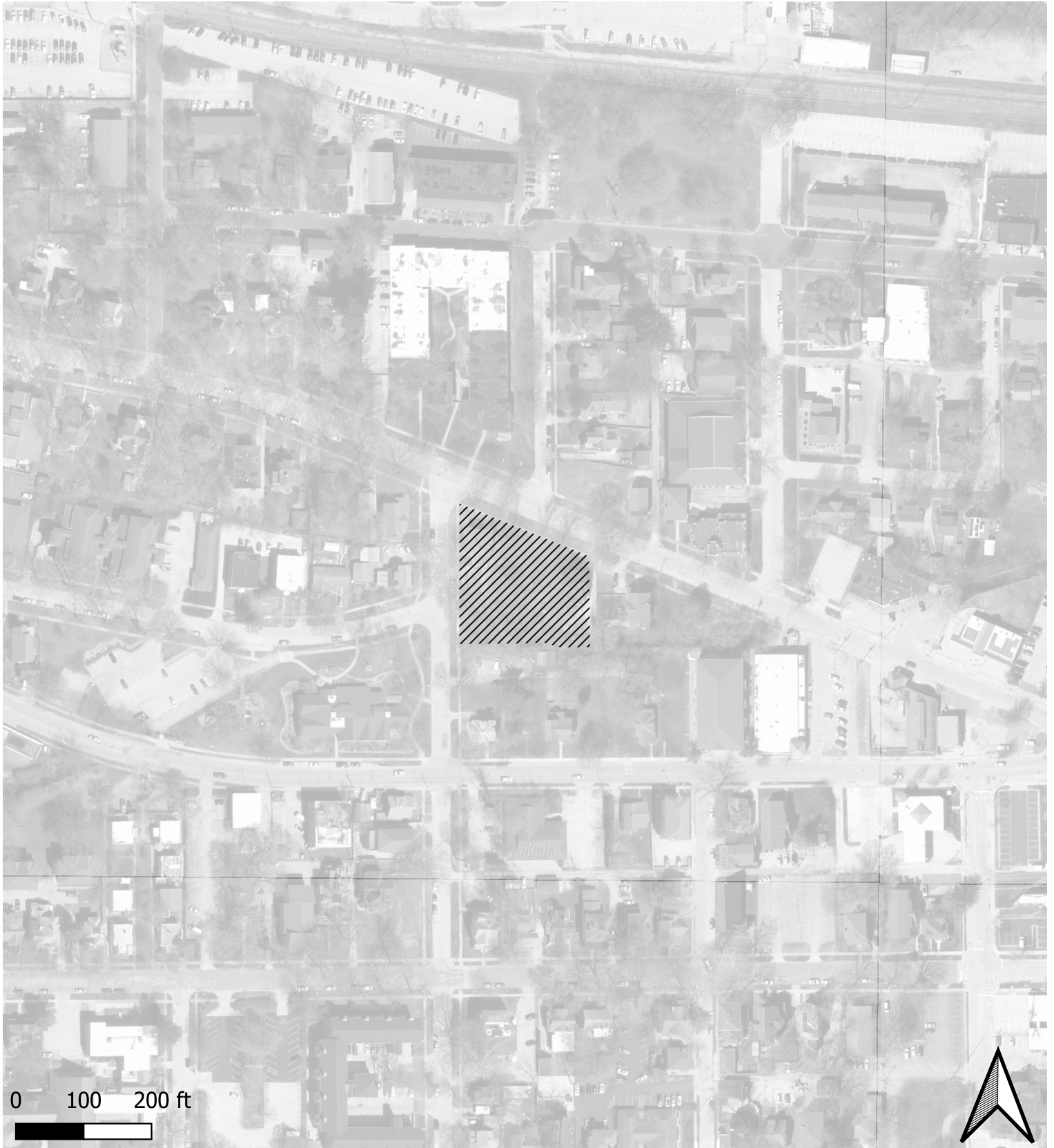
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Plan Case Nos. 2519-PUD-25 to the City Council with a recommendation for APPROVAL with the following condition:

1. That the final development plans be in general conformance with the attached Site Plan.
2. That the final development plans be built in general conformance with an R-5 Zoning District, with an allowance for a FAR of 1.0 instead of 0.90.

³ For calculations, please refer to Exhibit E: "Preliminary & Final PUD Application"

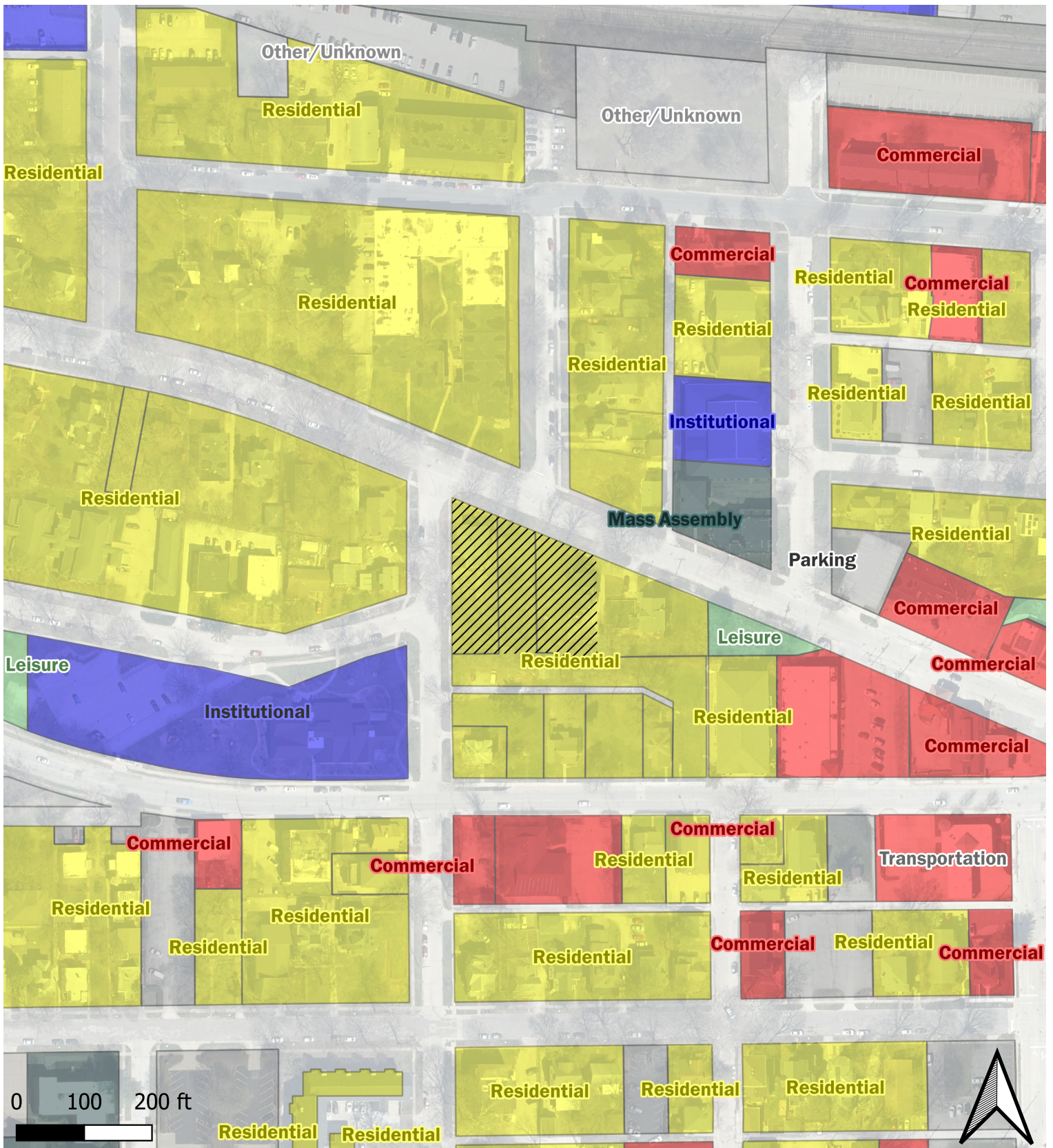
Attachments: Exhibit A: Location
Exhibit B: Existing Land Use Map
Exhibit C: Existing Zoning Map
Exhibit D: Place Types Map
Exhibit E: Preliminary & Final PUD Application
Exhibit F: Site Plan
Exhibit G: Photos
Exhibit H: Neighborhood I Place Type Description
Exhibit I: Zoning District Description Sheets R-2, R-4, R-5, & B-2

cc: Andrew Fell (Applicant)



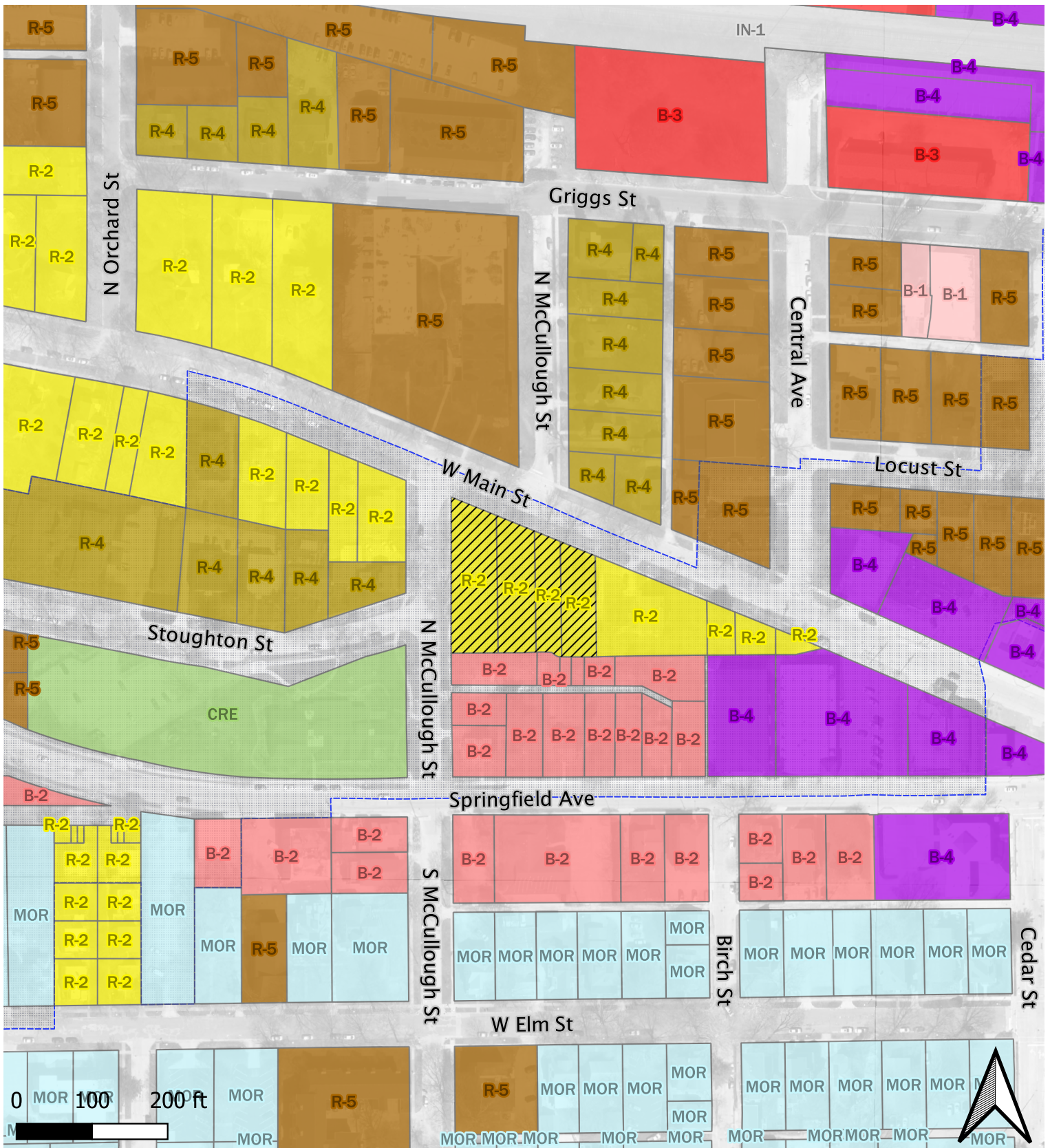
Case: CW-2026-01
Subject: Bonneyard Creekway Permit
Location: 413, 415, 417, 419 West Main Street
Applicant: Andrew Fell

 Subject Property



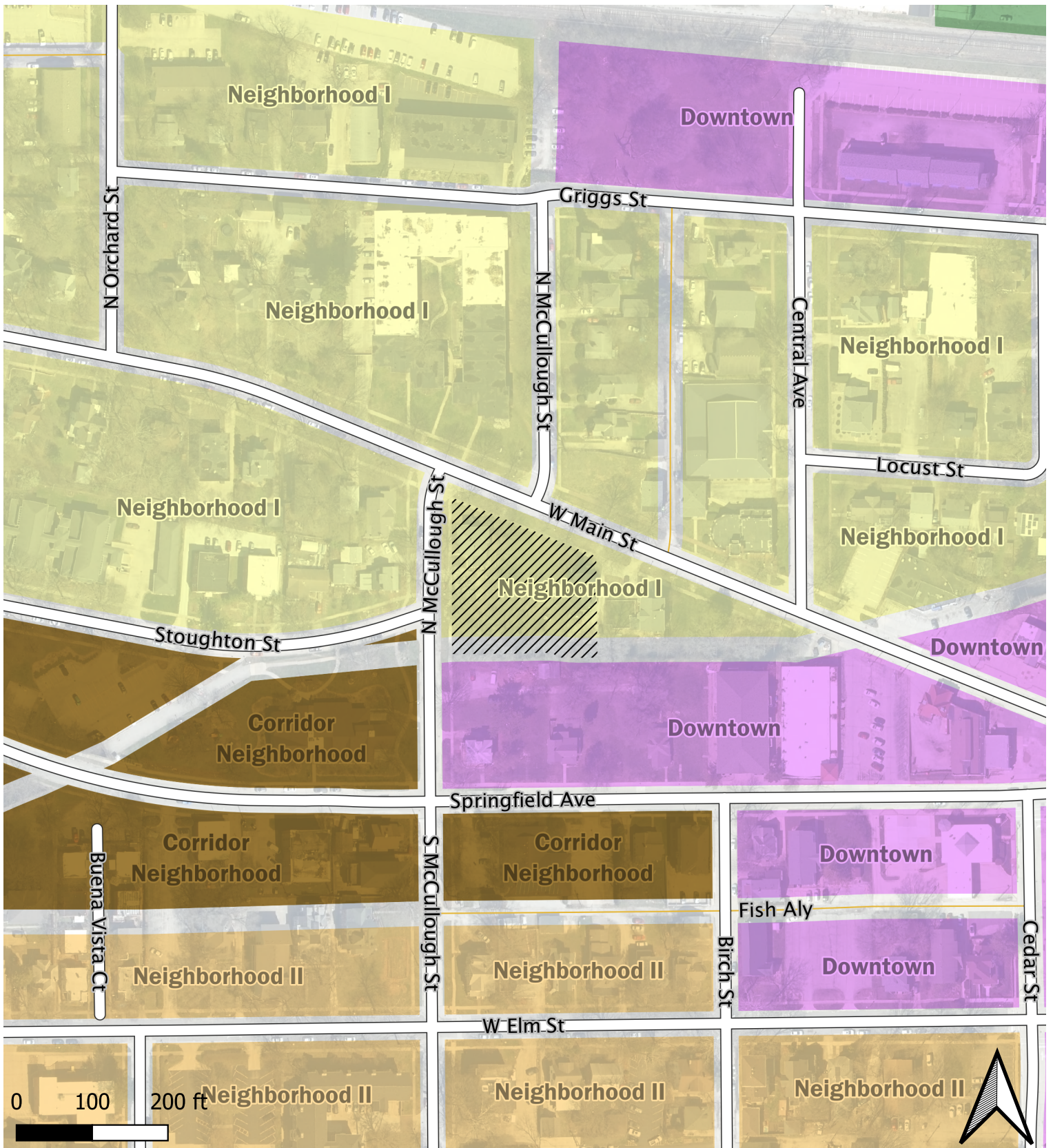
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|--|------------------|--|---------------|--|---------------|
| | Subject Property | | Commercial | | Mass assembly |
| | Residential | | Institutional | | Leisure |
| | Parking | | | | |



Case: CW-2026-01
 Subject: Bonneyard Creekway Permit
 Location: 413, 415, 417, 419 West Main Street
 Applicant: Andrew Fell

- Subject Property
- B-3
- R-2
- B-1
- B-4
- CRE
- MOR
- R-3
- R-4
- R-5
- B-2

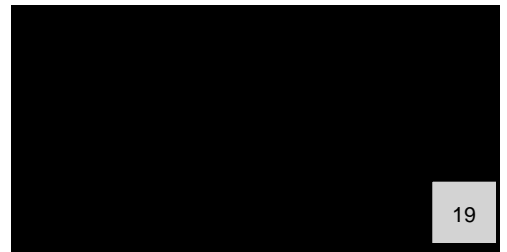
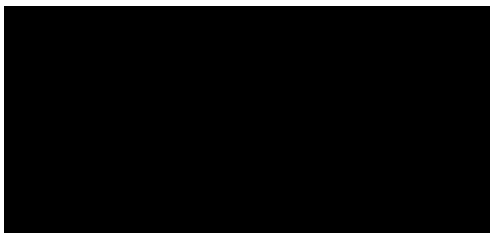


Case: CW-2026-01
 Subject: Bonneyard Creekway Permit
 Location: 413, 415, 417, 419 West Main Street
 Applicant: Andrew Fell

////// Subject Property [1]

PRELIMINARY AND FINAL PUD APPLICATION

413-419 WEST MAIN ST
URBANA, IL 61801



PRELIMINARY AND FINAL PUD APPLICATION

413-419 WEST MAIN STREET

URBANA, ILLINOIS

PROJECT DESCRIPTION

The project under consideration is a residential development encompassing four lots on West Main Street in Urbana, submitted under a single PUD Application, combining the Preliminary and Final Applications.

The main difficulty above other properties, and the primary cause for a PUD, in developing these lots is the existence of the Floodway and Flood Plain. Because of this, the building must be elevated above the average floor elevation and allow water to pass below – unimpeded - to the Boneyard. This imposes a great economic factor on the construction. This condition is the primary reason for organizing this project under a Planned Unit Development. The incremental cost of the construction to mitigate the Floodway and Floodplain issues results in an economically unviable project if required to be constructed ‘by right’ under the general Zoning Ordinance criteria. The method to align the cost with achievable economic expectations is to increase the density to a scale that makes the building ‘work’. It is a delicate balance to adjust the minimum occupant density in conjunction with an escalating construction cost and neighborhood compatibility.

The Scheme presented is our best evaluation for the balance of a project that is minimally economically workable, and socially responsible. A development of smaller scale most likely is not a self sufficient enterprise, while a development of larger scale risks overwhelming the neighborhood. The intent of the design is to provide a building that can be economically viable in the face of escalated construction costs. These are not the costs associated with a ‘typical’ building, but the additional costs of raising the building up several feet, compensating for life cycle and increased operating and maintenance expenses, issues resulting in a variable parking condition (because of the potential water issues), and dedicating a significant amount of site area to the Boneyard district.

In order to help minimize any seeming inconformity, the building is laid out to be in general conformance with the R-5 Zoning District – to the greatest extent possible. While the project is being submitted for PUD consideration, it is more easily compared to other developments thru a Site Statistic comparison. That comparison follows later in this Submission. The Only aspect of this development that does not conform to the R-5 Zoning

District criteria (after implementation of Creekway Bonus Provisions) is the Floor Area Ratio (F.A.R.). The R-5 maximum is .90 and our calculation results in a value of 1.00.

The New Comprehensive Plan for the City has this area at the juncture of N1 (Neighborhood1), D (Downtown) and CN (Corridor Neighborhood). The Site is currently all Zoned R-2. Zoning District B-2 exists to the south, B4 exists to the south-east, R-4 and R-5 exist to the north, and R-2, R-4, and CRE exist to the west. Obviously, this area is a mix of Zoning Districts, available densities and scale. It seems moving to a more dense R-5 Zoning District on these specific parcels can actually offer a better transition between the potential scale of development as it transitions away from the downtown core.

Overall – this does seem to be the Highest and Best Use of the Site – as it aligns with the Comprehensive Plan and provides an appropriate incremental level of scale and density near the downtown core area.

The resulting development, as shown, contains 32 units, with a total of 45 bedrooms.

In the accompanying material, we have intentionally left all new landscaping off of the exhibits. This was done to enhance the clarity of the documents and not have additional, potentially confusing information clouding the design or objectives of the PUD. The intent is to exceed the Zoning criteria for Landscaping in an R-5 district

Please note that great consideration was given to the idea of rezoning the existing parcels to R-5 Zoning and try to ‘build by right’ under those provisions. This was dismissed mainly for two reasons.

- 1) We feel it is more of the public’s interest to see what is actually intended to be constructed, and not be left to wonder what sort of thing was going to go there.
- 2) Given the additional economic factors, a little bit more floor area than is allowable under R-5 is needed to make the economic model work.

The Creekway Provisions would gain us the necessary height needed, but there is no other method to increase the floor area.



Application for a Planned Unit Development - Final

PLAN COMMISSION

APPROVAL STEPS FOR A FINAL DEVELOPMENT PLAN

STEP 1 Submit Completed Final Development Plan Application, Final Development Plan, and Fee

If a preliminary development plan has been approved for the PUD within the last twelve months, submit a completed application form to the Secretary of the Plan Commission together with five copies of a final development plan, and a \$250.00 application fee. (See application form for materials that must be included with the final development plan.)

STEP 2 Plan Commission Review

The Plan Commission will hold a public hearing to consider the final development plan application and supporting information. The Commission shall determine whether the reasons set forth in the application, and the evidence provided during the public hearing, justify approval of the final development plan based upon the criteria specified in Section XIII-3.K of the Urbana Zoning Ordinance. The Commission shall make a recommendation to the City Council for or against the final development plan, and may also recommend such additional conditions as are deemed necessary.

STEP 3 City Council Review

The City Council shall consider the recommendation of the Plan Commission. The Council may impose any conditions or requirements, including but not limited to those recommended by the Plan Commission, which it deems appropriate or necessary in order to accomplish the purpose of the Zoning Ordinance.

*Approval of the final development plan is valid for a period of **two years** from the date of City Council approval. If construction has not begun or an approved use has not been established within this timeframe, the approval of the final development plan shall lapse and be considered void and no longer in effect.*

STEP 4 Recording of the Final Planned Unit Development Plan

The final development plan for the PUD, as approved by the City Council, will be recorded within six months following passage of the ordinance approving said plan.

STEP 5 Issuance of a Planned Unit Development Permit

Once expressly authorized by the City Council, the Zoning Administrator will issue a Planned Unit Development Permit in accordance with the approved plan. No building permit or Certificate of Occupancy (if no building permit is required) shall be issued before issuance the Planned Unit Development Permit.

Current Land Use (*vacant, residence, grocery, factory, etc*): **Multi-Family/Vacant**

Proposed Land Use: **Multi-Family**

Present Comprehensive Plan Designation: **N1**

How does this request conform to the Comprehensive Plan? **Mixed Use - Aligns with Scaled Density Objectives.**

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

See Attached

4. CONSULTANT INFORMATION

Name of Architect(s): [REDACTED] **Phone:** [REDACTED]

Address (street/city/state/zip code): [REDACTED]

Email Address: [REDACTED]

Name of Engineers(s): [REDACTED] **Phone:** [REDACTED]

Address (street/city/state/zip code): [REDACTED]

Email Address: [REDACTED]

Name of Surveyor(s): **Phone:**

Address (street/city/state/zip code):

Email Address:

Name of Professional Site Planner(s): [REDACTED] **Phone:** [REDACTED]

Address (street/city/state/zip code): [REDACTED]

Email Address: [REDACTED]

Name of Attorney(s): **Phone:**

Address (street/city/state/zip code):

Email Address:

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has a preliminary development plan for the proposed PUD been approved within the last twelve months? Yes No

Date City Council Approval: **Ordinance No.:**

Does the Final Development Plan substantially conform to the approved Preliminary Development Plan? In what ways does it differ? (*Attach additional sheets if necessary*)

Preliminary and Final PUD Applications being submitted simultaneously.

Does the proposed development plan involve a zoning map amendment? Yes No
If yes, please describe:

Does the proposed development plan involve a subdivision plat? Yes No

Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval was secured at the preliminary development plan approval stage or approval is requested now at the final development plan approval stage. (Attach additional sheets if necessary)

A. **See Attached**

B.

C.

D.

6. CRITERIA FOR APPROVAL

Explain how the proposed development is conducive to the public convenience at the proposed location.

See Attached

Explain how the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.

See Attached

Explain how the proposed development is consistent with the goals, objectives, and future land uses of the Urbana Comprehensive Plan and other relevant plans and polices.

See Attached

Explain how the proposed development is consistent with the purpose and goals of the Section XIII-3, Planned Unit Developments of the Zoning Ordinance.

See attached

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are incorporated into the proposed PUD and explain how the proposed development is responsive to the relevant recommended design features. *(Attach additional sheets if necessary)*

A. **See attached**

B.

C.

D.

E.

F.

G.

7. FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

A final development plan must be submitted with this application and shall minimally contain the following materials: *(Blanks are provided to help in determining whether submission is complete)*

A general location map at a suitable scale which shows the location of the property within the community and adjacent parcels.

A specific site plan with the following information:

The location of proposed structures and existing structures that will remain, with height and gross floor area notes for each structure.

- The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public right-of-way; transit stops; easements and other reservations of land; the location of existing and proposed curb cuts, off-street parking and loading spaces, including service drives; sidewalks and other walkways.
- A landscape plan indicating the general location of trees, shrubs, and ground cover (proposed or existing).
- The location of any proposed open space.
- A preliminary stormwater plan indicating the general location of impervious surfaces, detention/retention basins, and the basic storm sewer layout.
- A preliminary utilities plan indicating the general location of sanitary sewers, electricity, gas, telecommunications, and similar services.
- The location of street and pedestrian lighting, including lamp intensity and height.
- Conceptual elevations of all proposed commercial buildings and conceptual typical elevations of residential buildings. Scaled elevations shall identify building materials, the location, height, and materials for screening walls and fences, storage areas for trash and rooftop equipment.
- Design, location, display area, and height of any proposed signage subject to the regulations of the Urbana Zoning Ordinance.
- A development program that provides general information about the development, including desired residential and commercial tenants, housing price targets, estimated construction costs, and any other information that conveys that purpose and intent of the development.
- A development schedule indicating:
 - The approximate date when construction of the project will begin.
 - The phases in which the project will be built, if applicable, and the approximate date when construction of each phase will begin.
 - The approximate dates when the development of each of the stages will be completed.
- Any other information deemed necessary by the Secretary of the Plan Commission.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

December 22, 2025

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

**PRELIMINARY AND FINAL PUD APPLICATION
413-419 WEST MAIN STREET
URBANA, ILLINOIS 61801**

PROPERTY PIN NUMBERS AND LOT SIZE

ADDRESS	PIN	LOT DIMENSIONS	LOT AREA
413 West Main Street:	91-21-08-381-004	IRREGULAR~ 50' X 130'	6,580 S.F.
415 West Main Street:	91-21-08-381-003	IRREGULAR~40' X 145'	5,255 S.F.
417 West Main Street:	91-21-08-381-002	IRREGULAR~ 44' X 185'	8,575 S.F.
419 West Main Street:	91-21-08-381-001	IRREGULAR~64' X 195'	11,790 S.F.

Note that lots are irregular shape and dimensions rounded, but square footages accurate.
Reference graphic Site Plan for additional information.

**PRELIMINARY AND FINAL PUD APPLICATION
413-419 WEST MAIN STREET
URBANA, ILLINOIS 61801**

LEGAL DESCRIPTIONS

419 W Main St:

Beginning at the Northwest Corner of Lot 3 of a Subdivision of Lot "A" of a Subdivision of a portion of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, in the City of Urbana, as per Plat recorded in Plat Book "A at Page 144, Thence South 207.24 feet to the Southwest corner of said Lot, Thence East 64.86 feet, Thence North 179.93 feet to the South Line of Main Street 72.45 feet to the place of beginning, in Champaign County, Illinois.

PIN: 91-21-08-381-001

417 W Main Street:

Parcel ID(s): 91-21-08-381-002

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 3 OF A SUBDIVISION OF LOT A OF A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER

OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERRIDIAN.

35.75 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 162.26 FEET

TO THE SOUTH LINE OF MAIN STREET AT A POINT 36.48 FEET WEST OF THE NORTHEAST CORNER O F SAID L O T 3 MEASURED O N T H E SOUTH LINE O F MAIN STREET, THENCE NORTHWESTERLY ON THE SOUTH LINE OF MAIN STREET, 46.85 FEET; THENCE SOUTH 179.93

FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE EAST 43.60 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 3 OF A SUBDIVISION OF LOT A OF A SUBDIVISION OF A

PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER O F SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN

THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

415 W Main Street:

For APN/Parcel ID(s): 91-21-08-381-003

PARCEL 2:

THE WEST 10 FEET OF LOT 2 AND THE EAST 35.75 FEET OF LOT 3 OF A SUBDIVISION OF LOT

"A" OF A SUBDIVISION OF A PORTION OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF

SECTION 8, TOWNSHIP 19 NORTH RANGE 9 EAST OF THE THIRD PRINCIAL MERIDIAN, IN THE

CITY OF URBANA, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "A", PAGE 144 OF

**PRELIMINARY AND FINAL PUD APPLICATION
413-419 WEST MAIN STREET
URBANA, ILLINOIS 61801**

REQUESTED WAIVERS.

The Single Waiver requested for the project is limited to devoting slightly more space to leasable area than what is typically allowable. This is due to the escalated costs of this specific project. It is also slightly difficult to quantify the Waiver as we are not aligning with one Zoning District, so the Waiver is compared to the allowable condition in an R-5 District. If this project were located in an R-5 Zoning District the ONLY waiver requested is for an increase in F.A.R. by roughly ten percent. No other Waivers are required.

1) F.A.R.

The F.A.R. allowable in an R-5 Zoning District is .90

As demonstrated previously in this Application, the F.A.R. as designed equals 1.00.

PARKING (No Waiver Requested)

Parking calculation is included previously in this Application.

Number of required spaces equals 27 and 27 are provided. The number of spaces is correct, but we are showing more compact spaces than we wish to. When the site is surveyed, we can adjust this as necessary and hopefully include only full spaces

In order to augment the automobile parking situation, additional bicycle (scooter) parking is provided at double the required rate, with capacity for 32 bicycles.

BONEYARD CREEKWAY DEDICATION (Bonus Provision Utilized)

As part of the Application Process and the Creekway Permit process, lot area conforming with the Creekway Provisions will be dedicated to the City of Urbana. This allows for Bonus Provisions to be incorporated. The only Bonus Provision intended to be utilized is the additional story and 12 feet of additional height allowed.

An additional Bonus Provision to reduce or even eliminate setbacks is not being utilized. The intent is to conform to the setback requirements of R-5 Zoning.

**PRELIMINARY AND FINAL PUD APPLICATION
413-419 WEST MAIN STREET
URBANA, ILLINOIS 61801**

CRITERIA FOR APPROVAL – APPLICATION ITEM 6.

Explain how the proposed development is conducive to the public convenience at the proposed location.

Introducing additional housing stock to the downtown fringe is one goal of the City to maintaining the vitality of downtown. The project is slightly off, but adjacent to City Collector Street, Public Transportation and other City Services, so the impact on any current residents will be minimal. The precise location offers many convenient core services to residents and nearby are many other locations of entertainment and interest.

Explain how the proposed development is designed, located and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.

The development is generally designed to conform to the City's R-5 Zoning District which is the appropriate Zoning Designation for this property. It offers a transition of scale at the edge of Downtown to transition from a fully commercial area to a fully residential area.

The surrounding area is primarily multi-family, with the Boneyard Creek offering a barrier to the south, so the Use is already in place adjacent to the site, and does not introduce any new type of housing or other use to the area. Additionally all necessary core City services, including public transportation, are very near the project location.

Explain how the proposed development is consistent with the goals, objectives, and future land uses of the Urbana Comprehensive Plan and Policies.

The development aligns in general with the provisions and goals of the Comprehensive Plan. As part of achieving these goals a portion of the lot will be dedicated to the City for the Creekway project.

This specific series of lots is under the additional hinderance of the Floodplain, making any development here exponentially costly. This project aggregates four properties together in order to make the project economically viable. Trying to perform the same Pro Forma on several smaller projects results in economic failure. We are somewhat taking advantage of an ‘economy of scale’ to overcome the shortcomings of several individual developments.

Explain how the proposed development is consistent with the purpose and goals of the Section XIII-3, Planned Unit Developments of the Zoning Ordinance.

I believe the Planned Unit Development as designed is consistent with all major objectives and goals of this Section. In general, this is a project type greatly desired in the City and this is a building that will cost significantly more than any building built by right. The Ordinance lists the purpose of a PUD is to ‘encourage a development that goes beyond the minimum zoning and development standards....’ And this project does that.

The Ordinance lists nine individual items under ‘Goals’ and without addressing all of those individually – this project contributes to each of those to various degrees. Several of them are met thru the Creekway Dedication.

In a simplistic sense, this project represents the exact purpose a PUD process was introduced into the Ordinance. A unique issue exists – which requires a unique solution.

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD’s. Please identify which design features are incorporated into the proposed PUD and explain how the proposed development is responsive to the relevant recommended design features.

Several features are being incorporated. One of these is the additional height allowable by the Creekway Dedication, equal to 12 feet, and one story. There are six allowable Bonus Provisions in the Ordinance, and only one is being utilized.

The intent is to conform to each Recommended Design Feature to the greatest extent possible, and the current Design Scheme reflects this. There are only a few that are not appropriate for this development due to the Use of the project or the specific location.

**PRELIMINARY AND FINAL PUD APPLICATION
413-419 WEST MAIN STREET
URBANA, ILLINOIS 61801**

BUILDING STATISTICS

Site Area:

413 West Main Street	6,580 s.f.
415 West Main Street	5,255 s.f.
417 West Main Street	8,575 s.f.
419 West Main Street	<u>11,790 s.f.</u>
TOTAL =	32,200 s.f.

Building Area:

First floor	9,936 s.f.
Second Floor	10,683 s.f.
Third Floor	10,683 s.f.
Mezzanine*	<u>971 s.f.</u>
TOTAL	32,273 s.f.

* Note that for Zoning Purposes, the City stipulates that the Mezzanine area contributes to the height and area of the building. For Building Code Purposes, the Mezzanine level does not contribute to the floor area nor does it contribute a floor to the height.

Under the Urbana Zoning Ordinance, this is a 32,273 s.f., four story building.
Under the International Building Code, this is a 31,302 s.f., three story building.

Unit Count;

The building consists of one and two bedroom units, with each bedroom having a dedicated bathroom.

	Two Bed, two Bath	One Bed, one Bath
First floor	3	7
Second Floor	3	8
Third Floor & Mezzanine	<u>7</u>	<u>4</u>
TOTAL	13	19

TOTAL UNITS = 32

TOTAL BEDS = 46

Parking:

Automobiles

Required = $(13 \times 1) + (19 \times .7) = 26.3 = 27$

Provided = 27 Spaces (including 2 accessible, and three compact spaces.)

Bicycles

Required = $32 \times .5 = 16$ (8 loops)

Provided = 16 Spaces (8 loops)

Over time, the required number of required automobile spaces has been reduced. Many Zoning Districts of similar proximity to the University have had their parking requirements drastically reduced, and in some cases completely eliminated. This development provides all the required parking for both automobiles and bicycles.

**PRELIMINARY AND FINAL PUD APPLICATION
 413-419 WEST MAIN STREET
 URBANA, ILLINOIS 61801**

WHILE THE NEW DEVELOPMENT IS NOT TIED TO THE REQUIREMENTS AND/OR LIMITS OF AN R-5 ZONING DISTRICT, THIS COMPARISON ALLOWS FOR A BETTER UNDERSTANDING OF THE SCALE OF THE DEVELOPMENT AS IT RELATES TO OTHER CONDITIONS IN THE CITY, AND IN THIS SPECIFIC AREA. THE PROPERTY UNDER CONSIDERATION ABUTS AN EXISTING R-5 ZONING DISTRICT, SO THIS IS AN APPROPRIATE COMPARISON OF AN ALLOWABLE PROJECT OF SIMILAR SCALE .

PUD VS R-5 BY RIGHT COMPARISON

	R-5	PUD PROPOSAL
MINIMUM LOT AREA*	6,000 S.F.	
ACTUAL LOT AREA**		32,200 S.F.
413 WEST MAIN =	6,580 S.F.	
415 WEST MAIN =	5,255 S.F.	
417 WEST MAIN =	8,575 S.F.	
419 WEST MAIN =	<u>11,790 S.F.</u>	
MINIMUM LOT WIDTH*****	60'	
ACTUAL LOT WIDTH		130' +/-
MAXIMUM HEIGHT***	47'	
ACTUAL BUILDING HEIGHT***		46'-8"
MAXIMUM F.A.R.****	0.90	
ACTUAL F.A.R.		1.00
BUILDING AREA		
FIRST =	9,936 S.F.	
SECOND=	10,683 S.F.	
THIRD	10,683 S.F.	
MEZZANINE	<u>971 S.F.</u>	
TOTAL	32,273 S.F.	
F.A.R. =	$32,273 / 32,200 = 1.002$	

MINIMUM O.S.R.***** 0.30
 ACTUAL O.S.R. 0.30
 OPEN SPACE = 7,911 S.F.
 O.S.R. = 9,731 S.F. / 32,273 S.F. = .301

MINIMUM SETBACKS
 FRONT 15'
 SIDE 5'
 REAR 5'

ACTUAL SETBACKS*****
 FRONT - WEST 15'
 FRONT - NORTH 5'
 SIDE - SOUTH 76'
 REAR - EAST 5'

REQUIRED AUTOMOBILE PARKING
 1 SPACE PER TWO BEDROOM UNIT.
 1 SPACES X 13 UNITS = 13 SPACES
 .7 SPACES FOR EACH ONE BEDROOM UNIT
 .7 SPACES X 19 UNITS = 13.3
 TOTAL REQUIRED = 14 + 13 = 27 SPACES
 TOTAL PROVIDED (including one accessible space
 and three compact spaces) = 27 SPACES

REQUIRED BICYCLE PARKING
 I SPACE PER TWO DWELLING UNITS
 TOTAL REQUIRED = 32 UNITS / 2 = 16 SPACES
 PROVIDED 32 SPACES

*Minimum Lot Area for PUD Consideration is .5 acre. This equates to 21,780 s.f.

**The lot areas were taken from the County GIS maps. No Site Survey has yet been conducted, but is a necessity in the development of Construction Documents.

***Building height is calculated as the height at the center-point of the pitched portion of the roof, not necessarily the peak of the highest point of the building. The peak of the building is approximately 56'. NOTE – This project is allowed to take advantage of Boneyard Creekway Dedication Provisions – which allow for an additional story and 12' of allowable height. The Tabular values for the height are 35' and three stories

**** Note that under the Urbana Zoning Ordinance the Mezzanine contributes to the building overall Floor Area, and adds a Story to the building, so it is a 32,273 s.f., Four Story Building. Under the Building Code, neither of these apply, so it is a 31,302 s.f., Three Story Building. See Boneyard Creekway Dedication Provisions as noted above for additional allowable height.

***** The lot area being considered as a portion of the Boneyard Creekway dedication is included in the Open Space of the site.

- Total Open Space area:
- 5,124 s.f. at the Creekway dedication
- 1,590 s.f. at the south side of the building
- 1,197 s.f. at the west side of the building
- 620 s.f. at the north-west corner of the site
- 1,200 s.f. of balcony area (out of a total of approximately 2,780 s.f. of total balcony area)
- TOTAL = 9,731 s.f.

*****The setbacks are intended to meet or exceed all of those in the R-5 Zoning District. No survey has yet been completed and from strictly observation, the sidewalk on the north side of the subject properties appears to perhaps be set inside the property line. The building can be shifted south on the lot to maintain the noted setback, however this may compromise the quantity of area Dedicated in the Creekway Application.

Note that the Creekway Bonus Provisions allow for the reduction and even the elimination of setbacks. These provisions are NOT being utilized in an effort to be as responsive to the neighborhood as possible.



VIEW LOOKING EAST

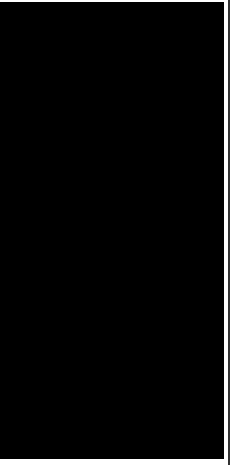
PROJECT # 24101
 DATE : 12/10/2025
 REV/10/1/:

Item F1.



These drawings and specifications are the property and copyright of Andrew Fall, Architect and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

DREMEL- WEST MAIN STREET URBANA
 PUD APPLICATION
 413-419 WEST MAIN ST
 URBANA, IL 61801



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DREMEL- WEST MAIN STREET URBANA
 PUD APPLICATION
 413-419 WEST MAIN ST
 URBANA, IL 61801

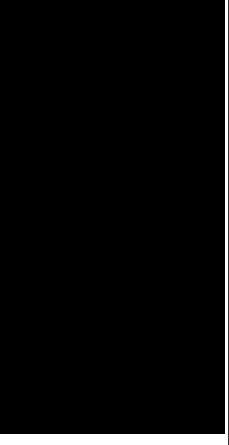
1/2



VIEW FROM THE TOP

PROJECT # 24101
 DATE : 12/10/2025
 REV/NO/Y:

Item F1.



These drawings and specifications are the property and copyright of Andrea Falli Architects and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

DREMEL- WEST MAIN STREET URBANA

PUD APPLICATION

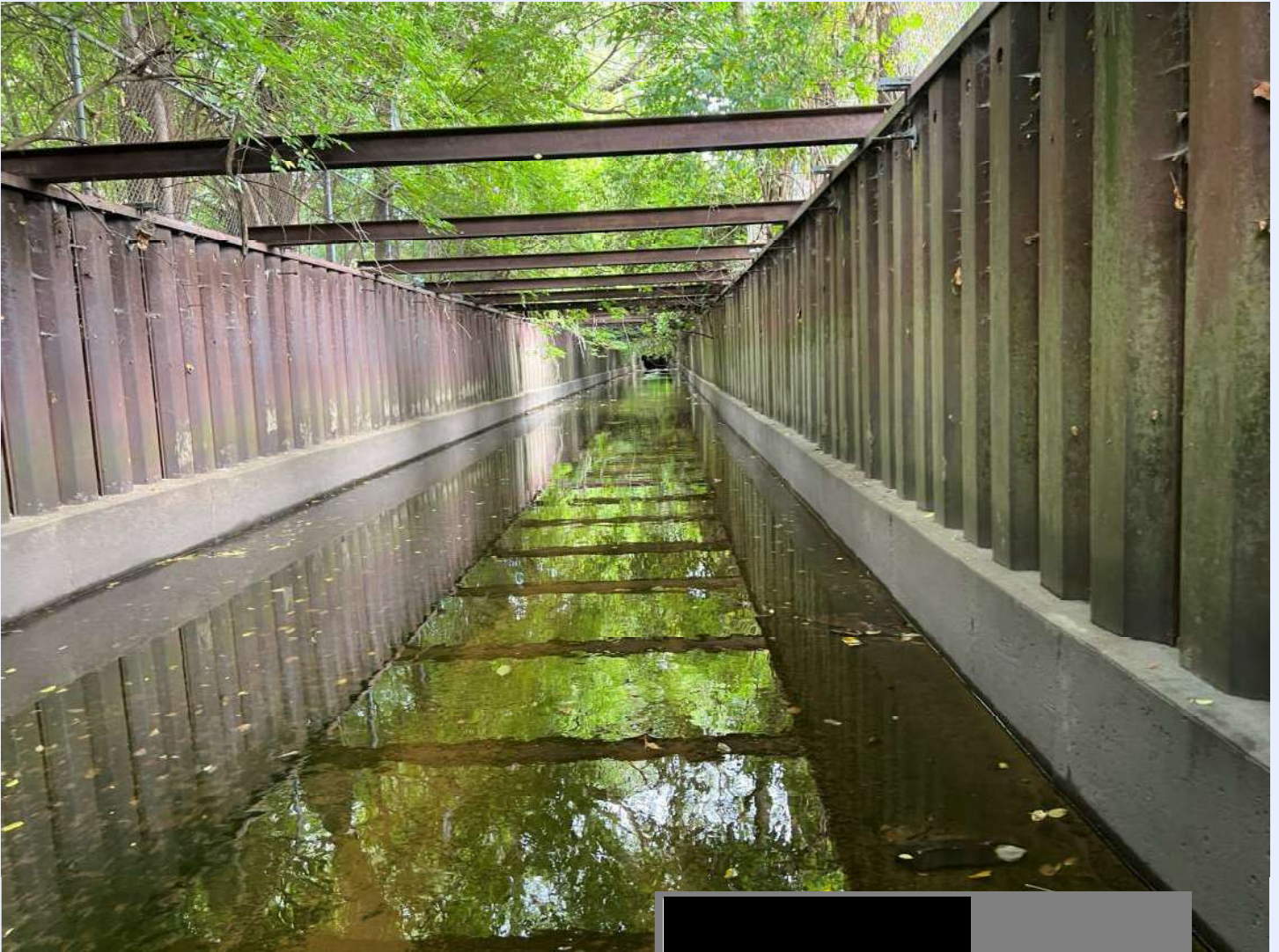
413-419 WEST MAIN ST
 URBANA, IL 61801

Flood

Exhibit E - Continued
(Excerpts from Flood Study, Some Appendices Removed)

413-419 West Main Street Development Preliminary Hydraulic Modeling

Urbana, Illinois



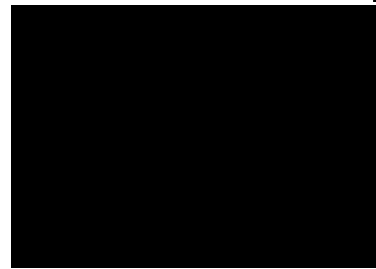


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1.0 INTRODUCTION

DMCB Properties, LLC plans to develop the site at 413-419 Main Street in Urbana, Illinois, into a new apartment building. A location map of the project area is included in Appendix A. The building is intended to be three stories tall and span a footprint of approximately 10,450 square feet. The site will also include a parking lot and access drive at existing grade. Preliminary plans of the building, prepared by Andrew Fell Architects, are included in Appendix E.

Since the project site is located within the floodway of the Boneyard Creek (Appendix B), a 1-D steady state HEC-RAS model was prepared to analyze the effects of the proposed building on the base flood elevation. This report summarizes the development of the model and analyzes the results compared to the state and city floodplain requirements.

2.0 METHODOLOGY

The existing and proposed conditions models are roughly bound by the Springfield-McCullough culvert on the upstream end and the Main Street culvert on the downstream end. However, to accurately model the culverts, the upstream limit of the model is about 70 feet upstream of the Springfield – McCullough culvert and the downstream limit of the model is approximately 95 feet downstream of the Main Street culvert.

Flow discharge values for the existing conditions and proposed conditions models are based on values from the Flood Insurance Study (Appendix C) for the 10-, 50-, 100-, and 500-year events.

The downstream boundary condition was modeled as a known water surface elevation. Based on data from the Flood Insurance Study (FIS) in Appendix D, cross section H from the FIS is just downstream of our project area and the Main St culvert, which is the downstream limit of the model. Therefore, water surface elevations for cross section H in the FIS were used as the downstream boundary condition. Cross section H has a water surface elevation of 706.0 for the 10-year event, 707.9 for the 50-year event, 709.2 for the 100-year event, and 711.3 for the 500-year event. These elevations were used as the downstream boundary conditions for the existing conditions and proposed conditions models.

The HEC-RAS model, version 6.6 was used to model the hydraulics of this section of the Boneyard Creek. Included in the submittal are the:

Existing Conditions Model (“413-419 Main St.prj” Plan: Existing). This model was built using a combination of survey data, LIDAR data, and select information from the effective SWMM model.

Proposed Conditions Model (“413-419 Main St.prj” Plan: Proposed_BldgFootprint) This model adds the entire footprint of the proposed building as an obstruction in the floodplain. Manning’s n values were also adjusted to represent the increased roughness of the building.

3.0 EXISTING CONDITIONS ANALYSIS

The existing conditions model was developed by adding a surveyed surface combined with LIDAR data to RAS Mapper and cutting cross sections approximately every 40-50 feet where survey points were collected. These cross sections were edited where necessary to reflect the vertical concrete channel walls of the Boneyard Creek. Survey data was used to accurately model the Springfield – McCullough and Main Street culverts. The upstream invert elevation of the Springfield – McCullough culvert was assumed from the effective SWMM model. Cross sections that were added to the proposed model to set the upstream and downstream limits of the building footprint were also added to the existing conditions model for consistency when comparing the existing and proposed models.

Table 5.0 compares the effective water surface elevations from the Flood Insurance Study with the computed water surface elevations of the existing conditions model. The water surface elevations of the existing model are all within four inches of the 100-year water surface elevations in the FIS for the effective model. The differences between the existing model and effective model can be attributed to more accurate and updated topographic information. The effective model used a combination of data from a 2005 Digital Elevation Model (DEM), 1977 aerial photography with 2-foot contour intervals, and field survey. The existing model uses a combination of LIDAR data and survey data collected in September 2025.

Table 5.0 – Effective FIS vs Existing Conditions Water Surface Elevation Analysis

Water Surface Elevation Analysis - Effective FIS Model vs Existing Conditions					
River Station	Equivalent FEMA Lettered Cross Section	Freq.	Water Surface Elevation		Change in Elevation
			Effective	Existing	
			(ft)	(ft)	
1488	J	100	712.00	711.75	-0.25
1454		100		711.59	
1127		100	Springfield-McCullough Culvert		
832		100		711.31	
820.2		100		711.30	
801		100		711.30	
751		100		711.30	
708		100		711.30	
669.4		100		711.30	
661		100		711.30	
618		100		711.27	
567	I	100	710.90	711.21	0.31
527		100		711.16	
487		100		710.87	
432		100		710.87	
388		100		710.87	
274		100	Main Street Culvert		
61		100		709.20	
5	H	100	709.20	709.20	0.00

4.0 PROPOSED CONDITIONS ANALYSIS

6.1 PROPOSED METHODOLOGY

The development at 413-419 West Main Street in Urbana, Illinois, will consist of a new apartment building and parking lot. While the final design of the building has not been completed yet, a description of the preliminary design is as follows. The apartment building is proposed to be three stories tall with a total footprint of approximately 10,450 square feet, including the balconies. The first floor will be one foot above the 100-year water surface elevation, and the building will be properly floodproofed according to FEMA's floodproofing guidance. The stairways, ramps, and sidewalks will be elevated above the existing grade, so they were modeled as part of the building obstruction. The total footprint of the obstruction that was modeled is approximately 12,530 square feet. The parking lot will be constructed

at grade, so no additional fill will be added to the floodplain. Please see Appendix E for the preliminary plans of the proposed building.

The proposed building was modeled in HEC-RAS by adding an obstruction equal to the extent of the footprint at each cross section passing through the building. A cross section at the upstream and downstream limit of the building footprint were included to signal to the model where the obstruction starts and ends. The model interpolates the obstruction between cross sections within these limits.

Upon adding the building footprint as an obstruction to the proposed model, the preliminary results did not show a continuously decreasing water surface profile. At cross section 669.4, the 100-year water surface elevation drops to 711.29 and then rises 0.01 feet at the downstream cross section 646, indicating a slight model instability. Cross section 646 includes 5 pier obstructions that will support the second story of the building as cars pass under the building on the entrance drive. Adding several small obstructions to this cross section increases the wetted perimeter which contributes to more energy loss and resistance, resulting in a lower water surface elevation. To balance the water surface elevations and reduce the resistance, the Manning's roughness coefficient in the overbanks at cross section 669.4 was lowered by 0.002 to remove the model instability at this point and resulted in a continuously decreasing 100-year water surface profile.

6.2 DESIGN CRITERIA

Article XI – Flood Hazard Areas from the City of Urbana's Building Code identifies requirements that must be met when developing in the floodplain. According to Section 5-206 – Preventing Increased Flood Heights and Resulting Damages:

“Within any floodway identified on the countywide FIRM, and within all other floodplains where a floodway has not been delineated, the following standards shall apply:

*A. Except as provided in Section B herein, **no development shall be allowed which, acting in combination with existing and anticipated development will cause any increase in flood heights or velocities or threat to public health and safety.** The following specific development activities shall be considered as meeting this requirement:*

1. Bridge and culvert crossings of streams in rural areas meeting the conditions of the IDNR/OWR Statewide Permit Number 2.

2.

B. Other development activities not listed in subsection A may be permitted only if:

1. Permit has been issued for the work by IDNR/OWR (or written documentation is provided that an IDNR/OWR permit is not required). Or

2. Sufficient data has been provided to FEMA when necessary, and approval obtained from FEMA for a revision of the regulatory map and BFE.”

Since the proposed apartment building at 413-419 West Main Street does not meet any of the specific development activities outlined in Section 5-206.A of Urbana's requirements, the City may permit the activity only if a permit is received from IDNR/OWR as explained in Section 5-206.B.

Based on Part 3700 from Title 17 of the Illinois Administrative Code, IDNR requires the following conditions to be *met for the worst-case analysis, defined to be flood events up to and including the 100-year recurrence interval.*

1. *Any water surface profile increase would be contained within the channel banks or flood easements.*
2. *In urban areas, the water surface profile increase would not exceed 0.5 foot at the structure, nor 0.1 feet at a point 1,000 feet upstream of the structure as determined by the horizontal projection of the increase and the slope of the hydraulic grade line.*
3. *Any increase in average channel velocity would not be beyond the scour velocity of the predominant soil type of the channel.*
4. *Increased scour, erosion, and sedimentation would be prevented by the use of riprap or other design measures.*

The analysis in the following section shows that the preliminary design meets these criteria. After the building and site design are finalized, the model and permit application will be submitted to IDNR to verify that these requirements are met and issue a permit. Once a permit is obtained from IDNR, a permit application can be submitted to the City of Urbana for development in the floodplain.

6.3 PROPOSED ANALYSIS

Constructing the proposed apartment building in the floodplain does not have a large effect on the water surface elevation due to the size and location of the building. The topography of the project area gradually slopes upwards from the channel banks of the Boneyard Creek to Main Street. Since the proposed building is situated on the higher ground, closer towards Main Street and the outer edge of the floodplain, the building doesn't block as much flow in the floodplain compared to if it were constructed closer the channel. See the cross-section plots in Appendix G for a visualization of the cross-sectional area of flow being blocked by the building.

Overall, the location and proposed footprint of the building do not cause enough flow in the floodplain to be blocked to cause a drastic increase in the water surface elevation.

IDNR Requirement 1. *Any water surface profile increase would be contained within the channel banks or flood easements.*

Table 6.0 shows that the largest increase in the water surface profile from existing to proposed conditions is 0.01 feet. Since this increase is less than 1 inch, it can be reasonably assumed that the water surface will remain within the channel banks and flood easements. Therefore, the first requirement from IDNR is met.

IDNR Requirement 2. *In urban areas, the water surface profile increase would not exceed 0.5 foot at the structure, nor 0.1 feet at a point 1,000 feet upstream of the structure.*

As shown in Table 6.0, the proposed water surface elevation is equal to the existing water surface elevation at all cross sections except for a rise of 0.01 ft at cross section 820.2. Since the increase is less than 0.1 feet, the second requirement is met.

Appendix H includes a table and profile from HEC-RAS comparing the computed water surface elevations between the existing and proposed conditions models for the 100-year storm.

Table 6.0 - Existing Conditions vs Proposed Conditions Water Surface Elevation Analysis

Water Surface Elevation Analysis - Existing Conditions vs Proposed Conditions				
River Station	Freq.	Water Surface Elevation		Change in Elevation
		Existing	Proposed Building Footprint	
		(ft)	(ft)	
1488	100	711.75	711.75	0.00
1454	100	711.59	711.59	0.00
1127	100	Springfield-McCullough Culvert		
832	100	711.31	711.31	0.00
820.2	100	711.30	711.31	0.01
801	100	711.30	711.30	0.00
751	100	711.30	711.30	0.00
708	100	711.30	711.30	0.00
669.4	100	711.30	711.30	0.00
646	100	711.30	711.30	0.00
618	100	711.27	711.27	0.00
567	100	711.21	711.21	0.00
527	100	711.16	711.16	0.00
487	100	710.87	710.87	0.00
432	100	710.87	710.87	0.00
388	100	710.87	710.87	0.00
274	100	Main Street Culvert		
61	100	709.20	709.20	0.00
5	100	709.20	709.20	0.00

IDNR Requirement 3. Any increase in average channel velocity would not be beyond the scour velocity of the predominant soil type of the channel.

This section of the Boneyard Creek is contained within a concrete open channel with vertical walls approximately 9.5 feet tall. The velocity in the channel ranges from 4.39 ft/s to 6.37 ft/s with an average velocity of approximately 5.15 ft/s in both existing and proposed conditions during the 100-year event. This velocity is typical for most streams and channels. For most of the river reach, the velocity in the channel is the same in proposed conditions as it is in existing conditions. The largest increase in velocity is 0.06 ft/s at cross section 801 and the largest decrease in velocity is 0.06 ft/s at cross section 820.2. These changes are minimal, and since velocity in the channel is average, and the stream is contained within a concrete channel, excessive scour, erosion, and sedimentation are not concerns.

There have not been issues in the existing channel along this section of the Boneyard Creek, so if the velocity is expected to remain about the same, there should not be concerns about scour, erosion, or sedimentation after the proposed development. Therefore, requirement 3 of IDNR's criteria is met.

IDNR Requirement 4. Increased scour, erosion, and sedimentation would be prevented by the use of riprap or other design measures.

Since there isn't a concern for increased scour, erosion, or sedimentation, requirement 4 in Part 3700 doesn't apply, so riprap will not be required.

The results of the analysis show that the proposed conditions model meets all of IDNR's design criteria stated in Part 3700 from Title 17 of the Illinois Administrative Code. If deemed acceptable by an IDNR reviewer, a permit may be issued for the proposed construction within the regulated floodway. If IDNR issues a permit for the proposed construction, the City of Urbana shall also issue a permit for the proposed construction per Section 5-206.B of the city building code.

5.0 CONCLUSION

Analysis of the existing conditions model indicated that the model accurately simulated the hydraulic behavior of the Boneyard Creek and could be used to compare against the proposed improvements.

Comparing the water surface elevations of the proposed conditions model against the existing conditions model clearly showed that the proposed development would only increase the water surface elevation 0.01 ft at one cross section. Results of the hydraulic analysis indicate that the proposed apartment building development at 413-419 West Main Street in Urbana, Illinois, will create minimal impacts to the floodplain and floodway. The appendices illustrate compliance with IDNR-OWR permit requirements, and as a result, compliance with the City of Urbana's requirements as well.

APPENDIX A: LOCATION MAP

Location Map

413-419 West Main Street Development



Item F1.

800 ft

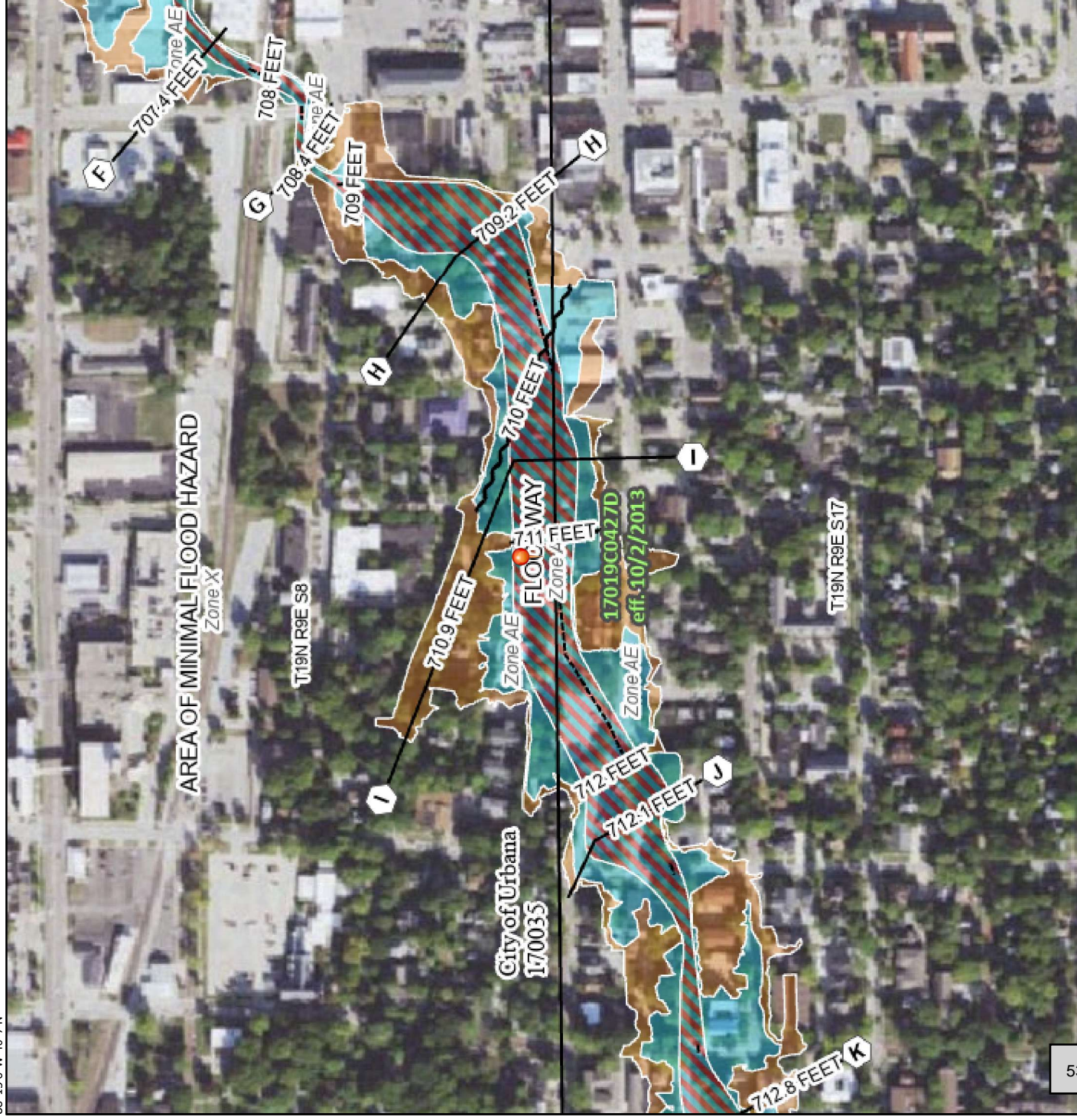
Project Location

Boneyard Creek

APPENDIX B: FEMA FLOOD INSURANCE RATE MAP

National Flood Hazard Layer FIRMette

88°13'6"W 40°7'N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee, See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- No SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/1/2025 at 6:48 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following elements do not appear: basemap imagery, flood zone legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map imagery, unmapped and unmodernized areas cannot be used for regulatory purposes.

Item F1.

APPENDIX C: HYDROLOGY - FIS PEAK FLOW TABLE

Section 3.1 Hydrologic Analyses

05571000) was non-recording prior to December 1948, was recording from December 1948 through September 1978, and was discontinued after September 1978.

October 2, 2013 Countywide FIS

For this countywide FIS, a hydrologic study performed by the USGS Illinois Water Science Center has been included for Boneyard Creek (Reference 18), which incorporates the Phase I channel and basin improvements.

The hydrologic analysis of Boneyard Creek was performed using the Storm Water Management Model, Version 5 (SWMM5) (Reference 43, 44). Dynamic wave modeling was used, allowing for backwater effects from the main channel on the tributary pipes.

Design storms for 1-, 2-, 3-, 6-, 12-, 24- and 48-hour durations were constructed using the methodology recommended in ISWS Bulletin 70 (Reference 45) and ISWS Circular 173 (Reference 46). The quartile of the temporal rainfall pattern was chosen as a function of duration, and each quartile was assigned as recommended in Circular 173. The depths were obtained from updated rainfall frequency analyses by the National Oceanic and Atmospheric Administration (NOAA) (Reference 47). Potential evapotranspiration estimates were obtained from the Illinois State Water Survey for the Champaign station of the Illinois Climate Network from 1989 through 2004 (Reference 48).

The downstream boundary condition at the confluence with the Saline Branch was taken to be normal depth because of the expectation that the timing of flood peaks between Boneyard Creek and the Saline Branch would be quite different, given the differences in the watershed sizes and land uses.

A critical duration analysis was performed using the design storms to determine peak flows. From this analysis it was found that 2- and 12-hour storms provided maximum depths over most of Boneyard Creek for the 1-percent-annual-chance event, and 2- and 6-hour storms provided maximum depths over most of the creek for the 0.2-percent-annual-chance event.

A summary of the drainage area-peak discharge relationships for all the streams studied by detailed methods is shown in Table 8, "Summary of Discharges."

Table 8 - Summary of Discharges

<i><u>Flooding Source and Location</u></i>	<i><u>Drainage Area (square miles)</u></i>	<i>Peak Discharges (cubic feet per second)</i>			
		<i><u>10-Percent- Annual-Chance</u></i>	<i><u>2-Percent- Annual-Chance</u></i>	<i><u>1-Percent- Annual-Chance</u></i>	<i><u>0.2-Percent- Annual-Chance</u></i>
BONEYARD CREEK					
Just upstream of confluence with Saline Branch Drainage Ditch	6.3	1,439	1,760	1,835	1,986
Project Location → Main Street (downstream)	5.1	1,111	1,416	1,746	2,349
Lincoln Avenue (USGS Gage 03337100)	3.8	709	912	1,068	1,401
Kingshighway Bridge (USGS Gage 03337000)	3.3	602	696	788	998
Wright Street (downstream)	3.3	602	672	752	981
Healey Street (upstream)	1.8	326	429	525	821
Stoughton Street (downstream)	1.2	142	206	230	450
Oak-Ash Basin Outflow	0.9	103	151	205	348
North/South Railroad	0.7	204	194	163	239
COPPER SLOUGH					
Interstate Highway 57	7.5	611	931	1,216	1,530
John Street Interstate Highway 72 Westbound	4.8	462	707	925	1,090
Bradley Avenue	4.3	411	629	822	940
Railroad	2.7	315	483	633	750
	2.0	279	431	565	675
JOHN STREET COPPER SLOUGH TRIBUTARY					
Just upstream of confluence with Copper Slough	1.8	198	304	397	460
Interstate Highway 72	1.3	164	252	330	390
LEFT BRANCH OF RIGHT BANK TRIBUTARY OF SALT FORK					
Just upstream of confluence with Right Bank Tributary of Salt Fork	6.0	796	1,212	1,389	N/A
MC CULLOUGH CREEK					
Race Street	1.3	319	492	567	680
OWL CREEK					
First Street	7.6	750	N/A	1,280	N/A
PHINNEY BRANCH					
Interstate Highway 57	5.8	757	1,153	1,322	1,600
Duncan Road	5.3	700	1,060	1,220	1,470
Crescent Road	2.9	447	683	784	990

N/A – Not applicable

APPENDIX D: FIS FLOODWAY DATA TABLE AND FLOOD PROFILE

FLOODING SOURCE		FLOODWAY			1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Boneyard Creek								
A	735	51.1	N/A	N/A	703.1	699.9 ²	N/A	N/A
B	1,370	61.2	N/A	N/A	703.1	702.1 ²	N/A	N/A
C	2,140	65.7	N/A	N/A	703.9	703.9	N/A	N/A
D	2,535	59.9	N/A	N/A	704.5	704.5	N/A	N/A
E	2,920	104.1	N/A	N/A	705.6	705.6	N/A	N/A
F	3,280	39.0	N/A	N/A	707.4	707.4	N/A	N/A
G	3,740	20.2	N/A	N/A	708.4	708.4	N/A	N/A
H	4,315	177.0	N/A	N/A	709.2	709.2	N/A	N/A
I	4,965	194.0	N/A	N/A	710.9	710.9	N/A	N/A
J	5,925	264.2	N/A	N/A	712.1	712.1	N/A	N/A
K	6,790	147.8	N/A	N/A	712.8	712.8	N/A	N/A
L	7,800	38.3	N/A	N/A	713.4	713.4	N/A	N/A
M	8,992	49.5	N/A	N/A	714.0	714.0	N/A	N/A
N	9,263	72.9	N/A	N/A	714.0	714.0	N/A	N/A
O	9,467	40.0	N/A	N/A	714.1	714.1	N/A	N/A
P	9,995	20.9	N/A	N/A	717.4	717.4	N/A	N/A
Q	10,520	*	N/A	N/A	718.5	718.5	N/A	N/A
R	11,345	*	N/A	N/A	718.7	718.7	N/A	N/A
S	11,803	*	N/A	N/A	718.9	718.9	N/A	N/A
T	12,190	48.0	N/A	N/A	720.1	720.1	N/A	N/A
U	12,585	23.2	N/A	N/A	721.0	721.0	N/A	N/A

¹Feet above confluence with Saline Branch Drainage Ditch

²Elevation computed without consideration of backwater effect from Saline Branch Drainage Ditch

*Flow contained in underground conduits - no floodway defined

N/A – Not applicable

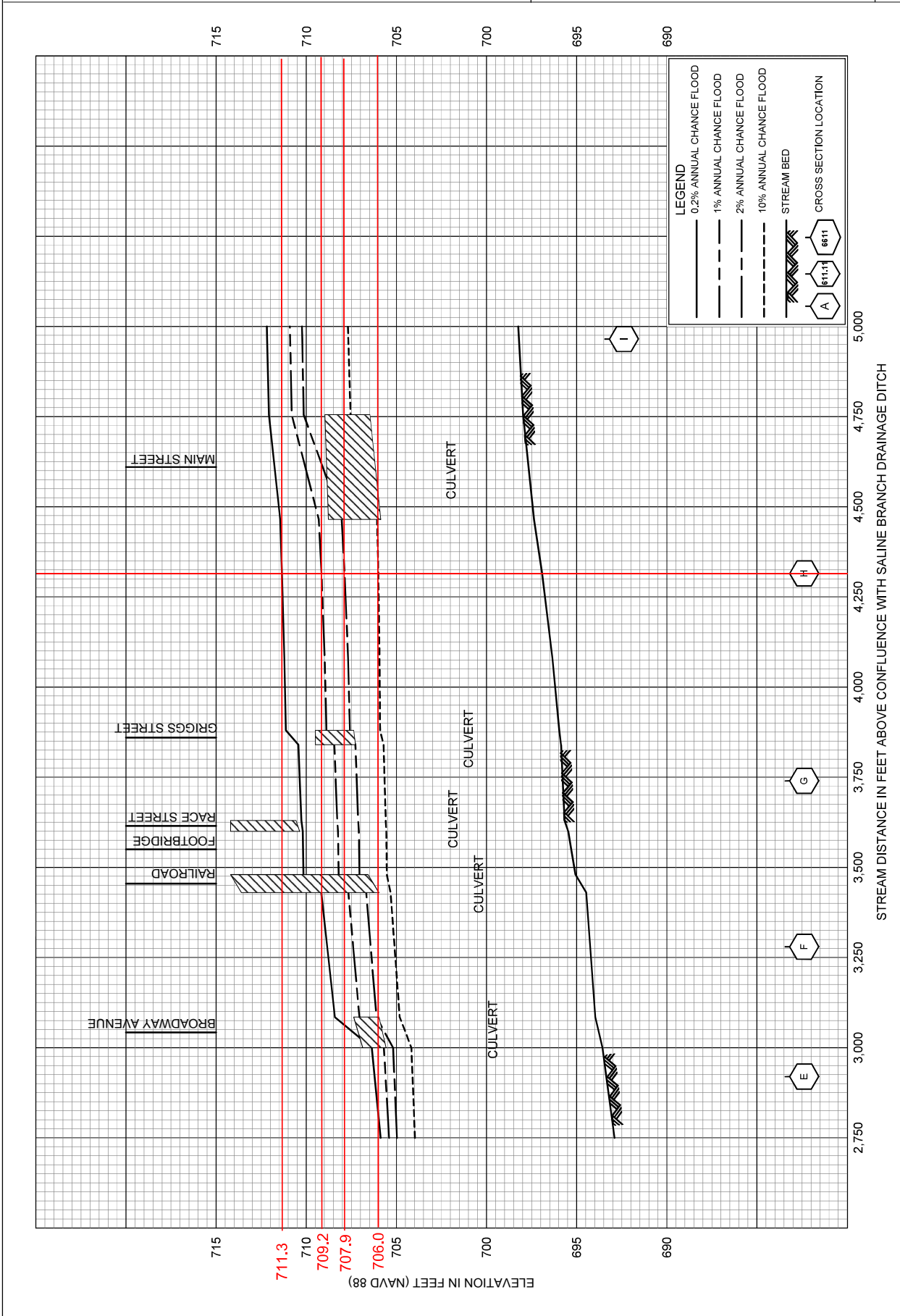
FEDERAL EMERGENCY MANAGEMENT AGENCY

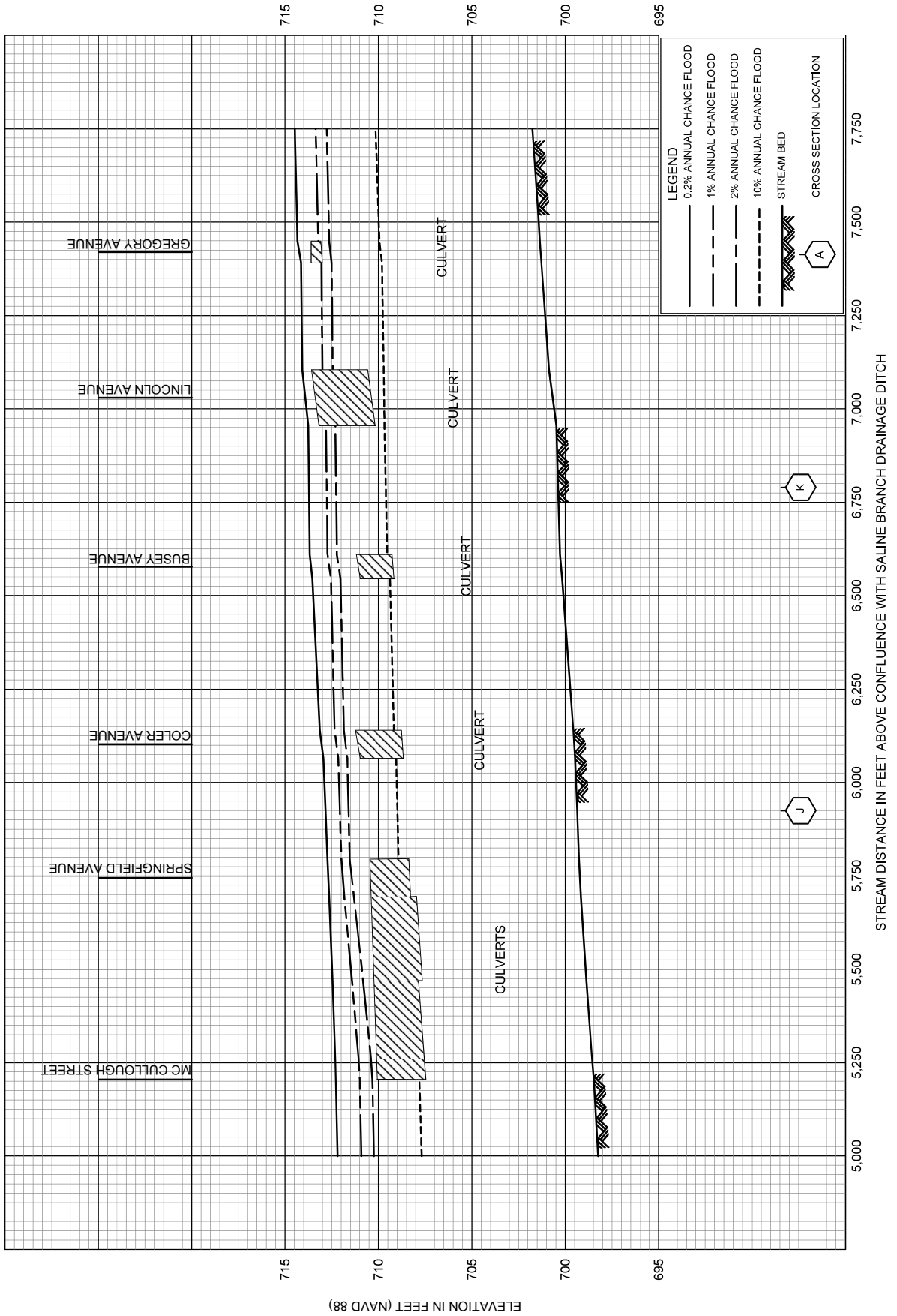
FLOODWAY DATA

**CHAMPAIGN COUNTY, IL
AND INCORPORATED AREAS**

BONEYARD CREEK

TABLE 12





APPENDIX E: PROPOSED BUILDING SITE PLAN AND FOUNDATION PLAN

Item F1.

WEST MAIN STREET
URBANA, ILLINOIS

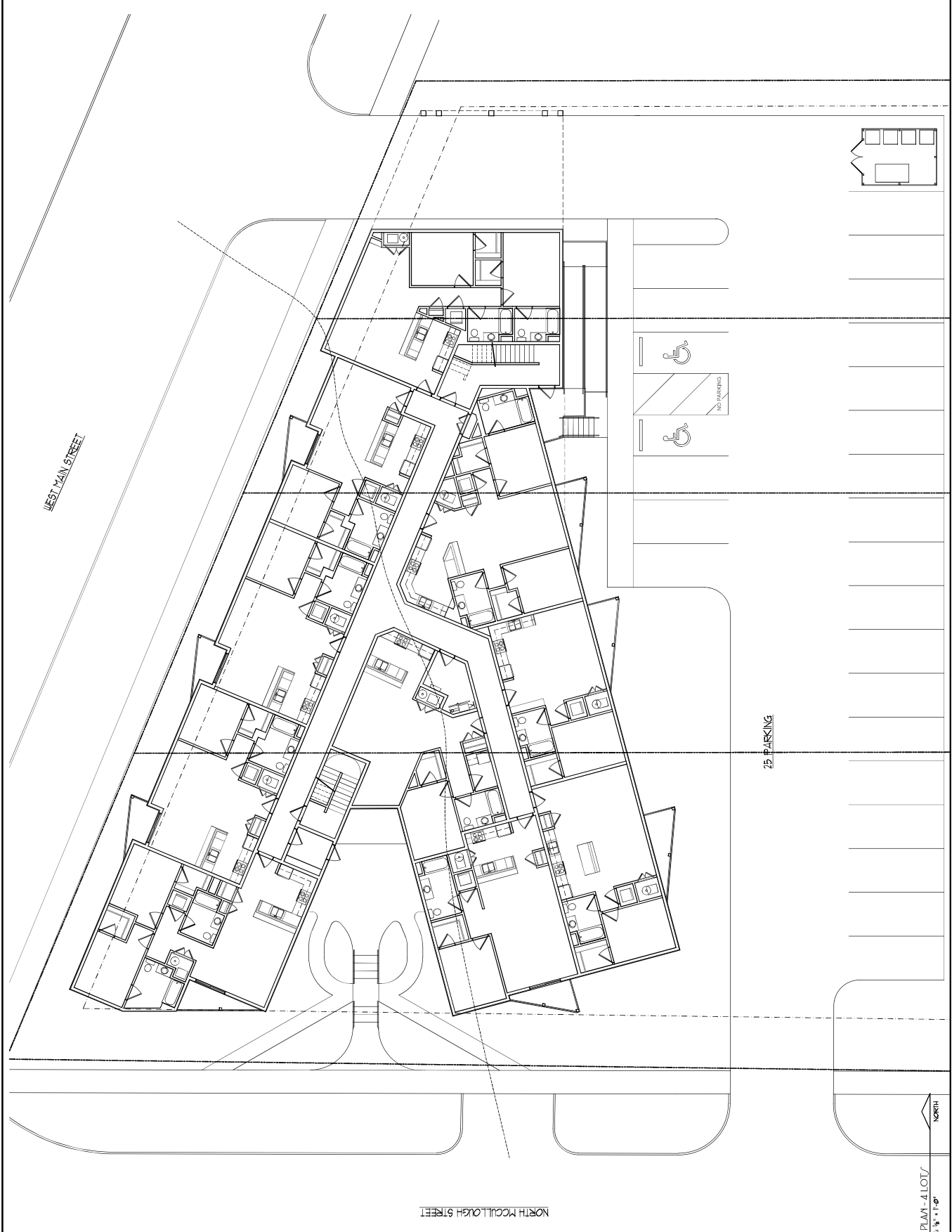
NEW CONSTRUCTION

DREMEL - WEST MAIN STREET URBAMA

These drawings and specifications are the property and copyright of Andrew Fell, Architect and shall not be used on any other work except by written agreement with the Architect. This writer, designers and drafters shall be retained on the job site. Any discrepancies between the drawings and specifications shall be brought to the notice of the Architect prior to the commencement of any work.

ARCHITECTURE AND DESIGN
ANDREW FELL
515 NORTH HICKORY STREET, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.243.2990
WWW.ANDRUEFFELL.COM
EMAIL: andrew@andrewfell.com

PROJECT # 24101
DATE: 2024DEC17
REVISIONS:



WEST MAIN STREET

NORTH MCCULLOUGH STREET

25 PARKING

NORTH

A SITE PLAN - 41 LOT
B SCALE: 1/8" = 1'-0"

Item F1.

WEST MAIN STREET
URBANA, ILLINOIS

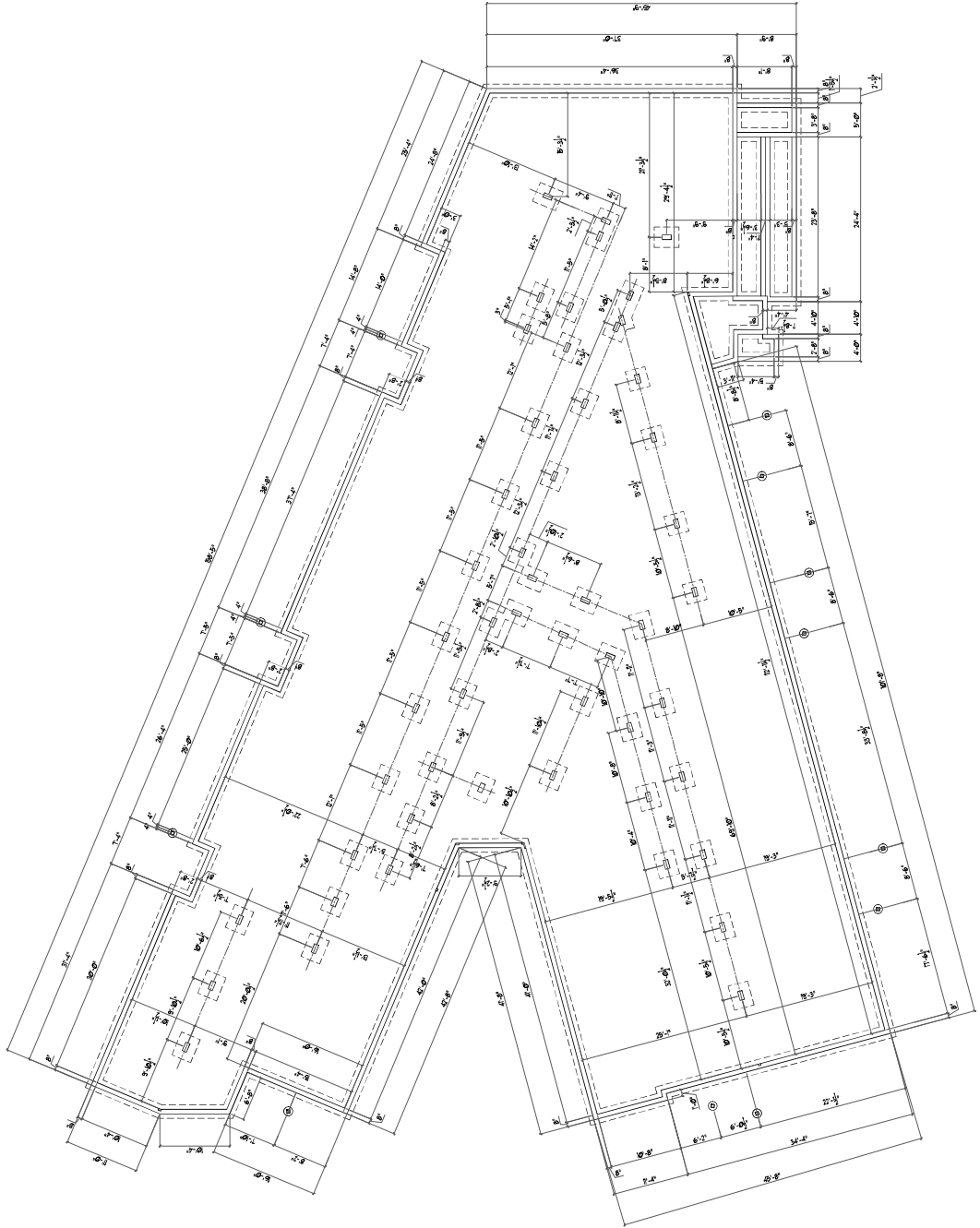
NEW CONSTRUCTION

DREMEL - WEST MAIN STREET URBAMA

These drawings and specifications are the property and copyright of Andrew Fell, architect and shall be returned to the office of the Architect prior to the commencement of any work.

CHIEF ARCHITECT AND DESIGN
ANDREW FELL
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WWW.ANDRUFELL.COM
EMAIL: andrew@andrewfell.com

PROJECT # 24101
DATE: 2024DEC 17
REV: 01/17/24



NORTH

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



Exhibit G – Site Photos and Aerial

Item F1.



417 W Main Street



415 W Main Street

Exhibit G – Site Photos and Aerial

Item F1.





Boneyard Creek Basin

Along Southern Edge of Property

413-419 W Main Street





Place Type: Neighborhood I

General Description

These neighborhoods consist primarily of single houses, with some duplexes, and may include low-intensity small businesses and institutional uses.

Land Uses

Mostly residential, primarily single houses. Some duplexes, smaller apartments, townhomes, and accessory dwelling units (e.g. garage apartments, backyard cottages) may be interspersed. Home-based businesses can be anywhere. Small businesses, like cafes and professional offices, may be appropriate along the edges of neighborhoods.

In the Doctor Ellis Subdivision, Historic East Urbana Neighborhood, and West Urbana Neighborhood, the intent is to preserve single- and two-family zoning where it currently exists.

Building Form

Two- and three-story buildings on single lots are common. Main buildings typically have front yards and are set back a bit from the street. Smaller accessory buildings (sheds, garages, etc.) in rear and side yards are typical.

Streets & Connectivity

Typically narrow, low-speed streets, though slightly wider streets with street parking are appropriate. Block lengths are short; when blocks are longer, there should be mid-block paths providing non-motorized connections. Parkways, sidewalks, and street trees are prominent. Access to individual lots off of alleys should be maintained where existing and encouraged in new developments. Street trees and other landscaping abound.

Open Space

Most open space is in private yards. Some small pocket parks and larger parks are interspersed throughout the neighborhood. Streets also may function as a quasi-open space.

■

EXHIBIT F - Zoning District Description Sheets - R2, R4, R5 and B2



R-2 – SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-2 Zoning District is as follows:

"The *R-2, Single-Family Residential District* is intended to provide areas for single-family detached dwellings at a low density, on lots smaller than the minimum for the R-1 District. The R-2 District is also intended to provide for a limited proportion of two-family dwellings."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-2 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Elementary, Junior High School or Senior High School
Park

Residential

Dwelling, Community Living Facility, Category I
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)

SPECIAL USES:

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Institution of an Educational or Charitable Nature
Library, Museum or Gallery

Residential

Dwelling, Transitional Home, Category II

PLANNED UNIT DEVELOPMENT USES:

Residential

Residential Planned Unit Development (*See Section XIII-3*)

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Lodge or Private Club

Public and Quasi-Public

Municipal or Government Building

Residential

Bed and Breakfast, Owner Occupied
Dwelling, Community Living Facility, Category II
Dwelling, Duplex***
Dwelling, Duplex (*Extended Occupancy*)***
Dwelling, Transitional Home, Category I
Dwelling, Two-Unit Common-Lot-Line***

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

DEVELOPMENT REGULATIONS IN THE R-2 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)¹	MIN SIDE YARD (in feet)¹	MIN REAR YARD (in feet)¹
R-2	6,000¹³	60¹³	35¹⁷	0.40	0.40	15⁹	5	10

FAR = Floor Area Ratio
OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Section VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance No. 2001-03-018, 03-05-01*)

Footnote¹³ – In the R-2 and R-3 Districts, any lot platted and recorded after December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 9,000 square feet, and have an average width of not less than 80 feet. A lot platted and recorded before December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 6,000 square feet, and have an average width of not less than 60 feet.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

For more information on zoning in the City of Urbana call or visit:

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City Website: www.urbanail.gov



R-4 – MEDIUM DENSITY MULTIPLE-FAMILY ZONING DISTRICT DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-4 Zoning District is as follows:

"The *R-4, Medium Density Multiple-Family Residential District* is intended to provide areas for multiple-family dwellings at low and medium densities."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-4 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Church, Temple or Mosque

Elementary, Junior High School or Senior High School

Institution of an Educational or Charitable Nature

Library, Museum or Gallery

Municipal or Government Building

Park

Residential

Boarding or Rooming House

Dormitory

Dwelling, Community Living Facility, Category I, Category II and Category III

Dwelling, Duplex***

Dwelling, Duplex (*Extended Occupancy*)***

Dwelling, Multifamily

Dwelling, Multiple-Unit Common-Lot-Line***

Dwelling, Single Family

Dwelling, Single Family (*Extended Occupancy*)

Dwelling, Transitional Home, Category I

Dwelling, Two-Unit Common-Lot-Line***

SPECIAL USES:

Business – Professional and Financial Services

Professional and Business Office

Industrial

Solar Farm

Public and Quasi-Public

Police or Fire Station

Principal Use Parking Garage or Lot

Residential

Dwelling, Home for Adjustment

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Mixed-Use Planned Unit Development

(See Section XIII-3)

Residential

Residential Planned Unit Development

(See Section XIII-3)

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Lodge or Private Club

Public and Quasi-Public

Electrical Substation

Residential

Assisted Living Facility

Bed and Breakfast, Owner Occupied

Dwelling, Transitional Home, Category II

Nursing Home

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

DEVELOPMENT REGULATIONS IN THE R-4 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
R-4	6,000	60	35 ¹⁷	0.50 ¹⁴	0.35	15 ⁹	5 ¹⁸	10 ¹⁸

FAR = Floor Area Ratio

OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Section VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance No. 2001-03-018, 03-05-01*)

Footnote¹⁴ – In the R-4 District, the maximum floor area ratio may be increased to 0.70, provided that there is a minimum of 2,000 square feet of lot area per dwelling unit.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

Footnote¹⁸ – In the Multiple-Family Residential, Business, or Industrial Districts, a buffer yard and/or landscaping buffer may be required if the property is adjacent to the MOR Zoning District or any residential district, in accordance with Table VI-1 Buffer Yard, and Table VI-2 Landscaping Buffer.

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R-5 – MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-5 Zoning District is as follows:

"The R-5, Medium High Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at densities ranging up to medium high."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-5 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course
Lodge or Private Club

Public and Quasi-Public

Church, Temple or Mosque
Elementary, Junior High School or Senior High School
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Municipal or Government Building
Park

Residential

Assisted Living Facility
Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex***
Dwelling, Duplex (*Extended Occupancy*)***
Dwelling, Home for Adjustment
Dwelling, Multifamily
Dwelling, Multiple-Unit Common-Lot-Line***
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Transitional Home, Category I and II
Dwelling, Two-Unit Common-Lot-Line***
Nursing Home

SPECIAL USES:

Industrial

Solar Farm

Public and Quasi-Public

Hospital or Clinic
Methadone Treatment Facility
Police or Fire Station
Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Mixed-Use Planned Unit Development (*See Section XIII-3*)

Residential

Residential Planned Unit Development (*See Section XIII-3*)

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business – Personal Services

Mortuary

Business – Professional and Financial Services

Professional and Business Office

Public and Quasi-Public

Electrical Substation

Residential

Bed and Breakfast, Owner Occupied

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

DEVELOPMENT REGULATIONS IN THE R-5 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
R-5	6,000	60	35	0.90	0.30	15 ⁹	5 ¹⁸	5 ¹⁸

FAR = Floor Area Ratio

OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Section VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance No. 2001-03-018, 03-05-01*)

Footnote¹⁸ – In the Multiple-Family Residential, Business or Industrial Districts, a buffer yard and/or landscaping buffer may be required if the property is adjacent to the MOR Zoning District or any residential district, in accordance with Table V-1 Buffer Yards and Table VI-2 Landscaping Buffer.

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B-2 – NEIGHBORHOOD BUSINESS–ARTERIAL ZONING DISTRICT DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-2 Zoning District is as follows:

"The *B-2, Neighborhood Business-Arterial District*, is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high density residential uses. These business and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated in the City's adopted Comprehensive Plan and related amendments."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-2 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Garden Shop

Business - Food Sales and Service

Bakery (*Less than 2,500 square feet*)

Café or Deli

Catering Service

Confectionery Store

Convenience Store

Meat and Fish Market

Restaurant

Supermarket or Grocery Store

Business - Miscellaneous

Day Care Facility (Non-Home Based)

Mail-Order Business (*Less than 10,000 square feet of gross floor area*)

Business - Personal Services

Barber/ Beauty Shop

Dry Cleaning or Laundry Establishment

Health Club/ Fitness

Laundry and/or Dry Cleaning Pickup

Massage Therapist

Mortuary

Pet Care/ Grooming

Self-Service Laundry

Shoe Repair Shop

Tailor and Pressing Shop

Business – Professional and Financial Services

Bank/ Savings and Loan Association

Check Cashing Service

Copy and Printing Service

Packaging/ Mailing Service

Professional and Business Office

Business - Retail Trade

Appliance Sales and Service

Art and Craft Store and/or Studio

Bicycle Sales and Service

Clothing Store

Drugstore

Electronic Sales and Service

Florist

Hardware Store

Heating, Ventilating, Air Conditioning Sales and Service

Jewelry Store

Music Store

Pet Store

Photographic Studio and Equipment Sales and Service

Shoe Store

Sporting Goods

Stationery, Gifts or Art Supplies

Tobacconist

Variety Store

Video Store

PERMITTED USES Continued:

Public and Quasi-Public

Church, Temple or Mosque
 Institution of an Educational or Charitable Nature
 Library, Museum or Gallery
 Municipal or Government Building
 Park
 Police or Fire Station
 Principal Use Parking Garage or Lot

Residential

Assisted Living Facility
 Bed and Breakfast Inn
 Bed and Breakfast, Owner Occupied
 Boarding or Rooming House
 Dormitory
 Dwelling, Community Living Facility, Category I, Category II and Category III
 Dwelling, Duplex***
 Dwelling, Duplex*** (*Extended Occupancy*)
 Dwelling, Home for Adjustment
 Dwelling, Loft
 Dwelling, Multifamily
 Dwelling, Single Family
 Dwelling, Single Family (*Extended Occupancy*)
 Dwelling, Transitional Home, Category I and II
 Dwelling, Two-Unit Common-Lot-Line***
 Nursing Home

SPECIAL USES:

Business - Cannabis

Dispensary (Non-Medical)

Industrial

Microbrewery

Business - Miscellaneous

Shopping Center - Convenience

Public and Quasi-Public

Utility Provider

PLANNED UNIT DEVELOPMENT:

Business - Miscellaneous

Commercial Planned Unit Development (*See Section XIII-3*)
 Mixed-Use Planned Unit Development (*See Section XIII-3*)

CONDITIONAL USES:

Agriculture

Plant Nursery or Greenhouse

Business– Miscellaneous

Contractor Shop and Showroom (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting and Other Home Improvement Shops*)
 Lawn Care and Landscaping Service
 Radio or TV Studio

Business – Food Sales and Services

Banquet Facility
 Fast-Food Restaurant
 Liquor Store

Business – Vehicular Sales and Services

Automobile Accessories (*New*)
 Gasoline Station

Business – Recreation

Lodge or Private Club
 Theater, Outdoor****

Industrial

Bookbinding
 Confectionery Products Manufacturing and Packaging
 Motion Picture Production Studio

Business – Retail

All Other Retail Stores

Business – Transportation

Taxi Service

CONDITIONAL USES Continued:**Public and Quasi-Public**

Electrical Substation

Residential

Dwelling, Multiple-Unit Common-Lot-Line***

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

**** See Table VII-1 for Standards for Specific Conditional Uses.

DEVELOPMENT REGULATIONS IN THE B-2 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)¹	MIN SIDE YARD (in feet)¹	MIN REAR YARD (in feet)¹
B-2	6,000	60	35³	1.50⁴	0.15	15	7	10

FAR = Floor Area Ratio

OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.F.3 and Section VI-5.G.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings. However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

Footnote⁴ – (Reserved)

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**MINUTES OF A REGULAR MEETING
URBANA PLAN COMMISSION**

DATE: May 7, 2026

TIME: 7:00 P.M.

PLACE: Council Chambers, City Hall, 400 South Vine Street, Urbana, Illinois

MEMBERS ATTENDING: Dustin Allred, Will Andresen, Andrew Fell, Klayton Matlock, Bill Rose, Chenxi Yu

MEMBERS EXCUSED: There were none.

STAFF PRESENT: Olivia Jovine, Director of Community Development Services; Evan Alvarez, Principal Planner; Aimirou Sy, Planner II; Teri Andel, Administrative Assistant II

OTHERS PRESENT: Carolyn Baxley, Chris Berti, Melissa Brashear, Richard Cahill, Philip Grier, Adrienne Kim, Mark Nilges, Dannie Otto, Dennis Roberts, Martin Sachs, Jiadong Shen, Phyllis Williams

A. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:04 p.m. Roll call was taken, and there was a quorum with all members present.

B. CHANGES TO THE AGENDA

There were none.

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

There were none.

D. COMMUNICATIONS

- Email Invitation from Paula Freeze for the American Planning Association – Illinois Chapter Spring Planning Q & A for Commissioners, Boards, and Staff
- Champaign County Regional Planning Commission Citizen Planner Training Guide from the April 29, 2026 training session
- Letter from Andrew Fell regarding Plan Case No. 2519-PUD-25
- Email from Pierre Albin regarding Plan Case No. 2519-PUD-25
- Email from Sarah McEvoy and Huseyin Schitoglu regarding Plan Case No. 2519-PUD-25
- Email from Jan Kalmar regarding Plan Case No. 2519-PUD-25
- Email from Kay Kirkpatrick regarding Plan Case No. 2519-PUD-25

- Email from Donald Shen regarding Plan Case No. 2519-PUD-25
- Memo from Daniel Folk regarding Plan Case No. 2519-PUD-25

E. CONTINUED PUBLIC HEARINGS

There were none.

F. OLD BUSINESS

There was none.

G. NEW PUBLIC HEARING

Plan Case No. 2519-PUD-25 – An application by Andrew Fell, on behalf of DMCB Properties, LLC, for preliminary and final approval of a multi-family residential Planned Unit Development at 413-419 West Main Street in the R-2, Single-Family Residential, Zoning District

Chair Allred opened the public hearing for Plan Case No. 2519-PUD-25. Mr. Fell recused himself from the case because he is the applicant. Chair Allred reviewed the procedures for a public hearing.

Olivia Jovine, Director of Community Development Services and Zoning Administrator, and Evan Alvarez, Principal Planner, presented the case to Plan Commission. Mr. Alvarez began staff presentation by stating that this is a request by Andrew Fell on behalf of DMCB Properties to permit a Planned Unit Development (PUD) at 413 through 419 West Main Street, which Mr. Fell is requesting in alignment with the R-5, Medium High Density Multiple Family Residential, Zoning District with a waiver to increase the permissible Floor Area Ratio (FAR) from 0.9 to 1.0. He said that this request began with a Creekway permit that was granted last month due to the proximity of the site to the Boneyard Creek. He reviewed the process for a PUD application.

Ms. Jovine stated that she, as the Zoning Administrator, issued the Creekway permit on April 17, 2026 along with the conditions placed on approval of the Creekway permit by City Council. She noted the location, current use, and zoning of the proposed sites and the adjacent properties. According to *Imagine Urbana* Comprehensive Plan, this is a Neighborhood 1 place type.

Mr. Alvarez stated that the proposed project is the construction of a multi-family apartment building along West Main Street in the Boneyard Creek District. The developer intends to build a three-story building with a mezzanine, bringing the structure to four stories at the western end of the building with a total of 32 units. Immediately south of the building is the parking lot and the land dedication required for the Creekway permit. He showed a rendering of the site from the northwest. The proposed development would include 19 one-bedroom units and 13 two-bedroom units. He talked about the parking requirements in the Zoning Ordinance, and he stated that the proposed development would require 27 parking spaces, which is what the plan includes. In addition, the plan also includes eight bicycle parking loops for a total of 16 spaces for bicycles, which also meets the requirements in the Zoning Ordinance. He reviewed how the proposed request relates to each of the nine criteria for approval of a PUD according to Section XIII-3.C of the Zoning Ordinance. He reviewed the options of the Plan Commission and presented staff's recommendation for approval with the following conditions:

1. That the final development plans be in general conformance with the submitted Site Plan; and

2. That the final development plans be built in general conformance with an R-5 Zoning District, with an allowance for a FAR of 1.0, instead of 0.90.

Chair Allred asked if any members of the Plan Commission had questions for City staff.

Ms. Yu asked why we are using the R-5 Zoning District as the baseline FAR requirement. Mr. Alvarez replied that through the Planned Unit Development, if another zoning district has appropriate guidance for the development of a site, then that type of change can be built into the Planned Unit Development process. Since there is a mix of R-4 (Medium Density Multiple-Family Residential) and R-5 (Medium High Density Multiple-Family Residential) zoning across the street, the applicant requested the City to consider the development as the higher-level zoning of R-5.

Ms. Yu asked what the difference is between Planned Unit Development versus rezoning the proposed parcels to R-5. Ms. Jovine responded that a PUD process ties approval of the future development to the proposed development as shown on the submitted site plan. Rezoning the proposed parcels would simply allow for an increase in density on that site and would not be tied to a specific development. So, anyone by right could build at that density of an R-5 Zoning District if the properties are rezoned to R-5. With approval of the proposed PUD, the City is only allowing the applicant and the application as presented to be built at this density.

Mr. Rose asked for clarification on an FAR of 0.90 versus 1.0. Mr. Alvarez explained that the FAR is a ratio of the amount of developed building space over the space of the whole site. It is used as guidance for density. He stated that the total combined footage of the four lots is 32,200 square feet, and the design plans for the proposed building is 32,273 square feet. The area of the building divided by the area of the site would be 1.0. Since the requirements for R5 is 0.9, that would equal a gap of 3,293 feet, so the building would have to be smaller. There would be fewer units and just the implications for the economic viability of the site.

Ms. Jovine noted an error in the written staff report regarding the square footage of the subject parcels. On the first page under Background, it incorrectly states the square footage of the site as 25, 590, but in fact it is 32, 200 square feet.

Ms. Yu ask for clarification of what is meant by “coordinate with the architectural style within the development and the surrounding neighborhood”. Ms. Jovine explained that the proposed structure will be three stories and then rise to four stories on the west end, but that is only a result of a mezzanine. Directly across the street there is a three-story brick apartment building called “Element on Main.” It has a flat roof instead of a slightly pitched roof as is presented in the proposed design. However, there are residential properties directly adjacent to the subject site at medium density which is one of the main reasons why staff felt that it would be consistent with the architectural style of the surrounding area. It is also a fringe neighborhood being on the outskirts of downtown, which means that it is directly adjacent to the B-4 (Central Business) Zoning District, which allows for a very high density and allows for buildings as tall as you can go in Urbana. So, there is consistency with the surrounding built environment. She added that the main reason staff feels that the proposed development meets criterion #7 is the three-story residential structure located across the street.

Mr. Matlock asked what the difference is in height restrictions between an R-2 Zoning District and an R-5 Zoning District. What is the height of the proposed structure? Is the height of the proposed structure relevant? Ms. Jovine replied that the maximum height allowed in both the R-2 and in the

R-5 Zoning Districts is 35 feet. She pointed out that the Creekway permit was approved with a bonus provision for an additional 12 feet of height. The height of the proposed development would be 47 feet.

Chair Allred asked if all of the criteria need to be met to approve the request for a PUD. Ms. Jovine stated that it is staff's interpretation of the Zoning Ordinance that the criteria are general considerations and is meant to be flexible to provide a balanced development, especially since each PUD is unique and will differ greatly from one case to the next. She noted that City staff feels a general consistency with the criteria will be met as 6 of the 9 criteria are deemed in conformance.

Ms. Yu asked for clarification on "environmentally sensitive areas ..." in criterion #9. Mr. Alvarez said that the way that the plans elevate the site to where it stands an inch over the 100-year flood plain would allow water to flow unimpeded rather than resorting to another method like a detention pond. This is why staff feel that the proposed development would meet the criteria for being harmonious with an environmentally sensitive area.

Chair Allred stated that the Plan Commission has never dealt with waivers for PUDS. The Zoning Ordinance talks about waivers in the context of subdivisions with regards to standards for public improvements. He asked staff to expound on this. Mr. Alvarez said that it would not be considered a traditional waiver as the term is used in the Zoning Ordinance. It is mostly meant to acknowledge that the FAR maximum for the R-5 Zoning District is 0.9, and this is an exception being requested as part of the PUD process for this case. Ms. Jovine added that if we choose to request that the proposed PUD be developed in general conformance with an R-5 zone, then we would be adding a layer of control on the project that the applicant did not necessarily request. So, we would be ensuring that the setbacks and other development regulations that would apply in an R-5 zone would apply in this case with the slightest modification of FAR to allow for that additional 3,000 square feet.

Chair Allred commented that several of the communications received mentions that the proposed parcels are located in a historic district. He asked staff to clarify this. Ms. Jovine said that she would need to research this before giving an answer.

With there being no further questions for City staff, Chair Allred opened the hearing for public input. He invited the applicant's representative to approach the Plan Commission.

Adrienne Kim approached the Plan Commission on behalf of the applicant. She complimented staff on the good presentation for their request. She would be happy to answer any questions that the Plan Commission members may have.

Chair Allred asked for a summary of the type of questions they were asked at the open house and if there was anything that was done to address those questions? Ms. Kim recalled the following questions:

- *Would the proposed development block sunlight on the neighbor's house to the east?* They researched this and found that the neighbor's house is a little south of the proposed development, so the only time that sunlight would be blocked is probably going to be the peak of summer at sunset. Everyone agreed that this would be a non-issue.
- *Would the applicant consider an amenity to the location of bicycle parking on the subject site?* The applicant and others discussed options and talked about putting the bicycle parking on the

southwest corner of the building. This is where covered bicycle parking would best be located without blocking any windows.

- *Plans for the floodplain?* The applicant plans to construct the building one inch above the floodplain. The civil engineering firm they hired found that with the foundation and with the amount of land that the development would take up, they would be raising the flood elevation by an inch. She noted that the applicant is planning on raising the building four feet higher to be above the floodplain and flood elevation point.

Chair Allred invited other audience to speak.

Dennis Roberts approached the Plan Commission to speak. He stated that he has had a long interest in development along and adjacent to the Boneyard Creek. One of the things that he finds favorable about this presentation is that the developers are willing to dedicate 20 feet along the Boneyard Creek. This is important to him because he hopes to retain the image or the vision of completing the Boneyard Creek pathway and beautification multi-use path along Urbana's section of the creek, as has been done in the City of Champaign, campus town, and all points west. The fact that the City of Urbana has not been able to develop beautification, except for one section of the creek, for 12 to 14 years ago is a sad aspect of community life, but these projects require funding and grants.

He stated that there are aspects in the proposed PUD that he has great concern about. He mentioned that he is also interested in historic preservation in the sense that the older buildings in our community define the character of Urbana when it was originally developed significantly after the fire that occurred around 1872 or 1873. At that time, the city became a brick and stone facade on Main Street. It no longer had very many wooden structures. Development that occurred in the early part of the 1900s creates a significant image of what the downtown represents to not only the community but to visitors to the community. So, recently the Historic Preservation Commission proposed, and City Council agreed that Downtown Urbana is a historic district. Previously, the entire length of Main Street was proposed to be a historic district street, but unfortunately for the lack of a single vote or a single participant among the property owners at the time only the farthest west section of Main Street became a historic designated area. Since that time, Canaan Baptist Church, which is in the middle of West Main Street, has become a local historic landmark approved by the Historic Preservation Commission and the City Council. He stated that when he looks at what makes Urbana unique, it is visually the older style buildings along Main Street and the handsome homes that go up West Main Street.

He said that while he would really like to see development on Springfield Avenue and on Main Street along the Boneyard Creek, he thinks it is very appropriate to build a multi-story building next to the Boneyard Creek. However, he does not find that the design of the proposed development resonates in any way to being considerate of the proportions, the architectural feeling, the rhythm of buildings, peers, detailing, window treatment, and color relates to any building in the Downtown Urbana Historic District. He asked if the Plan Commission ever looked at visual harmony in the community. Does the Plan Commission think about what aspects of the proposed development contain some of the material constructional aspects of some of the historic facades in the buildings in the downtown area and along Main Street.

Chris Bertie approached the Plan Commission to speak. He stated that he is a retired professor of art at Parkland College. He has lived in Urbana since the mid-1980s. He mentioned that the Main Street residents worked hard to get their street downzoned from R-5 to R-2 to respect the historic

properties on the street and to prevent further encroachment from large apartments. The proposed new development is too large and too dramatic for the area. The historic Plan Commission worked hard for many years to get that R-2 zoning. They felt it was important.

Mr. Bertie stated that the proposed development has nothing in common with the neighborhood other than the fact it has got windows and a roof. When you walk through older neighborhoods in Urbana, it enriches your life. He stated that he considers the subject parcels to be part of the historic district. He believes this type of building would be perfect one block north along Griggs Street. It would enrich that neighborhood and the downtown area. Another location that would be perfect to locate the proposed development is on Race Street where the City just invested money. He implored the Plan Commission to not change the zoning for these reasons. He asked the members of the Commission, if you live on a street and are a homeowner, how would you like to have the proposed development on your street?

Phyllis Williams approached the Plan Commission to speak. She said that the Zoning Map would seem to justify rezoning the subject parcels from R-2 to R-5 because properties directly north, northwest, and southwest are zoned R-4 and R-5. The zoning does not reflect the reality of the neighborhood as older apartment buildings in this area are not built to the maximum allowed by zoning, which have increased in density and decreased in parking open space and setback allowances over time. The existing apartment buildings observe the average setback on the block preserving the vistas of the neighborhood. The description of the existing site indicates apartment buildings to the west and to the east of this site. These are actually older homes that had been converted into apartments in response to the World War II housing crunch around the University of Illinois. As such, they blend with the surrounding neighborhood seamlessly.

She noted that 413 West Main Street retains high integrity to its original design, and 419 West Main Street lost its front porch several years ago. Yet, it retains its basic footprint minus porches which were drawn in the 1909 Sanborn fire map. The apartments, which do exist in this neighborhood, are true two- and three-story older apartments with no balconies or are converted older homes cut into apartments. The landmark apartments, now called Element, located at 502 West Main Street are set back on the south and east sides as well as set back from 506 West Main Street by the underground parking garage and landscaping. It sits in the footprint of the old Busey mansion which burned. The only similarity between Element and the proposal apartment development is four walls and a roof.

Ms. Williams stated that granting R-5 zoning would create an R-2 island from 411 West Main Street to Patterson Parklet. Instead of Main Street being the treelined corridor when leaving downtown, the proposed development would cause old trees to be removed and would irreparably damage the trees which remain due to construction compaction and root pruning with building within three feet of the sidewalk to produce a welcoming grass shoulder.

She said that a gift of 20 yards [20 feet instead of yards] of Boneyard Creek access path is no real gift. The applicant could not build on that strip anyway. Those who have tried have experienced cracked and heaved concrete. All pedestrian amenities in this proposal are focused on North McCullough Street and the west entry to the complex with 10-foot front yards. All other buildings along this corridor face Main Street and pedestrian access is best served for Main Street.

Ms. Williams stated that the R-4 zoning is a step down between R-5 Zoning District. The R-4 Zoning District has worked for the 800 block of West Main Street with the Gather development

with the apartments being set back from the abutting R-2 Zoning District along Main Street and by having fencing and parking with lighting sensitive to dark skies. There are no balconies. The noise from the open-air hot tub in the R-5 portion is the only complaint. To protect the historic homes in the West Main Street corridor from the proposed development, the R-3 (Single- and Two-Family Residential) Zoning District would provide more sensible development regulations. City staff use of the phrase “generally consistent in conforming to PUD goals” is not a ringing endorsement. She asked what is the hurry? Why two approvals (preliminary and final) in one meeting? She urged the Plan Commission to send this project back to the drawing board. She said that the hardworking stewards of Main Street deserve better.

Carolyn Baxley approached the Plan Commission to speak. She stated that she has been a resident of West Main Street since 1981. She is also an 8-year veteran of the Plan Commission, so she knows how difficult it is to have differing opinions about a project. She asked in what planning universe is it okay to jump from R-2 to R-5 zoning? It never would have happened during the eight years that she was on Plan Commission. It is a huge increase skipping over R-3 and R-4 zoning and jumping right to a high-density project in the middle of what is essentially a single-family neighborhood except for the Element apartments. The Element took out the most significant house (the Busey Mansion) in Urbana, which is why the rest of the neighborhood was so adamant to get the neighborhood downzoned from R-5 to R-2. Now, the proposed development is talking about reversing everything that we tried to do, and you're plopping an R-5 development right in the middle of our neighborhood. It is not right. It is not good planning. While she agrees that it would be wonderful to have more density near Downtown Urbana, there are other locations in the City that would be far more appropriate for this type of development as previously noted by Mr. Berti. She urged the Plan Commission to urge the architects and the owners of the subject properties to consider other locations and not threaten what the West Main Street residents have worked so hard to protect on Main Street.

Marty Sachs approached the Plan Commission to speak. He stated that he also lives on West Main Street. Many of his neighbors have already said most of what he wanted to say. One issue that jumps out at him is parking. He wondered if there would be an extra charge for a parking space. Chair Allred explained that the petitioner would have a chance to respond at the end. Mr. Sachs stated that there would be fewer parking spaces than the number of people that will live in the proposed apartment development. Parking will be a major issue, especially if the owner charges for parking.

Richard Cahill approached the Plan Commission to speak. He mentioned that he was on the Historic Preservation Commission with Mr. Rose when West Main Street became a historic district. It was a contentious meeting over a math rounding error. At that time Canaan Baptist Church and St. Patrick Catholic Church opposed the district. He and others on the Historic Preservation Commission would walk down West Main Street, and there was character in the neighborhood.

He said that the proposed development is a nice-looking building, but it does not belong on West Main Street. It is going to totally take the character away from West Main Street. He urged the Plan Commission to say no to this plan and ask the applicant to go back to drawing boards and put this development in another location, such as on Griggs and Race Streets.

With there being no additional input from the audience, Chair Allred asked City staff to reapproach and address concerns expressed by the public.

Ms. Jovine and Mr. Alvarez reapproached. Ms. Jovine stated that the West Main Street historic district boundary runs along Springfield and concludes just behind Firestone Tires. So, 413-419 West Main Street is not inclusive in the historic district.

She stated there are additional limitations to construction due to the 100-year and 500-year floodplain, which predominately covers the majority of the proposed site. Any future development would be significantly hindered by the realities of constructing in the floodplain. This particular project would be elevated a foot or more above the base floodplain elevation, which means that there will be a concrete slab, pillars, and then a foundation wall running along the exterior. It will be somewhat impervious to flooding. While the final design is not completely confirmed yet, the understanding is that water could flow into the space under the building and then out and be unimpeded to the Boneyard Creek or to whatever other drainage storm water management system that is presented on the site. This introduces quite a bit of additional cost. So, in order to make the development feasible from an underwriting perspective, the added density has been requested that was specifically outlined in the applicant's proposal and is a reality for these particular parcels whether the City moves forward approving the proposed PUD or with any future development in this area. The floodway will remain a design constraint for those parcels.

Ms. Yu asked what extent the Plan Commission has to ask for a better design that would be compatible with the neighborhood? So many people spoke in opposition to the design of the proposed development. She believed that applies to Criterion #7. Ms. Jovine replied that the Plan Commissioners are welcome to make motions for additional conditions on approval. Mr. Alvarez added that the Commission has the ability to suggest changes or conditions as they forward this case to City Council. The changes could be things like numbers or more concrete requirements. In terms of more qualitative parts of the building, theoretically, there is nothing in the Zoning Ordinance that does not allow the proposed development as designed. He pointed out that the ability to design a building by committee is not the purpose of the PUD process. Ms. Yu stated that she is talking about how the design fits into the character of the neighborhood. The public speakers asked for a continuation to request that the applicant redesign the project. Is this something that the Plan Commission can recommend? Chair Allred stated that this is getting more into discussion amongst the Commission. City staff presented the options of the Plan Commission. Ms. Jovine stated that the case does not have to be voted on at this meeting. It could be held in discussion.

Chair Allred asked for clarification with regards to setbacks if the proposed PUD is approved with the condition that it adheres to the R-5 development regulations with the exception of Floor Area Ratio (FAR). The setback requirements in the R-5 Zoning District would apply, correct? Mr. Alvarez said that is correct.

With there being no further questions for City staff, Chair Allred invited the applicant to reapproach and respond to some questions and concerns expressed by the public.

Adrienne Kim, of Fell Architecture & Design, and Melissa Brashear, real estate broker, approached the Plan Commission. Ms. Brashear explained that as a real estate broker, she sees a housing deficit that they would like to address with the proposed development. She feels that the proposed building is a master class of Mr. Fell, and it marries nicely Downtown Urbana to the campus area. She said that she would be open to using different colors, if that would help the proposed building fit into the character of the neighborhood more. She thanked the audience for their comments.

Ms. Kim reiterated that the cost to build on these lots would be very high. The developers have put forth a lot of money into the flood study. If somebody were to develop these parcels individually, they would also have to do the same thing. They would have to put money into performing a flood study. Three out of the four parcels are fully in the floodplain, and they would have a difficult time with that. They would not be able to have a basement. They would have to build their first floor about 4 feet above grade.

She explained that one way they are mitigating being in the floodplain is by designing the foundation to allow water to flow in and back out the other side. This is not a very affordable option for a building that is on a much smaller scale. So, these parcels would not be able to be developed unless they were developed more economically, which means a larger building. If the building were to be redesigned, they would need to give the civil engineer a new foundation design for the engineer to base their entire study around. Engineers use the design of the building to calculate what the impact would be on flooding.

Ms. Kim said that she is used to creating a lot of variety of different developments. Many that they do in Champaign and Urbana are student housing. This generally means squeezing in as many units as possible, and they are one-unit apartments that are about 550 feet, which is a puzzle. With the proposed development, we were able to design units that would be larger to attract graduate students and young professionals and would be a lot nicer than their standard ones. The building would be Y-shaped, which is a way to create a more interesting building. Generally, we get to do a double loaded corridor and stack as many units in as we can; as many bedrooms as we can. To make this economically viable, we would need more units. So, jumping from 0.9 FAR to 1.0 would provide about five more units. She pointed out that the slope of the roof is a design option that they wanted to do to make the building more visually interesting. So, the roof will slope up and that will allow them to put in lofted units which are another unit type that they thought would be a nice addition. These are designs that they are not usually able to do these days because of economics. As designers, this was a fun building to design, which they do not usually get to do anymore because buildings are so expensive.

She talked about the lot on Griggs Street. She mentioned that someone came to them wanting to develop the lot. They have not even put boxes on yet because it has not been economically viable for the owner. So, she anticipates most people will have the same issue.

She pointed out that they would be meeting the requirements for parking according to the Zoning Ordinance. The neighbors obviously think that there would not be enough, which is something that they can consider; however, the dedication of 20 feet to the City along the Boneyard Creek limits their ability to provide additional parking.

Ms. Kim pointed out that they did the building at 408 West Green Street. They would be using the same materials on the proposed development. She encouraged the Plan Commission to think about people who cannot afford places to live because there is not enough housing stock. While she would not say that they are providing affordable housing, she would say that providing more housing allows housing to become more affordable over time. If it continues that there is less development over the years, it will continue to get worse for everybody. She stated that the City of Champaign recently conducted a housing study and concluded that there is a housing shortage in Champaign. They have been working to find ways to increase the housing supply there. She said that she believes there is a similar situation for Urbana and the amount of development that we have not done in Urbana is a good indicator of that as well.

She stated that she understands that she is not going to appeal to everybody, but I did want to give a little more perspective as an architect, as a younger person in the community about not having enough housing in the area.

Ms. Brashear stated that she is excited to get this project off the ground, and they appreciate the Plan Commission's support and ideas on it.

With no further comments, Chair Allred closed the public input portion of the hearing, and he opened it for Plan Commission discussion and/or motion(s).

Mr. Rose stated that his opinion is that the intent for Criteria #4 and #8 are to ensure that the PUD addresses public and private open space. The idea is to make sure that this is not a closed community, but instead it is one that is welcoming and open. These are reddened because these two criteria probably do not envision that a project, such as the proposed development, would be in a location where it is called upon to actually do what the criteria is intended to do. In other words, the fact that #4 and #8 get reddened does not reflect on the proposed project being unwelcome to the public. Instead, it reflects on the fact that an ordinance has been put in place where the more ordinance itself rather than the PUD opens the project to the public.

He thanked the public for their input. He believes it goes towards Criterion #7 to coordinate architectural styles, building forms and building relationships within the development and the surrounding neighborhood. If we look at this in pieces, then styles, forms, and relationships all deserve serious consideration.

Styles may have to do with facade treatment which is probably quite variable. Forms have to do with density and are obviously a lot less malleable on the site. Building relationships is the critical one that the public has brought up here, and this is a site that is pulled in several directions.

He recalled during his tenure on the Historic Preservation Commission that within a historic district, a proposed project should be shown in streetscape. That is, it should be able to be viewed when decisions are being made by the public and by commissioners. The context should be provided in a historic district. He believes that there is a concern for the historic nature of the neighborhood such that it would be a valuable gesture on the part of the architect and applicant to address the public by showing the streetscape in which this building would exist.

Mr. Rose continued to say that the Plan Commission is called on to make a decision regarding the criteria for approval of the PUD. We can bring our own judgment to the staff's recommended position on this. but I just wanted to say that the two criteria in red have a peculiar instance in this case that he does not think reflects poorly on the project. He feels that what has been brought up has to do with Criterion #7.

Chair Allred added that when he asked the question about the waivers earlier, so the history of PUDS in general is that they come out of the need to build better subdivisions. So, some of the criteria that are an odd fit are actually things that make more sense when you are developing a residential neighborhood. The inclusion of a variety of public open space, recreational facilities, greenways, trails, these kinds of things is not something that is so applicable to an infill development in a dense urban part of the city or adjacent to the densest urban part of the city. This is something

important to keep in mind when looking at the criteria and wondering why they do not make sense, or they seem hard to apply to the particular development type that we are looking at.

Mr. Matlock expressed his appreciation that the design team and the developer are local. He feels they have extra equity in our neighborhood and in our community to build more houses for our housing shortage. He also appreciates learning that the size of the apartments was considered and that they are not packing in as many units as possible in order to try to make as much profit as possible. He feels there is a quality concern to addressing housing. He stated that any property can become unsightly as well. So, although most of the discussion has been about the overall appearance of the property, he feels there is just as much of a chance for one of these existing properties to become unsightly or a neighborhood eyesore that we would also be talking about.

He thanked City staff for their research and for their presentation. It was a very comprehensive presentation.

Ms. Yu said that Mr. Rose had already talked about Criterion #7. She stated that she and the public are concerned about it. She would like to continue this public hearing to see something presented to us that is more in the nature of the surrounding neighborhood. She said that at this time, she cannot agree that the proposed PUD requests meet Criterion #7, so this is a hard no for her at the moment.

Chair Allred stated that the challenge for me with that idea is that there is not a consistent architectural style that applies to the neighborhood. As Mr. Rose said, building form gets to the question of density, which is a factor in building height, massing, and setbacks. If you look west, the parcels that have older homes look different. However, we can also go in other directions and find very similar buildings that have very similar development types that have similar form and even similar architectural style or architectural features. Then, there are relationships, which vary where you look. He feels this neighborhood is a zone of transition from taller buildings with B-4 zoning in Downtown Urbana to an area that has more historic, detached single family homes with R-2 zoning. This area also generally contains a mix of other development types. So, the proposed PUD makes sense as a transition.

He said that he did not know if he could support the idea of continuing the case for another two weeks without really clear guidelines about what kind of architectural style and what kind of form and what kind of relationship. Leaving it up to someone to look at the existing neighborhood, we could easily end up with the same development proposal that is before them now. He does not feel comfortable trying to design a building or answer those questions, because they are not a design review commission or a design review board.

Mr. Rose stated that this site is pulled in many directions; and as Plan Commissioners, training has told him that the Commission's primary job is to have the proposed project be as cognizant as possible of its neighbors. Public comments that were heard earlier are from neighbors to the west. As Chair Allred pointed out, it is pulled in several directions with part of the city from the south and part of multifamily from the north. We can look at it economically as well, but it also addresses the fact that it is in the floodplain. As a preservationist, he is challenged to try to address the question that the architect/petitioner addressed, which is "what kind of building could be a new building". Some people said another location would be better for the proposed development. His question is what would provide a bridge from a historic district to the downtown area. He said that he has difficulty imagining just what that might be. Therefore, he does not have a hard no on this project.

Chair Allred asked how long the two vacant lots have been vacant. Mr. Cahill responded that they have been vacant for 15 years; however, they have not been on the market for sale.

Ms. Yu pointed out that the façade of 408 West Main Street does not fit into the character of the neighborhood. The building was built very nicely, but the exterior did not age very well. There are some deteriorations already, and it was built less than 10 years ago. This is one reason that when she sees a design like the proposed development, it makes her feel cautious.

Chair Allred reviewed the options of the Plan Commission. He asked if they continue the case so that they provide some clear direction to the petitioner about what they can do over two or three weeks until the Commission’s next regular meeting.

Ms. Yu moved that the Plan Commission continue Plan Case No. 2519-PUD-25 to the next regular meeting with the recommendation that the applicant provide a streetscape of this plan fitting into the neighborhood and do any design modification that will make the overall design flow better in the neighborhood. There was no second to the motion, so the motion failed.

Mr. Matlock moved that the Plan Commission forward Plan Case No. 2519-PUD-25 to the City Council with a recommendation for approval with the conditions outlined by City staff. Mr. Andresen seconded the motion. Roll call on the motion was as follows:

Mr. Andresen	-	Yes	Mr. Fell	-	Recused/Abstain
Mr. Matlock	-	Yes	Mr. Rose	-	Yes
Ms. Yu	-	No	Mr. Allred	-	Yes

The motion was passed by a vote of 4-1-1.

Mr. Alvarez stated that Plan Case No. 2519-SU-25 would be forwarded to Committee of the Whole on May 18, 2026.

H. NEW BUSINESS

There was none.

I. AUDIENCE PARTICIPATION

Dennis Roberts approached the Plan Commission to speak. He stated that he appreciated the thorough discussion of the Plan Commission, especially Ms. Yu's comments, which she actually heard the input of the community and the people who live around the building. While he does not personally live in the neighborhood, he certainly is concerned about the neighborhood and its homogeneous vitality.

Mr. Roberts said that he was really sorry that the Plan Commissioners did not extend the discussion and ask for the streetscape view. He is sorry that the Commissioners have such a small catalog of reference to architectural style and to not be able to imagine something that is a little bit more appropriate in sizing, in rhythm, in massing, and that would more adequately express some of the structures within the neighborhood community, which could still be built on a raised platform or stilts. Because the Plan Commission could not imagine something else that looked a little bit different on the stilts, they could not come up with a decision that there could be a discussion further about the style itself.

He stated that any downtown plan that is a design guidance plan used by many communities, which unfortunately Urbana does not have, talks about the rhythm of the buildings, the size and kinds of shapes that it creates, and the pattern of the windows and how they're arranged. We are not seeing in Downtown Urbana buildings that have different angled roofs. Instead, the Plan Commission is imagining that the proposed style of the PUD will be harmonious with what we have in Downtown Urbana. He talked about the original design of 400 South Vine Street that did not fit into the character of the neighborhood. As a result, Green Street Realty changed the design to fit in with the neighborhood better.

He asked if the developer of the proposed PUD could make the design look less objective and less like it came from some space station or something dropped in the middle of the historic West Main Street. He cannot imagine that the Plan Commission thinks the facade design matches anything in our downtown. It does not. It matches stuff that you see in campus town. All of this developer's work is in the downtown campus town area. Historic West Main Street is a different part of the community, and we have different values. He expressed his disappointment with the Plan Commission's discussion on Plan Case No. 2519-PUD-25 and with their decision not to have a discussion that goes further to ask the applicant to provide a streetscape. When you see it from some angle, from the top, from the bottom, it does not give you a sense of what it will look like when you are walking down the street.

Mr. Roberts stated that this shows that Urbana needs a design overlay district for the downtown area and for the adjacent area. An overlay district is not law, but they are suggestions. They suggest how a developer can see how they can harmonize with the existing buildings. The Plan Commission should support a design overlay district for the downtown area.

J. STAFF REPORT

Ms. Jovine reported:

- Evan Alvarez – New Principal Planner. Mr. Alvarez gave a brief background on his work experience. Ms. Jovine explained that Mr. Alvarez would serve as the Secretary for the Plan Commission.
- City Email Address – Ms. Jovine encouraged the Plan Commission members to use their assigned City email address rather than personal email addresses to avoid using their personal cell phones and to protect from being subjected to FOIA requests.
- Previous Case Status – Ms. Jovine stated that in the future, Planning staff will make this part of regular staff reporting.
- People Over Parking – Mr. Alvarez announced that the Illinois General Assembly passed the People Over Parking Act. It will go into effect on June 1, 2026. The Act states that municipal authorities cannot impose parking minimums on any property within 1/8 of a mile of a transit corridor or half of a mile of a transit hub. Planning staff will talk about next steps at the next Plan Commission meeting.
- Zoning Ordinance Overhaul – Ms. Jovine explained that there are budgeted funds for procuring professional services to rewrite the Zoning Ordinance. Those funds will roll over into the next fiscal year to enable the City to put out a bid for those professional services.
- Comprehensive Plan Implementation Report – Ms. Jovine stated that we are overdue for the report; however, we have been implementing some rigorous structure in the Planning Division, and we will certainly be working on this soon.

K. STUDY SESSION

There was none.

L. ADJOURNMENT

The meeting was adjourned at 8:54 pm.



City of Urbana
400 S. Vine Street, Urbana, IL 61801
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MEMORANDUM TO THE MAYOR AND CITY COUNCIL

Meeting: May 18, 2026 Committee of the Whole
Subject: **Plan Case No. 2519-PUD-25:** An application by Andrew Fell, on behalf of DMCB Properties, LLC, for preliminary and final approval of a multi-family residential Planned Unit Development at 413-419 W. Main Street in the R-2, Single-Family Residential, Zoning District.

Summary

Action Requested

City Council is being asked for preliminary and final approval of a residential Planned Unit Development at 413-419 W Main Street. The subject property is zoned R-2, Single-Family Residential. The request includes a proposal for a medium-density multifamily development. Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a preliminary and a final Planned Unit Development (PUD). For the proposed development, preliminary and final PUD applications were submitted jointly and as a result this request is for both preliminary and final approval.

Plan Commission Recommendation

The Plan Commission reviewed the proposed PUD on May 7, 2026, and recommended approval to City Council with conditions (four ayes to one nay). Please refer to the attachments for the Plan Commission's discussion and decision. The Plan Commission's recommendation is as follows:

Plan Commission recommended approval of the preliminary and final PUD, including the following conditions:

1. That the final development plans be in general conformance with the attached Site Plan.
2. That the final development plans be built in general conformance with an R-5 Zoning District, with an allowance for a FAR of 1.0 instead of 0.90.

Relationship to City Services and Priorities

Impact on Core Services

Approval of the PUD will have no direct impact on City services.

Strategic Goals & Plans

This PUD aligns with the Imagine Urbana Comprehensive Plan, by introducing new housing types in every neighborhood, and redeveloping property within the urban area that are vacant or underutilized and currently served by infrastructure. It also relates to the following Big and Little Moves:

- Make Downtown the Economic Driver of the City; “Downtown Urbana serves as the heart of the community, offering spaces for social, cultural, and economic activities. To enhance its role as the economic center of the city, it is essential to promote diverse housing options...” (Big Move 4)
- Make Walkability a Priority; “Walking¹ is the most equitable form of transportation. Designing an equitable city and putting people first means that walking must be at the forefront of how things are built.” (Big Move 6)
- Promote Incremental Development; “Incremental development contributes to community growth and sustainability by allowing for gradual, adaptive improvements that meet the needs and preferences of residents. Currently, City regulations often make it easier, or even a requirement, to develop land in ways that run counter to building a strong community.” (Big Move 7)
- Allow a variety of housing types in every neighborhood at scales appropriate to each neighborhood. (Little Move 1.8)
- Prioritize development in areas already served by services and infrastructure (Little Move 8.3)

Previous Council Actions

July 28, 2025: Council approved the Imagine Urbana Comprehensive Plan.²

Discussion

Additional Background Information

Before the PUD application, this property received a Creekray Permit due to the location of the subject property within the Boneyard Creek District. As a condition of the permit, a twenty-foot dedication of land was made to the City of Urbana towards future Boneyard improvements. As part of the Creekray Permit the applicant was granted a bonus provision for increased height up to 12-feet per Sec. XIII-4.F, “height requirements may be modified to add an additional story provided such height modification shall not exceed 12 feet.”

While the site is zoned R-2, the proposed development is designed to comply with most of the R-5 district requirements. The recommended condition ensures that the development will be built to those standards, in terms of setbacks, yard requirements, etc. with the exception of the FAR requirement for the R-5 zone. If approved, the additional dentistry granted to this development will apply to this project only and will not otherwise rezone or reclassify the subject property.

¹ “Walking” includes community members who use wheelchairs and other assistive devices.

² Ord No. 2025-04-013

During the May 7th Plan Commission public hearing, a representative from Andrew Fell Architecture explained that the hydrology of the site requires the building to be elevated by four feet to remain above the 100-year floodplain. Due to the costs associated with the flood management of the building, the additional FAR and accompanying units are required for the development to be financially viable. The design challenges presented by the floodplain and associated costs would remain a concern for any future development on the site. It was noted in the Public Hearing on May 7th, that two of the four parcels within the subject property have remained vacant since 2015. The representative also clarified that the proposed development would retain many of the existing trees on the site.

The site of the proposed development is part of a larger block bounded by Main to the north, McCullough to the west, and Springfield to the south.³ The part of the block north of the Boneyard Creek is designated Neighborhood 1, with the area south of the Creek designated as Downtown. Although the proposed development does not fully align with the Neighborhood 1 Placetype, it is consistent with the surrounding built environment, which includes a blend of single-family homes and medium-density multi-family housing. The project would provide an appropriate transition in scale at the edge of downtown, bridging the shift from a predominantly commercial area to a predominantly residential one.

Policy or Statutory Impacts

No impact.

Fiscal and Budget Impact

No impact.

Community Impact

If approved, the proposed PUD would add 32 new housing units to the Downtown Urbana housing stock. Approval would also allow for new development to take place on a site with unique challenges posed by the presence of the 100-year and 500-year floodplains.

Recommendation

The Plan Commission recommended approval of the proposed preliminary and final Planned Unit Development to City Council. Staff concur with the Plan Commission's recommendation, and asks Council to approve the Planned Unit Development with the following conditions:

1. That the final development plans be in general conformance with the attached Site Plan.
2. That the final development plans be built in general conformance with an R-5 Zoning District, with an allowance for a FAR of 1.0 instead of 0.90.

³ Due to the layout of the streets, the block is shaped to the east by Main and Springfield merging as Main continued eastbound into Downtown.

Next Steps

If approved, the applicant can apply for the necessary permits to allow the development to be built per the approved plans.

Attachments

1. An Ordinance Approving a Preliminary and Final Plan for a Planned Unit Development at 413-419 W Main Street (Plan Case N. 2519-PUD-25)
2. Plan Commission Staff Report (May 7, 2026)

Originated by: Evan Alvarez, Principal Planner

Reviewed: Olivia Jovine, Director of Community Development Services

Approved: Darius White, City Administrator

**AN ORDINANCE APPROVING A PRELIMINARY & FINAL DEVELOPMENT
PLAN FOR A PLANNED UNIT DEVELOPMENT AT 413-419 W MAIN STREET
(Plan Case No. 2519-PUD-25)**

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, Andrew Fell, on behalf of DMCB Properties, LLC, has applied for a residential Planned Unit Development located on the lots currently occupied by 413-419 West Main Street in the R-2 (Single-Family Residential) Zoning Districts; and

WHEREAS, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a preliminary and a final development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

WHEREAS, the applicant has submitted a final development plan; and

WHEREAS, after due publication, the Urbana Plan Commission held a public open house on the petition on April 30, 2026, and public hearing on such petition at 7:00 p.m. on May 7, 2026, in Plan Case No. 2519-PUD-25; and

WHEREAS, the Plan Commission voted with four (4) ayes and one (1) nay to forward the case to the Urbana City Council with a recommendation that City administration approve the preliminary and final Planned Unit Development; and

WHEREAS, the City Council finds that the requested final development plan is consistent with Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois,

follows:

Section 1.

A final development plan for the PUD, as attached hereto in Ordinance Attachment A, is hereby approved with the following conditions and waivers:

- 1. That construction is in general conformance with the attached plans in Ordinance Attachment A.
- 2. That construction be built in general conformance with an R-5 Zoning District, with an allowance for a FAR of 1.0 instead of 0.90.

The subject property is more accurately described as follows:

Tract 1: The East 47 feet of the West 57 feet of Lot 2 of a Subdivision of Lot A of a Subdivision of the Southeast Quarter of the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, as per plat of subdivision recorded in Plat Book “A” at page 144, situated in the City of Urbana in Champaign County, Illinois. Easement for the benefit of Parcel I as created by Deed of Easement recorded November 24, 1986, as document 86R30396 for passageway over the West 3.3 feet of the following described property. Lot 2, except the East 50 feet thereof and except the West 57 feet thereof, of a Subdivision of Lot A of a Subdivision of a portion of the Southeast Quarter of the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, as per plat recorded in Plat Book “A” at page 144, situated in the City of Urbana, in Champaign County, Illinois.

PIN: 91-21-08-381-004

Commonly known as: 413 West Main St., Urbana, IL 61801.

Tract 2: The West 10 feet of Lot 2 and the East 35.75 feet of Lot 3 of a Subdivision of Lot “A” of a Subdivision of a portion of the Southeast Quarter of the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, in the City of Urbana, as shown by play recorded in Plat Book “A”, page 144 of Champaign County, Illinois, situation in Champaign County, Illinois.

PIN: 91-21-08-381-003

Commonly known as: 415 West Main St., Urbana, IL 61801.

Tract 3: Beginning at a point on the south line of Lot 3 of a Subdivision of Lot A of a Subdivision of a portion of the Southeast Quarter of the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, 35.75 feet West of the Southeast Corner of Said Lot 3; Thence North 162.26 feet to the South line of Main Street at a point 36.48 feet West of the Northeast corner of Said Lot 3 measured on the South line of Main Street, Thence Northwesterly on the South line of Main Street, 46.85 feet; thence South 179.93 feet to the South line of Said Lot 3; thence East 43.60 feet to the point of beginning, being a part of Lot 3 of a Subdivision of Lot A of a Subdivision of a portion of the Southeast Quarter of the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, situated in the City of Urbana, in Champaign County, Illinois.

PIN: 91-21-08-381-002

Commonly known as: 417 West Main St., Urbana, IL 61801

Tract 4: Beginning at the Northwest corner of Lot 3 of a Subdivision of Lot “A” of a Subdivision of a portion of the Southeast Quarter of the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, as per Plat recorded April 12, 1889, in Plat Book “A”, Page 143-144; thence South 207.24 feet to the Southwest corner of said Lot; thence East 64.86 feet; thence North 179.93 feet to the South line of Main Street, thence Northwesterly along the South line of said Main Street 72.45 feet to the place of the beginning, situated in Champaign County, Illinois.

PIN: 91-21-08-381-001

Commonly known as: 419 West Main St., Urbana, IL 61801.

Section 2.

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

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 meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2026.

AYES:

NAYS:

ABSTENTIONS:

Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2026.

DeShawn Williams, Mayor



City of Urbana
400 S. Vine Street, Urbana, IL 61801
www.UrbanaIL.gov

MEMORANDUM FROM THE OFFICE OF THE MAYOR TO THE URBANA CITY COUNCIL

Meeting: June 1, 2026, Committee of the Whole Meeting
Subject: Increasing the Number of Class R&T-2 Liquor Licenses for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D

Summary

Action Requested

City Council is asked to approve the attached resolution that would increase the number of Class R&T-2 liquor licenses in the City of Urbana.

Brief Background

Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, has applied for a Class R&T-2 (Restaurant & Tavern-Ber and Wine) liquor license for their establishment at 2740 Philo Road, Suite D in Urbana.

Relationship to City Services and Priorities

Impact on Core Services

N/A

Strategic Goals & Plans

N/A

Previous Council Actions

N/A

Discussion

Additional Background Information

A Class R&T-2 liquor license permits the sale and service of beer and/or wine, by the drink or in original package form for on-premises consumption only in a place where bona fide meals are regularly prepared and served as one of the primary services of the business.

It is prohibited to sell, serve, or allow others to sell or serve alcoholic beverages in Urbana without the appropriate license or if the sale or service does not adhere to the requirements of the specific license class and its conditions.

Anyone responsible for a liquor-licensed premises must quickly report any disturbances, violence, or issues on the property to the police. License holders must also keep their premises, surrounding areas, and nearby spaces clean and free of litter. The Local Liquor Commissioner can issue a notice to address litter, and if it is not fixed within 24 hours, the license could be revoked, or other legal action may be taken.

Recommendation

City Council is asked to approve the Class R&T-2 liquor license for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D.

Next Steps

Upon approval the Deputy Liquor Commissioner will prepare and issue a Class R&T-2 liquor license for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D, with an expiration date of June 30, 2027.

Attachments

A Resolution Approving an Increase in the Number of Liquor Licenses in the Class R&T-2 Designation for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D, Urbana, Ill.

Originated by: Mindy Hewkin, Administrative Assistant
Reviewed: Kate Levy, Deputy Liquor Commissioner
Approved: Darius L. White, City Administrator

RESOLUTION NO. _____

A RESOLUTION APPROVING AN INCREASE IN THE NUMBER OF LIQUOR LICENSES IN THE CLASS R&T-2 DESIGNATION FOR GOOD JUDYS ESPRESSO & BAGEL BAR, LLC D/B/A GOOD JUDYS ESPRESSO AND BAGEL BAR, 2740 PHILO ROAD, SUITE D, URBANA, ILL.

WHEREAS, the City Council has adopted Urbana City Code Section 3-42 to establish limits on the number of liquor licenses issued in the City; and

WHEREAS, Section 3-42(c) of the Urbana City Code provides that a majority of the corporate authorities then elected to office have to approve the creation of a new license; and

WHEREAS, an application for a liquor license in the Class R&T-2 designation has been submitted to the Local Liquor Commissioner; and

WHEREAS, the City Council finds that the best interests of the City are served by increasing the number of liquor licenses in the Class R&T-2 designation by one for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D, Urbana, Ill.

NOW, THEREFORE, BE IT RESOLVED by the City Council, of the City of Urbana, Illinois, as follows:

The maximum number of liquor licenses in the Class R&T-2 designation is hereby increased by one for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D, Urbana, Ill. The schedule of maximum number of authorized licenses for the respective classification maintained by the Local Commissioner shall reflect such increase.

PASSED BY THE CITY COUNCIL this _____ day of _____, _____.

AYES:

NAYS:

ABSTENTIONS:

Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this _____ day of _____, _____.

DeShawn B. Williams, Mayor



City of Urbana
400 S. Vine Street, Urbana, IL 61801
www.UrbanaIL.gov

MEMORANDUM TO THE MAYOR AND CITY COUNCIL

Meeting: June 1, 2026 Committee of the Whole
Subject: A Resolution Approving the Capital Improvement Plan (Fiscal Years 2027-2031)

Summary

Action Requested

City Council is being asked to pass the attached resolution approving the Capital Improvement Plan for Fiscal Years 2027-2031 (CIP for FY27-FY31).

Brief Background / Statement of the Issue

The CIP outlines planned projects for the next five fiscal years for larger-scale, annual, outsourced operations/maintenance needs and capital improvements for City infrastructure assets which are organized into eight categories: road pavement, stormwater facilities, sanitary sewers, lights-signals-signs, sidewalks/paths, public facilities, bridges, and arbor/canopy.

Relationship to City Services and Priorities

Impact on Core Services

Developing and implementing the CIP is a core service provided by the Engineering Division of Public Works, as part of the larger mission of the Public Works Department to maintain and improve the City's public infrastructure.

Strategic Goals & Plans

The Executive Summary identifies aspects of the CIP which relate to Mayor / Council Strategic Goals for 2024-2025. The CIP is informed and guided by various planning documents, including the Comprehensive Plan 2005 (with amendments like the Bicycle Master Plan 2016 and the Pedestrian Master Plan 2020), the Facilities Master Plan 2020, the Signalized Traffic Operational Plan (STOP) 2023, the Stormwater Asset Management Plan (SWAMP) 2024, the Champaign-Urbana Urbanized Area Transportation Study (CUUATS) Long Range Transportation Plan 2050, and the CUUATS Urban Area Safety Plan 2021.

Previous Council Actions

The City's CIP is updated annually per Section 3 of City Council Resolution No. 8788-R14. This resolution also outlines funding policies for various types of capital improvement and maintenance projects and directs implementation through the budget process. The CIP for FY27-FY31 is largely a continuation and an update to the CIP for FY26-FY30, which was approved as Resolution No. 2025-05-034R.

Discussion

Additional Background Information

A draft of the CIP for FY27-FY31 was presented at the May 4, 2026 Committee of the Whole Meeting and published on the [CIP webpage](#). A summary of revisions made to the CIP since May 4, 2026 is included as an attachment.

Fiscal and Budget Impact

To operate, maintain, and improve its infrastructure assets, Staff proposes spending \$16.1M in FY27 and \$91.1M total over the next 5 years in the CIP (FY27-FY31). These expenses are paired with an associated \$81.3M in revenue through the same 5-year period; revenues include motor fuel taxes, sanitary and stormwater fees, state and federal grants, internal grants (tax increment financing and community development block grants), and General Fund revenue allocated to the capital replacement and improvement (CR&I) fund. The fact that expenses exceed revenue through the plan period is a combination of spending down excess fund balances and projected capital infrastructure needs which exceed anticipated revenue in the later years of the plan. This discrepancy between allocated expenses and anticipated revenue will either require closing funding gaps or reducing project scopes in later years of the plan.

Community Impact

No comments or questions were received from the public since the draft CIP for FY27-FY31 was presented at the May 4, 2026 Committee of the Whole Meeting and published on the [CIP webpage](#).

Recommendation

City Council is asked to pass the attached resolution approving the CIP for FY27-FY31.

Next Steps

If Council passes the attached resolution, then the FY27 allocations for revenue and expenses in the CIP will be incorporated in the FY27 budget ordinance. Once the FY27 budget ordinance is adopted, Staff will implement the FY27 projects and programs in the CIP.

Attachments

1. Resolution 2026-06-___R: A Resolution Approving the Capital Improvement Plan (Fiscal Years 2027-2031)
2. Revisions Summary (since May 4, 2026) for the Capital Improvement Plan FY 27-31
3. Capital Improvement Plan (Fiscal Years 2027-2031)

Originated by: Justin Swinford, Interim City Engineer
Reviewed: Vince Gustafson, Public Works Director
Approved: Darius White, City Administrator

RESOLUTION NO. 2026-06- R

A RESOLUTION APPROVING THE CAPITAL IMPROVEMENT PLAN

(Fiscal Years 2027-2031)

WHEREAS, on April 18, 1988, the City Council authorized a capital improvement plan for the City of Urbana, pursuant to Resolution No. 8788-R14; and

WHEREAS, said Resolution requires the City Council to update such plan annually to reflect new and changing needs and project priorities.

NOW, THEREFORE, BE IT RESOLVED by the City Council, of the City of Urbana, Illinois, as follows:

The Capital Improvement Plan (Fiscal Years 2027-2031), in substantially the form of the copy of said Plan attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

PASSED BY THE CITY COUNCIL this ____ day of _____, _____.

Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

DeShawn B. Williams, Mayor



MEMORANDUM TO THE MAYOR AND CITY COUNCIL

Date: June 1, 2026
Subject: Summary of Revisions to the Capital Improvement Plan FY27-FY31
since May 4, 2026

A draft of the proposed Capital Improvement Plan (CIP) was presented to City Council on May 4, 2026, inviting feedback from the Council, staff, and the public. The final CIP incorporates relevant alterations since that version, and this document summarizes the relevant revisions for comparison to the previous draft. Staff consider the overall changes to be minor alterations.

Section 1: Executive Summary

1. Updated Financial Impact text and charts to reflect changes to Fund Report.

Section 2: Asset Management Summary

1. No revisions.

Section 3: Transportation

1. Traffic Signals – added reimbursement revenue from insurance claim for damaged controller cabinet in FY26 and corresponding expense in FY27.
2. Equity and Quality of Life (EQL) Projects – moved ARPA funding to FY26 and reduced the CR&I fund expense by the corresponding amount in FY26.
3. Street Lighting – added revenue for Ameren Street Lighting Rebate program, which will reimburse for approximately 50% of cost of qualifying luminaire replacements. Added offsetting spend in FY27-FY31.

Section 4: Facilities

1. No revisions.

Section 5: Sewer System

1. No revisions.

Section 6: Fund Report

1. 200 – Capital Replacement & Improvement (CR&I) Fund
 - a. Equity and Quality of Life (EQL) Projects – moved ARPA funding to FY26 and reduced the CR&I fund expense by the corresponding amount in FY26.

2. 202 – Local MFT Fund

- a. Traffic Signals – added reimbursement revenue from insurance claim for damaged controller cabinet in FY26 and corresponding expense in FY27.
- b. Street Lighting – added revenue for Ameren Street Lighting Rebate program, which will reimburse for approximately 50% of cost of qualifying luminaire replacements. Added offsetting spend in FY27-FY31.

Appendix A: Priority Scoring Systems

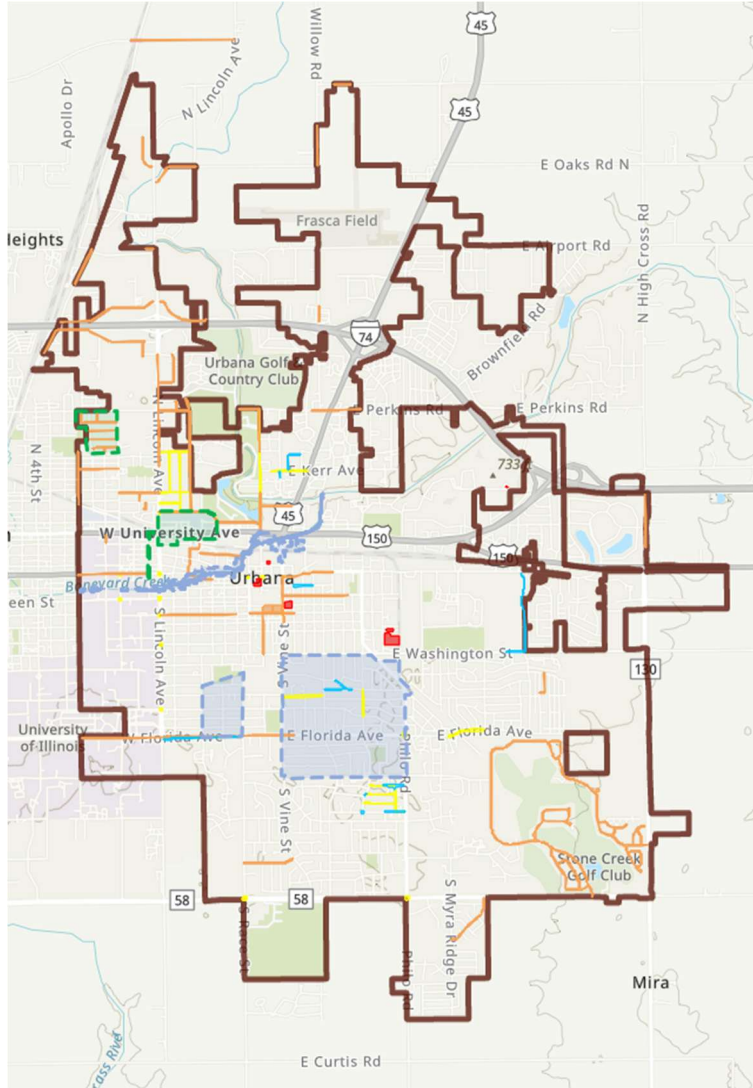
- 1. No revisions.

Originated by: Justin Swinford, Interim City Engineer
Reviewed: Vince Gustafson, Public Works Director
Approved: Darius White, City Administrator

Capital Improvement Plan

Fiscal Years 2027-2031

City of Urbana, Illinois



[Capital Improvement Plan FY27-FY31 Map \(maps.urbanail.gov\)](https://maps.urbanail.gov)

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| Section 1: Executive Summary | Section 5: Sewer Systems |
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| Section 3: Transportation | Appendix A: Priority Scoring Systems |
| Section 4: Facilities | |



Capital Improvement Plan FY2027-FY2031

Executive Summary

Introduction

This Executive Summary highlights the updates to the City’s Capital Improvement Plan (CIP) FY 2027-2031. The City’s CIP is updated annually per Section 3 of City Council Resolution No. 8788-R14. This resolution also outlines funding policies for various types of capital improvement and maintenance projects and directs implementation through the budget process. The Executive Summary contains the following sections:

- Financial Impact
- Major Highlights
- What is the CIP?
- CIP Development Process
- Acknowledgements

Financial Impact

To operate, maintain, and improve its infrastructure assets, the City proposes spending \$16.1M in FY27 and \$91.1M total over the next 5 years in the CIP (FY27 – FY31). These expenses are paired with an associated \$81.3M in revenue through the same 5-year period; revenues include motor fuel taxes, sanitary and stormwater fees, state and federal grants, internal grants (TIF and CDBG), and General Fund revenue allocated to the CR&I Fund. For the five funds dedicated to the CIP, the allowable allocation of expenses in the five-year outlay (FY27-FY31) is generally determined with two limitations, established by the Director of Finance: (1) the ending fund balance in year 5 (FY31) can be negative, but no more than one-half of a year’s revenue for the given fund; and (2) the ending fund balance can be negative for no more than two consecutive fiscal years (i.e. FY30 and FY31). Once we have completed asset management plans, the City can be more strategic by using multiple factors to balance condition, risk, and funding.

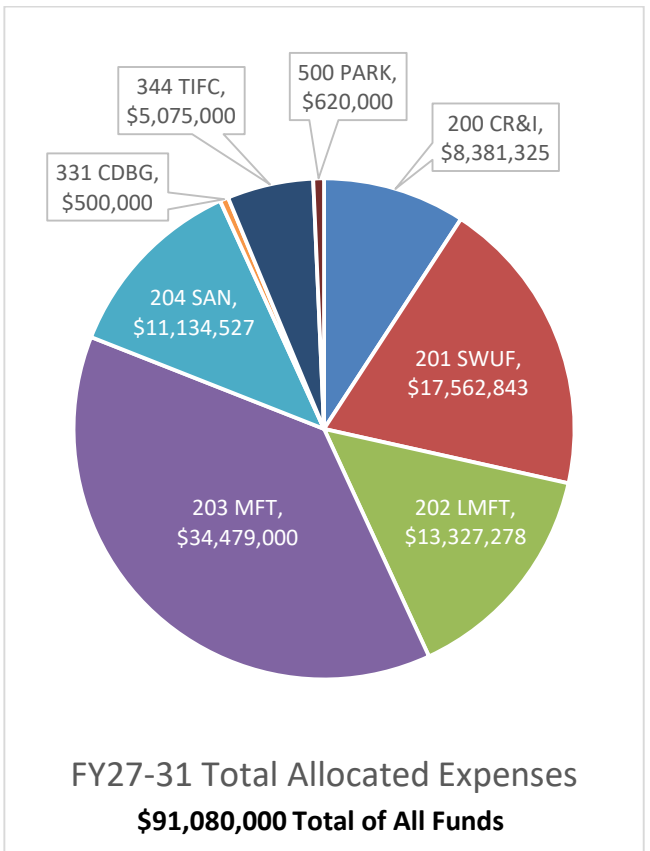
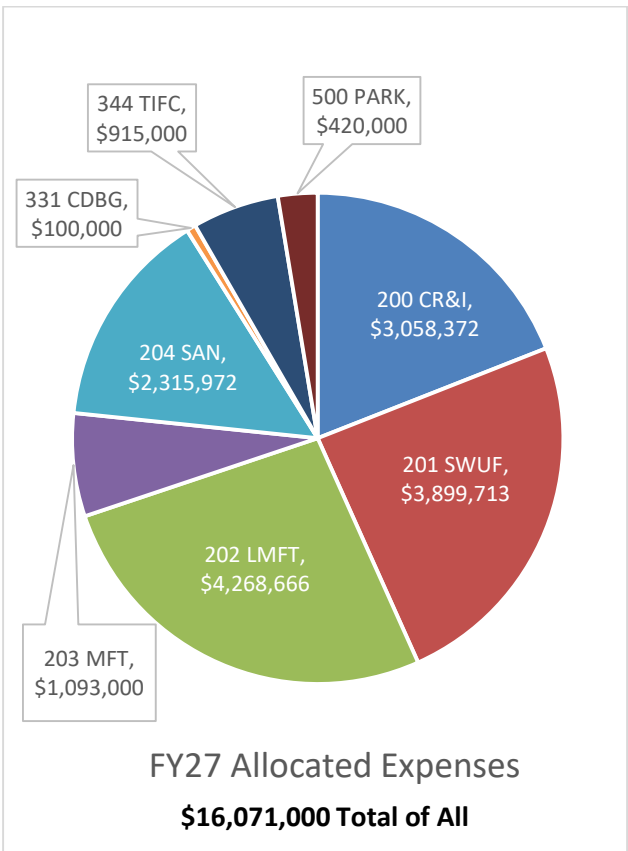
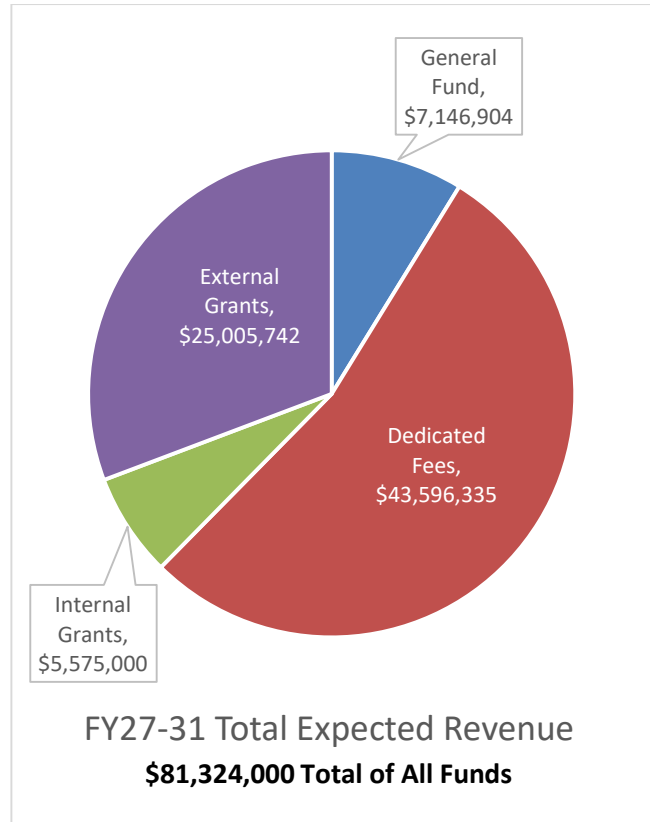
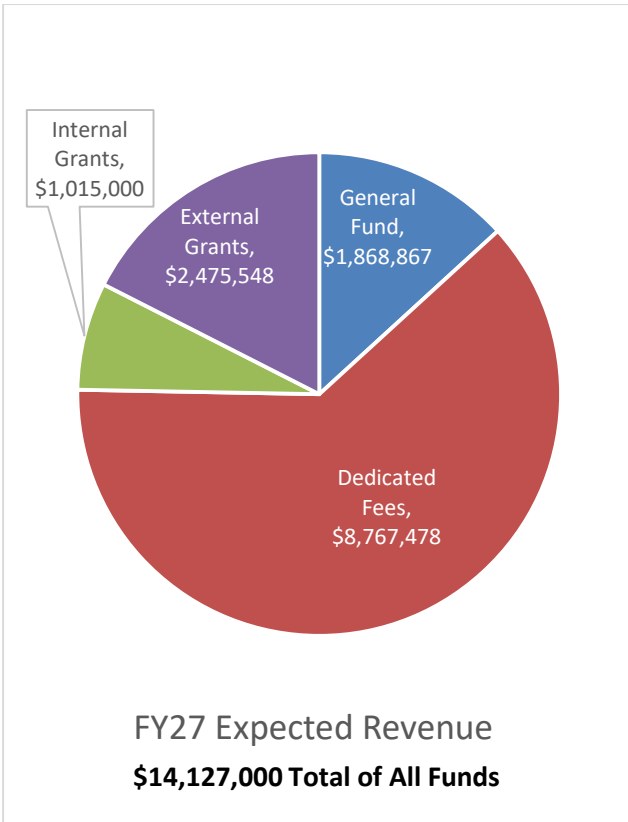
On the following page, pie graphs summarize the revenue by type of funding source and the expenses by fund for FY27 and for the period of FY27-FY31. The definitions below accompany these figures:

Terms used in Revenue Figures:

- Dedicated Fees = fees dedicated to a specific asset class, including Stormwater Utility Fee, Local Motor Fuel Tax, State Motor Fuel Tax, and Sanitary Sewer Benefit Tax.
- Internal Grants = City funds that are not dedicated to CIP expenses, but can be used for infrastructure under certain conditions, including TIF, CDBG, and Parking funds.
- External Grants = grant funding from sources outside of the City.

Abbreviations used in Expense Figures:

- CR&I = Capital Replacement & Improvement fund
- SWUF = Stormwater Utility fund
- LMFT = Local MFT fund.
- MFT = State MFT fund.
- SAN = Sanitary Sewer fund.
- PARK = Parking fund.
- TIF4 = Cunningham Avenue TIF fund.
- TIFC = Central TIF fund.



Major Highlights

Progress toward Mayor/Council Strategic Goals for 2024-2025

In March 2024, the City Council passed an updated set of goals related to the CIP. Items in the CIP related to these goals are listed below in *italics*.

Strategic Area #1: Public Safety and Well-Being – Strategy 3. Promote community well-being

Action Step A: Complete a systematic review of ARPA subrecipient projects and programs, evaluating outcomes.

- The Sanitary Sewer Lateral Lining project is an ARPA subrecipient project. Construction is in progress, with anticipated completion by end of FY26. Nearly 90% of properties in the Dr. Ellis Subdivision are participating due to extraordinary efforts by Councilmember Hursey and City staff members Carmen Franks & Adam Shaw.
- Surplus budget (\$300,000) from the Sanitary Sewer Lateral Lining project will be redirected to partially fund the Equity and Quality of Life (EQL) FY25 Program.

Strategic Area #3: Infrastructure – Strategy 1. Improve quality of current infrastructure assets

Action Step A: Complete sanitary sewer asset management plan and roadway asset management plan by the end of fiscal year 2025.

- Roadway Asset Management Plan (RAMP) - City-wide pavement condition inspections were updated in 2024. Other pavement asset management studies have begun but completion is likely to be delayed due to staffing vacancies in Engineering.
- Fundamental Long-term Operation of Wastewater System (FLOWS) - Began conceptual draft but completion is going to be delayed due to staffing vacancies in Engineering.

Action Step B: Review and adjust dedicated revenue streams for infrastructure assets, beginning with the Local Motor Fuel Tax

- Ordinance 2024-09-030 approved a graduated, market rate adjustment of the Local Motor Fuel Tax (LMFT). The rate will increase incrementally over a three-year period from \$0.05 to \$0.125 per gallon between January 1, 2025 and January 1, 2027. Starting January 1, 2028, it will increase according to the lower of Consumer Price Index (CPI) or 5%.

Strategic Area #3: Infrastructure – Strategy 2. Increase investment in infrastructure equity

Action Step A: Complete 10 Equity and Quality of Life (EQL) projects by end of calendar year 2024 and initiate a second EQL round by end of calendar year 2025.

- For first round (FY22 Program), sidewalk construction at 7 locations was substantially completed in 2024, and street lights at six locations are currently under construction.
- A second round (FY25 Program) was developed and approved by Resolution 2025-02-014R. Design is underway on these sidewalk and street light improvements and construction is scheduled to be awarded in FY26.

Strategic Area #3: Infrastructure – Strategy 3. Expand green infrastructure within the community

•Action Step A: Evaluate the practical and financial feasibility of sustainability improvements in City facility capital projects.

- Two (2) new fire stations were completed in 2025 with geothermal heating and cooling wells and are solar ready.
- Rooftop solar arrays were installed on City-wide storage facility in 2024 and are tentatively planned for other City facilities in the near future.
- Public Works Campus Improvements are under construction and include electric vehicle charging infrastructure supported by a \$250,000 DCEO grant and a \$75,000 Ameren IL Incentive.

Strategic Area #4: Economic Health – Strategy 1. Support local businesses

•Action Step C: Issue at least two Request for Proposals for development of Downtown City-owned sites for housing developments.

- The City requested redevelopment proposals for East Illinois Street site in 2024 with no submissions and has recently reissued the request in 2025.
- Central TIF Demolition projects will prepare sites for development, potentially as housing developments. The former USD #116 Adult Education Center (211 N. Race St) has been demolished.

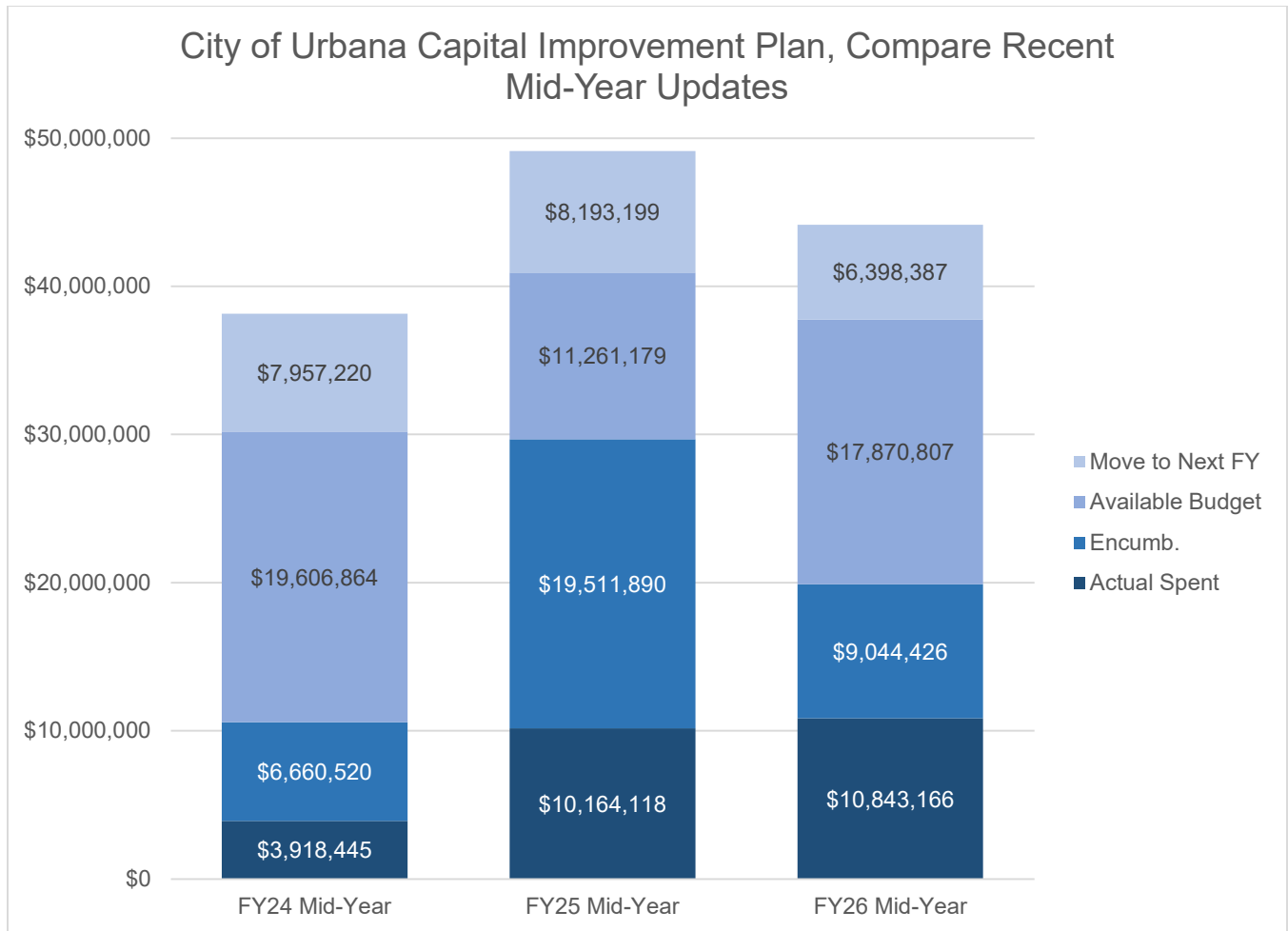
Strategic Area #4: Economic Health – Strategy 4. Create a tourist and entertainment district

•Action Step B: Implement selected recommendations of Downtown Public Realm Study.

- Vine St. and Illinois St. project is an opportunity to implement recommendations of Downtown Public Realm Study.
- Parking Garage feasibility study is an opportunity to implement recommendations of Downtown Public Realm Study.

Improved Implementation of CIP from FY25 to FY26

In recent years, City Staff has provided Council with a mid-fiscal-year CIP performance report in January. The figure below compares the mid-year reports for FY24, FY25, and FY26.



RAISE Grant Award for Florida Avenue (Wright to Hillcrest)

On January 10, 2025, the US Department of Transportation (DOT) selected the Florida Avenue (Wright to Hillcrest) project to receive a \$9.95 million grant through the Rebuilding American Infrastructure Sustainably and Equitably (RAISE) program. This selection was the fruit of a fourth RAISE grant application for this project, with the Champaign-Urbana Mass Transit District (C-U MTD) as lead applicant in partnership with the City of Urbana. The award amount would fully cover the estimated construction and construction engineering costs, with no requirement for a local match. This is a very exciting grant award for the City of Urbana and for the region, but the future of this grant award is uncertain. Similar to most competitive federal grant programs, any RAISE grant award without an executed grant agreement is currently on hold, pending review by the new federal administration. We have not received any communication from US DOT specific to the Florida Avenue (Wright to Hillcrest) project since the January 10, 2025 award announcement.

Unless the US DOT notifies C-U MTD and the City of Urbana that the \$9.95 million RAISE grant award has been reduced or rescinded, we are cautiously assuming that the full grant will be awarded. This is a key assumption for the CIP for FY26-FY30. In last year’s CIP (FY25-FY29), the Florida Avenue (Wright to Hillcrest) project was planned for phased construction over multiple years with four separate contracts, each having a budget compatible with annual State Motor Fuel Tax (SMFT) revenue. With the RAISE grant, the Florida Avenue project can be implemented with one large construction contract in a shorter time period. Additionally, the RAISE grant frees up the SMFT funds that were previously allocated for Florida Avenue. Consequently, the Vine Street and Illinois Street project and the

Lincoln Avenue (Florida to Green) project can be implemented earlier in this CIP compared with last year's. A new transportation capital project, Vine Street (Florida to Washington), was added in the five-year SMFT fund plan as well. If the RAISE grant award were to be reduced or rescinded, the impacts to the CIP would mostly be isolated to the transportation capital projects in the SMFT fund, extending and delaying project timelines, similar to last year's CIP.

Local MFT Rate Increase

The LMFT market rate increase to \$0.10 per gallon took effect on January 1, 2025. Since City Council passed Ordinance 2024-09-030, the actual LMFT rate will increase incrementally over a three-year period from \$0.05 to \$0.125 per gallon between January 1, 2025 and January 1, 2027. Starting January 1, 2028, it will increase annually according to the Consumer Price Index (CPI) or 5%, whichever is lower. As a result, the five-year LMFT revenue projection for CIP FY 2026-2030 was approximately \$1 million higher than it was for CIP FY 2025-2029. This additional \$1 million has been allocated to fund an annual \$150,000 street light improvement program and a one-time trial project for a higher-quality bituminous surface treatment product, high pressure slurry seal (HP slurry).

The City's bituminous surface treatment program currently only uses a basic oil and chip treatment with crushed steel slag instead of crushed limestone aggregate. This steel slag treatment is effective in an urban environment because it generates less dust during construction than traditional limestone aggregate. However, the steel slag surface treatment may not be durable enough for some streets with higher traffic volumes, especially with truck turning movements, or it may be considered too messy for some zoning districts, such as commercial areas or downtown. In FY26, we added a new surface treatment option, High Pressure Surface Treatment (HPST), to our pavement management strategy that is higher quality than steel slag surface treatment but not as expensive as hot-mix asphalt overlay or resurfacing. The HPST application uses special equipment to press an oil slurry into the pavement, creating better adhesion and a better waterproofing seal. Unlike a conventional oil and chip treatment, HPST does not generate excess aggregate that has to be swept up after an initial period. HPST should be more durable and last longer than oil and chip. Additionally, HPST may be an effective surface treatment applied directly to a concrete surface. By contrast, the steel slag surface treatment generally does not adhere well to a concrete surface and would first require an asphalt overlay. Other communities in our region have explored HPST, including Bloomington, Normal, Springfield, and Danville. HPST is more expensive than steel slag surface treatment, so we will have to evaluate how it performs to weigh the benefits against the cost.

Public Works Campus Improvements – Updated Costs

Previous allocations for Public Works Campus Improvements were conceptual place holders in the CIP. Although the original condition assessment in 2019 suggested \$5.2M in essential operational upgrades, ~\$1.8M was included in the 2020 CIP as a place holder due to fiscal limitations noting that future Councils will need to decide how to pay for the future improvements once they are scoped and budgeted. The original CIP allocation has been incrementally increased through the years in consideration of national construction cost increases but with recent completion of schematic design, the project scope and costs have been more formalized into the proposed project budget included in the CIP.

The FY26-30 CIP allocated \$6.5M for Public Works Campus Improvement constructions costs. At 50% construction document design the probable cost of construction was estimated at \$11.5M. It was determined the project needed to be divided into two phases.

- Phase 1: This phase, funded and under contract, includes the construction of a new fleet maintenance facility and Operations Division vehicle/equipment bays. Also included are major mechanical, electrical, plumbing, structural, and roofing improvements of the existing Public Works facilities to ensure long-term function. Site improvements include a repaving of the deteriorated on-site parking lots and driving lanes.
- Phase 2: A future phase will be needed to complete the remainder of the recommendations from the facilities master plan. This work includes incorporation of City-wide security improvements, enlarged common and locker room spaces to accommodate relocation of arbor/landscaping staff and minor future growth, and interior remodeling including the front office area to enhance flow, accessibility, and function. Funding for this estimated \$5M of additional work is not currently programmed into the CR&I.

Currently, the bulk of the CR&I fund is dedicated to debt service payments for the bonding used to construct Fire Stations #2 and #3 and for general facilities rehab. The City will need to review alternative funding strategies in the near future or a number of future capital improvements are likely to be deferred until funding is available.

What is the CIP?

The CIP outlines planned projects for the next five fiscal years for larger-scale, annual, outsourced operations/maintenance needs and capital improvements for City infrastructure assets which are organized into eight categories as follows.



The CIP draws from five dedicated funds.

Capital Replacement and Improvement Fund (CR&I)

The CR&I Fund is replenished by transfers from the General Fund. The CR&I Fund supports any and all capital projects with insufficient dedicated funding sources or without dedicated funding sources within the fund limits.

Stormwater Utility Fee Fund

The Stormwater Utility Fee Fund derives its revenue from the stormwater utility fee and is reserved for storm sewers and stormwater-related improvements, primarily maintenance programs.

Local Motor Fuel Tax Fund

Revenue for the Local MFT Fund comes from the local gas tax ordinance. Funds are used for transportation maintenance programs.

State Motor Fuel Tax Fund

The State MFT Fund receives revenue from the State of Illinois’ motor fuel tax. Transportation projects that utilize State funds have extra restrictions and reporting requirements and are typically reserved for capital projects at this time.

Sanitary Sewer Benefit Tax Fund

The Sanitary Sewer Benefit Tax Fund derives its revenue from the sewer tax and is reserved for sanitary sewer improvements, primarily maintenance programs.

In addition to the dedicated CIP funds, many operational and maintenance activities are supported by the City’s General Fund via departmental operating budgets. Other funds will occasionally support capital improvements, but in an ancillary capacity to their primary purpose; these include: Tax Increment Financing (TIF) funds, parking fund, and Community Development Block Grant (CDBG) funds.

The CIP is composed of several sections:

Section 1. Executive Summary

The Executive Summary provides a high-level overview of updates to the 5-year rolling Capital Improvement Plan and its associated funds.

Section 2. Asset Management Summary

The Asset Management Summary provides an overview of our asset management planning efforts to date. Section 2 includes information on asset valuation, capital expenditures, operation and maintenance costs, revenue streams, funding gap analysis, and a summary fact sheet for each asset class.

Section 3. Transportation

The Transportation Section provides a summary for operations, maintenance programs, and capital projects in the CIP. Transportation assets include: Pavement, Bridges, Lights, Signals, & Signs, and Sidewalks & Pathways.

Section 4. Facilities

The Facilities Section provides a summary of facility projects in the CIP as well as future projects identified from the Facilities Master Plan.

Section 5. Sewer Systems

The Sewer Systems Section provides a summary of operations, maintenance programs, and capital projects in the CIP. Sewer assets include: Sanitary Sewers/Structures, Storm Sewers/Structures, and Other Stormwater Facilities.

Section 6. Fund Reports

This section shows the anticipated revenues and expenditures for each of the major CIP funds. The FY27 allocations presented in this section are incorporated into the FY27 Budget.

Appendix A. Priority Scoring Systems

This appendix provides detailed explanation of the scoring systems used to prioritize projects in the CIP. Currently, this only includes the scoring system for transportation capital projects, but this section will continue to be developed with future CIP's.

CIP Development Process

The CIP development process begins in earnest in November. The CIP is updated and refined using the process below and presented to Council during the budget review process. The CIP is adopted with a resolution and the proposed expenditures for the upcoming fiscal year are incorporated in, and approved by, the Budget Ordinance. The CIP is drafted with the help of an interdisciplinary team.

The general CIP development process is as follows:

1. *Asset Summary Review:* Staff updates asset valuations and data to inform existing conditions and funding targets for capital replacement and investment as well as operations and maintenance.
2. *Review of Operations/Maintenance Programs:* Expenditures for recurring maintenance line items are reviewed to ensure that there is an appropriate amount of funds to cover prioritized expenditures.
3. *Review Capital Projects List:* Existing projects are analyzed and new potential projects are added based on input from Operations/Engineering staff, a review of Master Plans, and in response to public concerns. For new projects, back of the envelope costs are developed.
4. *Prioritize Projects:* Information is gathered for potential projects and then prospective projects are evaluated for priority based off the data.
5. *Partner Outreach:* Engage City departments and other governmental partners to share CIP projects and gather information that may inform the scope, size, or timing of projects.
6. *Financial Projections:* Revenue projections and fund balances are updated each year. Grant opportunities are evaluated and considered and any tentative partnership cost-share revenue streams are included.
7. *Schedule Projects for CIP:* Based off the availability of funds, the amount of expenditures on maintenance, and project prioritization, projects are added into the 5-year CIP.
8. *Review Fund Balances:* After projects are added into the CIP, the fund balances and trends are analyzed to confirm that implementation of the CIP is feasible.

Acknowledgements

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Coordination with Partner Organizations

Ameren Illinois
City of Champaign, Public Works Department
Champaign County Forest Preserve District
Champaign County Highway Department
Champaign County Regional Planning Commission
Champaign-Urbana Mass Transit District
Illinois American Water Company
University of Illinois Facilities and Services
Urbana-Champaign Sanitary District
Urbana Park District
Village of Savoy, Public Works Department



Capital Improvement Plan FY2027-FY2031 Asset Management Summary

Asset Valuation

The City of Urbana classifies its public infrastructure assets into eight categories. The assets are valued by the total current reconstruction value (CRV) as depicted below. The City is currently working on developing more asset management plans that will further refine these estimates.

Figure 1. Percentage of Current Reconstruction Value by Asset Class

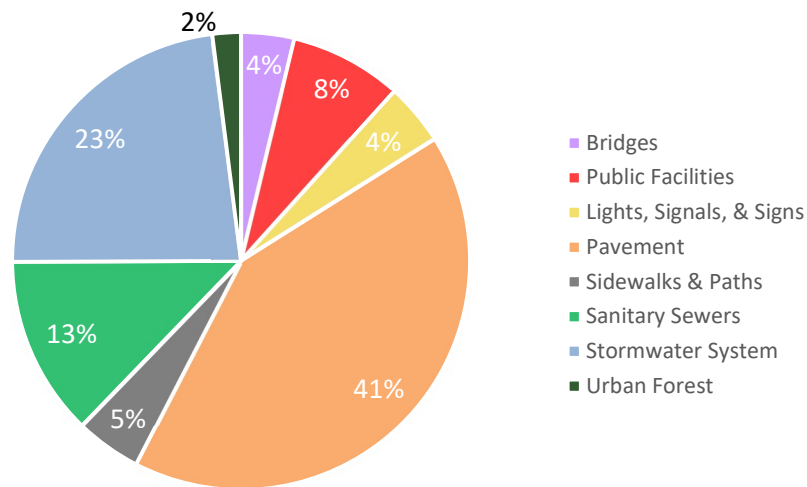


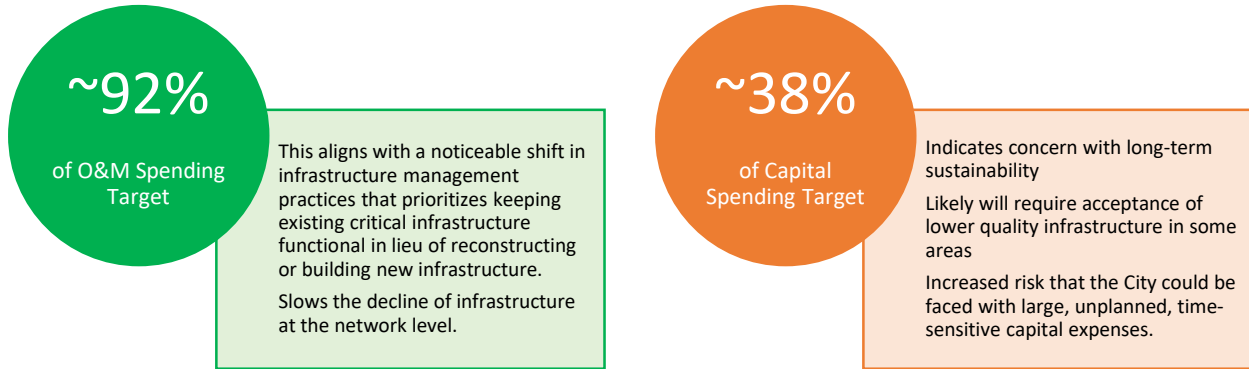
Figure 2. Estimates for Public Infrastructure Asset Valuations¹

ASSET CLASS	2026 CRV ¹
Bridges ²	\$66,000,000
Facilities ³	\$141,000,000
Lights, Signals, & Signs ²	\$78,000,000
Pavement ²	\$733,000,000
Sidewalks/Paths ²	\$83,000,000
Sanitary Sewers ²	\$224,000,000
Stormwater Facilities ⁴	\$405,000,000
Arbor & Landscaping ²	\$35,000,000
Totals	\$1,765,000,000

1. Original global estimates developed in 2021 at current National Highway Construction Cost Index (NHCCI) - 2020 Q3 = 1.890
2. 2024 estimate based on 2021 estimates increased by % change in NHCCI = 3.161 (2024 Q2)/1.890 (2020 Q3) = 1.672
3. Incorporation of major CIP improvements since original 2021 estimates with inflationary increases discussed in note 2 above.
4. 2025 estimate based on completed asset management plan with inflationary increase discussed in note 2 above.

Infrastructure Financial Sustainability Analysis

A high-level analysis of our infrastructure funding was performed in FY25 to compare target spending for recommended life cycle operations, maintenance, and capital to actual revenue/spending. This analysis found that the City was theoretically funding about 50% of target spending to perform industry best management services related to public infrastructure. Although high level, it did help indicate that the City is doing well to keep up with recommended O&M to minimize network level degradation but there are real concerns for long-term sustainability and risk for major unplanned capital expenses. Projections through the next 5 years are as follows:



A major take away is that based on current revenue dedicated to infrastructure spending the City will not have money for major reconstruction projects or new infrastructure. This limits the City’s ability to be strategic when new opportunities or needs present themselves. In fact, upon completion of the proposed Public Works Campus Improvements in this plan, the City does not have any substantive unrestricted funds for other capital projects in the next 5 years. However, City staff is proactive about identifying outside funding sources and pursuing opportunities for grant funds when available. Future major capital projects like those proposed along the Florida Avenue Corridor and Lincoln Avenue Corridor are dependent on grants otherwise the City will be faced with hard decisions on funding or deferral of capital needs.

Compromised level of service is most regularly observed through declining condition of public infrastructure that people can see, like roads. Although the City continues to project declining roadway condition based on funding, the City has recognized benefits from strategic O&M spending. The previous City-wide roadway condition assessment performed in 2019 resulted in an area-weighted average network pavement condition index (PCI) of 57. At that time the forecasted models generated by our consultant projected a decline of 0.5-1.0 PCI per year based on existing funding over the next 5-10 years. Our most recent assessment in 2024 resulted in an area-weighted average network PCI of 58 (5 above the 53 PCI which was forecasted for 2024).

Year	Area-Weighted OCI	Category
2019 (Inspected)	57	Fair
2024 (Inspected)	58	Fair
2025	56	Fair
2026	54	Poor
2027	52	Poor
2028	50	Poor
2029	48	Poor
2030	46	Poor

Asset management plans will improve the City’s ability to make better long-term decisions but progress on these has been delayed due to vacancies in the Public Works Department.

Section 3: Transportation

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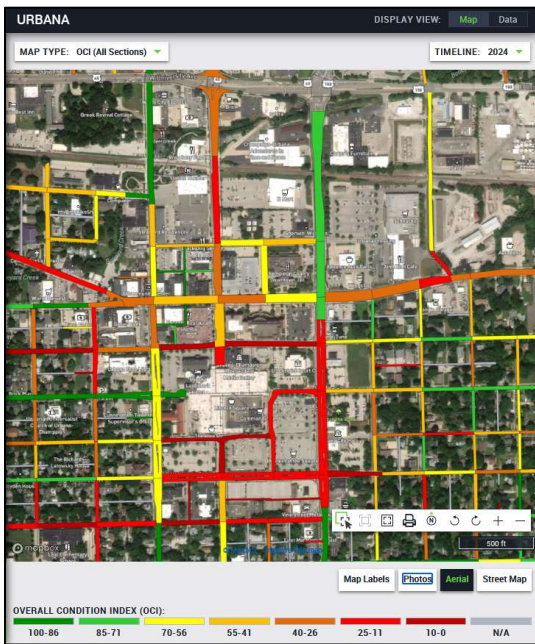
Pennsylvania Ave. and Orchard St.....40

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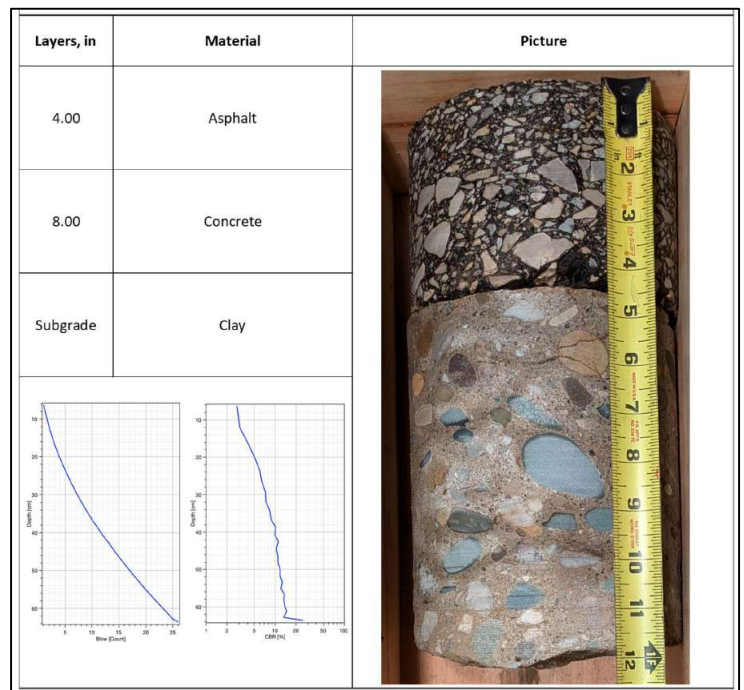
Operations

Pavement Management

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40112 - PAVEMENT MANAGEMENT SYSTEM	202 LMT	19,600	20,000	20,000	20,000	200,000	20,000
40112 - PAVEMENT EVALUATIONS	202 LMFT	25,400	-	25,000	-	25,000	-
TOTAL		45,000	20,000	45,000	20,000	225,000	20,000



[Urbana Pavement Condition Dashboard](#)



Description

Condition assessment of pavement by scanning and by pavement evaluations. Pavement asset management plan.

Location

City-wide for pavement scanning and asset management; pavement evaluations for upcoming capital projects.

Purpose and Need

Data for maintenance and capital planning, monitor level of service, and asset management.

Timeline

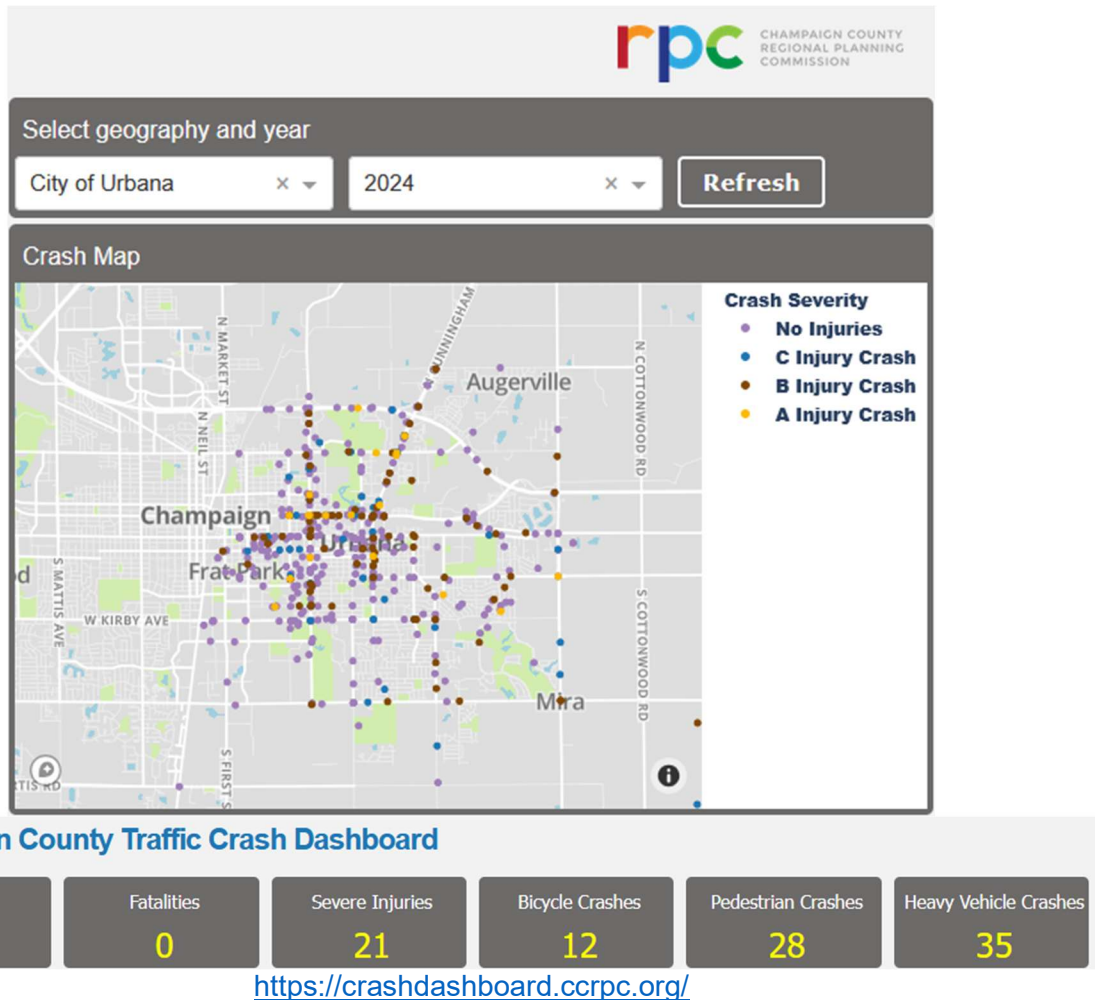
Annual development of pavement asset management plan.
Pavement Evaluations in advance of design: in FY28, Broadway (Elm to Park, Oakland to Country Club), Elm (Race to Vine), Goodwin (Springfield to University), Lincoln (Saline Br to Somer).
Rescan City-wide FY30 (5 year cycle).

Changes from Previous CIP

None.

Traffic Studies

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40120 - MISC. TRAFFIC STUDIES	202 LMFT (1)	5,500	20,000	20,000	20,000	20,000	20,000
TOTAL		5,500	20,000	20,000	20,000	20,000	20,000



Description

Collection and analysis of multimodal traffic data, including volume, speed, and crash records.

Location

Various street segments and intersections, determined by safety priority or public input.

Purpose and Need

Identify specific traffic safety problems and recommendations.

Timeline

Annual Misc. Traffic Study.

Changes from Previous CIP

Removed allocation for TIF 4.

Material Testing

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40181 - MISC. MATERIAL TESTING	202 LMFT (1)	15,000	15,000	15,000	15,000	15,000	15,000



Description

Construction material inspection and testing by a qualified testing laboratory.

Location

Various locations.

Purpose and Need

Quality assurance of materials used in construction. For maintenance programs and capital projects when construction observation is performed by City staff.

Timeline

Annual.

Changes from Previous CIP

None.

Maintenance Programs

Pavement Patching

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40108 - ANNUAL STREET PATCHING	202 LMFT	200,00	300,000	300,000	300,000	300,000	300,000



Description

Pavement patching by contractor.

Location

Various locations determined by pavement condition and other priority criteria, typically on streets with higher traffic volumes.

Purpose and Need

Pavement rehabilitation. Full-depth repairs to address local pavement, base, or subgrade failure. Complement to pavement patching by City staff.

Timeline

Annual for City-wide program.

Changes from Previous CIP

None.

Bituminous Surface Treatment

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40114 - OIL & CHIP, SEAL, PRESERVATION	202 LMFT	899,485	800,000	600,000	600,000	600,000	600,000



Description

Bituminous surface treatment (BST), also known as “oil and chip” or “chip seal”, applied on a 5-year cycle. High pressure surface treatment (HPST) applied to high-volume streets for longer surface lifecycle.

Location

Various streets with BST or other surface types but eligible for conversion to BST (primarily asphalt surfaces). City is divided into 5 zones.

Purpose and Need

Pavement preservation. Liquid bituminous material covered with chip-size (3/8 inch) aggregate seals the pavement surface, inhibits raveling, and improves surface friction. Typically applied to local or collector streets with good to excellent pavement surface condition. Annual allocation of \$600,000 for all eligible streets converted to BST.

Timeline

Zone 1 (northwest) in FY27, Zone 2 (southwest) in FY28, Zone 3 (south) in FY29, Zone 4 (northeast) in FY30, Zone 5 (east) in FY26,

Changes from Previous CIP

Increased FY27 allocation for second year of high-pressure surface treatment trial program

Joint and Crack Sealing

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40159 - ANNUAL JOINT SEAL AND CRACK PROGRAM	202 LMFT	200,000	40,000	40,000	40,000	40,000	40,000



Description

Routing and sealing of joints and working cracks with hot-poured joint sealant.

Location

Various streets, typically with concrete or asphalt surfaces.

Purpose and Need

Pavement preservation. Mitigates moisture infiltration into pavement and slows crack deterioration. Typically applied to streets with a pavement surface that is in very good to excellent condition. First application within first 5 to 10 years of service life, and then periodic applications throughout service life as long as pavement conditions allow. Annual allocation was higher through FY26 to work through a backlog, then reduced in FY27 to a long-term program allocation for joint and crack sealing by City staff.

Timeline

Stone Creek in FY26. Systematic application by zones on an annual basis in FY27 and beyond.

Changes from Previous CIP

Contract construction ended in FY26. Future projects will be conducted by City staff with material funding from LMFT.

Pavement Markings

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40113 - BIKE LANES & SIDEPATHS	202 LMFT	22,823	23,073	23,696	24,337	24,974	25,606
40160 - ANNUAL PAVEMENT MARKING PROGRAM	202 LMFT	29,000	30,000	30,000	30,000	30,000	30,000
	TOTAL	51,823	53,073	53,696	54,337	54,974	55,606



Description

Reapplication of pavement marking lines and symbols for bike lanes (40113) and pavement marking lines for vehicle lanes (40160).

Location

Streets with existing pavement markings, City-wide.

Purpose and Need

Reapply pavement markings when existing markings are faded or have been removed by maintenance activity. Complement to pavement marking maintenance by City staff.

Timeline

Streets are assigned 1-year, 3-year, 6-year, or 12-year pavement marking cycles, based on historical performance.

Changes from Previous CIP

None.

Parking Lot Maintenance

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40900 – PARKING LOT MAINTENANCE	500 PARKING	-	50,000	50,000	50,000	50,000	50,000



Description

Preventive maintenance as needed, including joint and crack sealing, blacktopping, and applying pavement markings, applied on a 5-year cycle. Program initiated in FY26.

Location

[City-owned parking lots.](#)

Purpose and Need

Preventive maintenance based on pavement condition and surface type to maintain functionality of parking lots.

Timeline

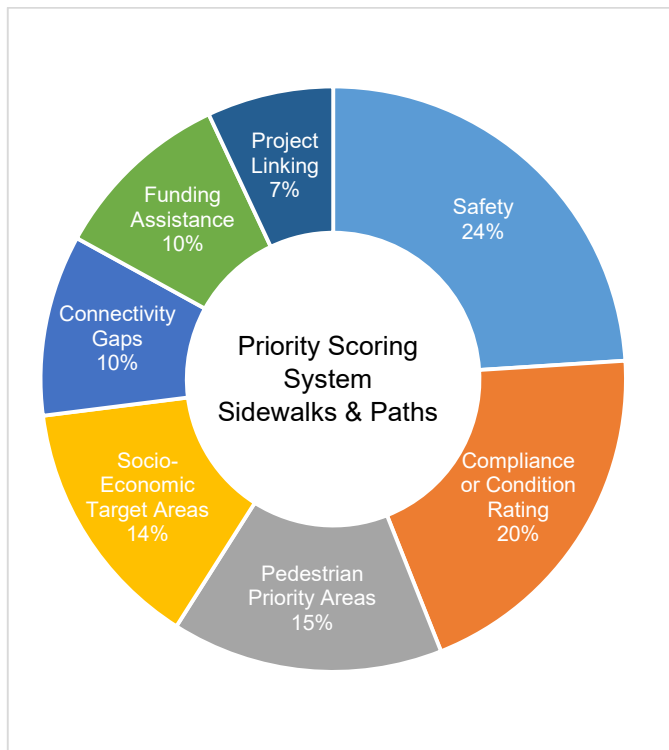
Lots 10-A, 10-X and 10-F in FY27.
 Lots 10-B, 16, and 25 in FY28.
 Lots 10-E, 11, and 22 in FY29.
 Lots 1, 12, and 23 in FY30.
 Lots 2, 5, 9, 17, Tepper, and Marro in FY31.

Changes from Previous CIP

Delayed by one year to start in FY27.

Sidewalks and Paths

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40101 - SIDEWALK MAINTENANCE	202 LMFT	125,000	125,000	125,000	125,000	125,000	125,000
40170 - CDBG SIDEWALKS	331 CDBG	374,784	100,000	100,000	100,000	100,000	100,000
40177 - TIF 4 SIDEWALKS	343 TIF 4	462,717	-	-	-	-	-
40175 - CENTRAL TIF SIDEWALKS	CENT. TIF	50,000	50,000	50,000	50,000	50,000	50,000
TOTAL		1,012,0501	275,000	275,000	275,000	275,000	275,000



[Champaign County Sidewalk Explorer](#)

Description

Repair, replacement, or new construction of sidewalks and shared-use paths by contractor.

Location

Various locations City-wide, identified in the [Pedestrian Master Plan](#) or by public input.

Purpose and Need

Priority is given to locations based on the scoring system illustrated above. Complement to sidewalk repairs by City staff.

Timeline

Annual programs for LMFT, CDBG, and Central TIF funding.

Changes from Previous CIP

End of TIF 4 program. Reduced allocation for CDBG program.

Miscellaneous Electrical Repairs

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40608 - ELECTRICAL MISC. REPAIRS	IDOT REIMB	15,000	15,000	15,000	15,000	15,000	15,000
	202 LMFT	81,150	60,000	60,000	60,000	60,000	60,000
TOTAL		96,150	75,000	75,000	75,000	75,000	75,000



Description

Unplanned repairs of traffic signal and street light infrastructure.

Location

Various locations in the street network owned or maintained by City of Urbana.

Purpose and Need

Response to vehicle collision damage to traffic signal cabinets, tall street light poles, and street light foundations, and other urgent or emergency needs. IDOT will reimburse the City up to \$15,000 annually for IDOT's share of maintenance of IDOT traffic signals within Urbana.

Timeline

Annual allocation.

Changes from Previous CIP

Increased annual allocation.

Traffic Signals

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40604 - ANNUAL SIGNAL CR&I	200 CR&I	218,488	-	-	-	-	-
	202 LMFT	175,000	100,000	100,000	100,000	100,000	100,000
49290 – OTHER REIMBURS.	202 LMFT	35,593	-	-	-	-	-
TOTAL		393,488	135,593	100,000	100,000	100,000	100,000



Description

Maintenance, repair, and improvements to traffic signal assets.

Location

Traffic signals owned and maintained by Urbana (25 signalized intersections and 20 pedestrian warning systems) or maintained by Urbana (23 signalized intersections and 1 pedestrian warning system).

Purpose and Need

Functioning and updated traffic signals for safe and efficient traffic flow. The [Traffic Signal Asset Management Plan](#) identifies priority short-term and long-term improvements.

Timeline

Upgrade Audio Devices for Ped. Crossings FY26.
Improve 2 Traffic Signal Cabinets FY26.
Lincoln & Springfield, Lincoln & Windsor, Goodwin & Green, Philo & Florida FY27.
Philo & Scovill FY28.

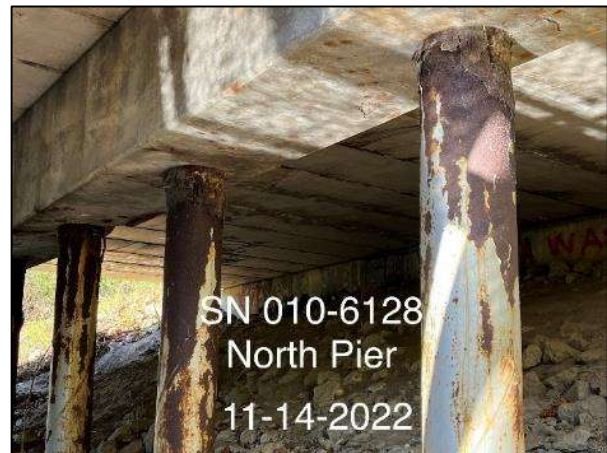
Changes from Previous CIP

Reduced number of signal cabinet improvements in FY26.
Increased allocation for FY27.
Added revenue from insurance claim in FY26.

Bridges

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40401 - BRIDGE MAINTENANCE PROJECTS	CHAMP IGA	30,000	-	-	-	-	-
	200 CR&I	48,900	-	-	-	-	-
	202 LMFT ⁽¹⁾	-	50,000	-	20,000	-	-
TOTAL		78,900	50,000	0	20,000	0	0

1) Previously funded through 200 CR&I until FY27.



[IDOT Bridge Information Website](#)

Description

Embankment settlement repairs at Olympian Dr. bridge.
Substructure repairs at Broadway Ave. bridge.
Concrete deck sealing.

Location

Olympian Dr. over Illinois Central Railroad; Broadway Ave. over Saline Branch; and Five (5) bridges with bare concrete decks (Lincoln Ave. over Saline Br. South, Lincoln Ave. over Saline Br. North, Olympian Dr., Race St. over Boneyard, and High Cross Rd. Ped. Bridge).

Purpose and Need

Apparent settlement of embankment at Olympian Dr. has caused joint failure at the ends of the bridge and subsequent erosion due to deck drainage. City of Champaign willing to participate in Olympian Dr. bridge repairs. Corrosion of metal pipe piles at Broadway Ave. Seal bare concrete decks every five years as preventive maintenance.

Timeline

Olympian Dr. Bridge FY26
Broadway Ave. Bridge FY27
Concrete Deck Sealing FY29.

Changes from Previous CIP

None.

Capital Projects (Summary)

Transportation Capital Projects, sorted by Priority Score

Capital Projects	Safety Score	Class Score	Condition Score	Funding Score	Linking Score	Bus Score	CDTA Score	Total Score	Construction Cost Estimate
Max. Score: 25.2 22.4 17.0 12.9 11.6 8.2 2.7 100.0									
CIP FY27-FY31									
Florida Ave. (Wright to Hillcrest)	25.2	20.2	15.1	12.9	7.0	8.2	0.0	88.5	\$ 9,000,000
Lincoln Ave. (Wascher to Killamey)	25.2	22.4	12.2	12.9	5.8	8.2	1.4	88.1	\$ 5,910,000
Country Club Rd. and Perkins Rd.	25.2	17.9	13.1	6.5	9.3	8.2	1.4	81.5	\$ 1,400,000
Lincoln Ave. (Florida to Green)	25.2	20.2	15.0	3.2	7.0	8.2	0.0	78.7	\$ 8,100,000
Main St. (Vine to Webber)	22.1	20.2	11.7	12.9	0.0	8.2	1.4	76.5	\$ 900,000
Broadway Ave. (Elm to Park)	18.9	15.7	12.2	8.1	5.8	8.2	1.4	70.3	\$ 1,200,000
Vine St. and Illinois St.	12.6	20.2	13.9	6.5	4.6	8.2	1.4	67.3	\$ 2,000,000
Vine St. (Florida to Washington)	9.5	20.2	13.3	12.9	0.0	8.2	1.4	65.5	\$ 1,300,000
Goodwin Ave. (Green to University) +	15.8	17.9	13.9	3.2	3.5	8.2	0.0	62.5	\$ 1,300,000
Lincoln Ave. (Saline Branch to Somer) +	25.2	22.4	12.1	0.0	2.3	0.0	0.0	62.0	\$ 600,000
Main St. (Cedar to Walnut)	8.3	20.2	10.2	12.9	0.0	8.2	0.0	59.8	\$ 700,000
Springfield Ave. (Wright to McCullough)	15.8	20.2	12.2	3.2	7.0	0.0	0.0	58.3	\$ 2,400,000
Florida Ave. (James Cherry to Curtiss) +	4.2	20.2	16.0	4.9	1.2	8.2	1.4	56.0	\$ 900,000
Country Club Rd. (Saline to Broadway)	0.0	15.7	9.2	4.8	4.6	0.0	1.4	35.6	\$ 350,000
Total									\$ 36,060,000
Backlog, Not in CIP									
Elm St. (Race to Vine)	6.3	13.4	16.5	6.5	0.0	8.2	0.0	50.9	\$ 400,000
Philo Rd. and Pennsylvania Ave.	0.0	20.2	12.1	4.9	3.5	8.2	1.4	50.2	\$ 3,000,000
Florida Ave. and Cottage Grove Ave.	6.3	20.2	5.6	4.9	3.5	8.2	1.4	50.0	\$ 2,500,000
Fairlawn Ave. (Vine to Anderson)	0.0	13.4	17.0	6.5	0.0	8.2	2.7	47.8	\$ 1,200,000
Windsor Rd. (Race to Philo)	12.6	20.2	3.9	1.6	0.0	8.2	0.0	46.5	\$ 1,300,000
Illinois St. (Goodwin to Lincoln)	4.2	13.4	14.6	3.2	2.3	8.2	0.0	46.0	\$ 900,000
Anderson St. (Mumford to Florida)	0.0	13.4	15.0	4.9	0.0	8.2	1.4	42.9	\$ 2,900,000
Pennsylvania Ave. (Lincoln to Race)	0.0	13.4	14.8	3.2	2.3	8.2	0.0	42.0	\$ 1,300,000
Total									\$ 13,500,000
Symbols Legend:	↑ = higher priority than last year				↓ = lower priority than last year				
	+ = new to CIP or backlog				- = moved from CIP to backlog				

“CDTA” refers to Community Development Target Areas.

Some of the projects included in the Capital Improvement Plan have lower priority scores than other projects not included and which are listed in the City’s backlog. Generally speaking, the priority scoring system is a simple guide for project selection, but it does not account for all factors which influence the importance or urgency of a project. Some projects are included because they are led by another agency – Wright St. (Church to Dublin) with City of Champaign and Country Club Road (Saline to Broadway) with Urbana Township, for example.

Priority Scoring System

The City of Urbana uses a scoring system to guide prioritization of transportation capital projects. In this system, a total priority score is calculated for each street segment as the sum of seven category scores: Safety Record, Functional Classification of the Street, Pavement Condition, Funding Assistance, Project Linking, Bus Route, and Community Development Target Area (CDTA). The total score ranges from 0 to 100, with 100 representing the highest priority project. Each category has a maximum score according to the relative importance assigned to it. The relative importance of each category was determined by a committee of staff in the Public Works Department. A transportation project consists of one or more street segments, and each project is assigned the highest total score from one of its street segments.

$$\text{Total Priority Score} = \text{Safety} + \text{Class} + \text{Condition} + \text{Funding} + \text{Linking} + \text{Bus} + \text{CDTA}$$

$$\text{Max. Score} = 100.0 = 25.2 + 22.4 + 17.0 + 12.9 + 11.6 + 8.2 + 2.7$$

An in-depth discussion of this priority scoring system can be found in Appendix A of the Capital Improvement Plan.

Construction Cost Estimates

When a transportation capital project is initially conceived, the most direct way to estimate construction cost is to apply a unit price per area of pavement, based on the anticipated scope of work. The initial concept for scope of work is typically informed by the purpose and need for the project, such as pavement condition, safety record, or other considerations. A total project cost includes construction costs, preliminary engineering (also referred to as “studies and plans”, typically estimated as 20% of the cost of construction), and construction engineering (typically estimated as 10% of the cost of construction). The unit prices summarized below were used for the construction cost estimates, unless a more detailed estimate already existed. Construction cost estimates are approximate and subject to refinement with development of studies and plans, and as prices for labor and materials change over time.

Scope of Project	Construction Unit Price (per SY pavement)		
Pavement Reconstruction	\$225	to	\$325
Corridor Rehabilitation	\$175	to	\$250
Pavement Rehabilitation	\$100	to	\$200

Capital Projects (FY27 Construction)

Equity and Quality of Life (EQL) Projects

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40162 - EQUITY AND QUALITY OF LIFE PROJECTS	200 CR&I	1,083,534	50,000	-	-	-	-
ARP – EQL ARPA PROJECT	200 CR&I	300,000	-	-	-	-	-
TOTAL		1,383,534	50,000	0	0	0	0



Description

Construction of new sidewalks, paths, and street lights. Traffic calming for safety concerns.

Location

FY22 EQL Program: ten (10) implementation project locations, and five (5) planning project locations.
FY25 EQL Program: Silverwood neighborhood and three (3) traffic calming locations.

Purpose and Need

The EQL Projects address small-scale infrastructure needs, with an emphasis on underserved neighborhoods. The goal is to improve safety and health in tangible ways. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 3.2.A.

Timeline

FY22 EQL Program: Construction FY25.
FY25 EQL Program: Studies & Plans FY25, Construction FY26 & FY27.

Changes from Previous CIP

Moved final phase of construction to FY27

Race St. Bridge Repairs

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY28 Allocated	FY30 Allocated	FY31 Allocated
40167 - BONEYARD CREEK BRIDGE REPAIR	203 SMFT	7,894	280,000	-	-	-	-



Description

Bridge repairs, including stone masonry façade repairs on the substructure, sidewalk repairs on the superstructure.

Location

Bridge carrying Race St. over Boneyard Creek, located at the Boneyard Creek Crossing.

Purpose and Need

Correction of deficient details before advanced deterioration occur.

Timeline

Studies & Plans FY23-FY25, Construction FY27.

Changes from Previous CIP

Delayed construction by one fiscal year.

Country Club Rd. and Perkins Rd.

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40172 - COUNTRY CLUB & PERKINS	200 CR&I	431,010	-	-	-	-	-
	343 TIF 4	1,219,588	-	-	-	-	-
TOTAL		1,650,598	0	0	0	0	0



Description

Pavement rehabilitation and drainage improvements.

Location

Country Club Rd. from Golfview Dr. to Cunningham Ave. (US 45) and Perkins Rd. from Cunningham Ave. (US 45) to City Boundary.

Purpose and Need

This route is a collector with poor pavement, a high safety priority score, known drainage problems, with a bus route, and part of this project is in the TIF 4 area.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	17.9	13.1	6.5	9.3	8.2	1.4	81.5

Timeline

Studies & Plans FY24-FY25, Construction FY26 and FY27.

Changes from Previous CIP

None

Bakers Lane Shared-Use Path

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40129 - BAKERS LANE MULTI-USE PATH	ITEP	1,037,450	-	-	-	-	-
	REBUILD	259,430	-	-	-	-	-
	203 SMFT	769,095	-	-	-	-	-
TOTAL		2,065,975	0	0	0	0	0



Description

New shared use path with pedestrian lighting.

Location

North side of Washington St. from Kinch to Smith, and along Bakers Lane right-of-way, between Weaver Park and Scottswood Subdivision, from Washington to Main.

Purpose and Need

Path proposed in 2016 Bicycle Master Plan with 6-10 year timeline. In 2020 Pedestrian Master Plan, Washington St. segment identified as “highest priority” and Bakers Lane segment identified as “medium priority”. Connectivity with Park District Health & Wellness Center, School District Prairie Campus, Scottswood Subdivision, and future Kickapoo Rail Trail extension. ITEP funding was secured for the shared use path.

Timeline

Studies & Plans FY24-FY25.
Construction FY26 & FY27.

Changes from Previous CIP

None

University Avenue Sidewalk (East of Maple Street)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40188 – UNIVERSITY AVE SIDEWALK (EAST OF MAPLE ST)	PROPERTY OWNER REIMBURS.	-	750,000	-	-	-	-
TOTAL		0	750,000	0	0	0	0



Description
New sidewalk

Location
South side of East University Avenue from North Maple Street to North Cottage Grove Avenue.

Purpose and Need

Path sidewalk will provide connectivity from west to east. City to seek reimbursement from adjacent property owners through sidewalk deferral covenants included on plats for all four properties.

Timeline

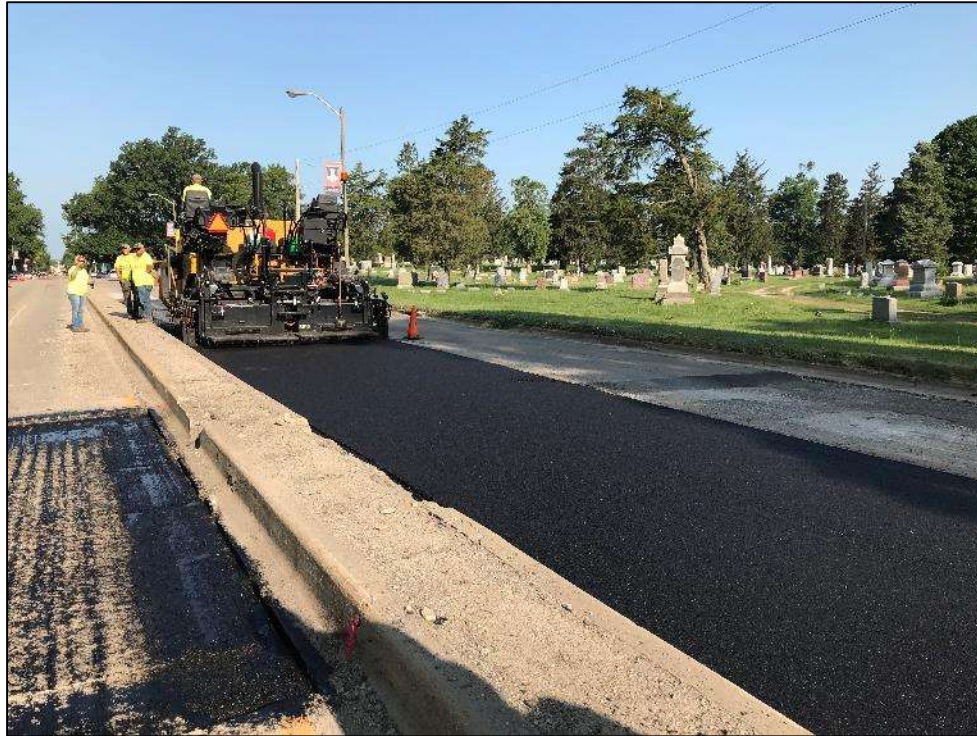
Studies & Plans FY26.
Construction FY27.

Changes from Previous CIP

This project has been added as a separate project. Design has been completed as part of TIF 4 sidewalk improvements.

Hot-Mix Asphalt (HMA) Overlay and Resurfacing

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40184 – HMA OVERLAY & RESURFACE	202 LMFT	157,158	1,100,000	1,000,000	500,000	500,000	500,000



Description

Pavement maintenance or rehabilitation (functional or structural overlay) by placing hot-mix asphalt (HMA) overlays on existing pavement or resurfacing existing HMA pavement. Program to initiate in FY27.

Location

Various streets, primarily streets with higher traffic volumes or classified as collectors or arterials.

Purpose and Need

Pavement maintenance or rehabilitation to correct surface defects and/or upgrade the structural capacity of the pavement. Intended for streets where bituminous surface treatment is not appropriate.

Timeline

Resurface Main (Vine to Webber) in FY27, Broadway (Water to Park) in FY28, Broadway (Elm to Water) in FY29, Main (Cedar to Walnut) in FY30, Lincoln (Saline Branch to Somer) in FY31.
Design precedes construction by one FY.

Changes from Previous CIP

None

Street Lighting

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40606 - ANNUAL STREET LIGHTING CR&I	202 LMFT	41,530	400,000	30,000	330,000	30,000	340,000
AMEREN REBATE PROGRAM	202 LMFT	-	30,000	30,000	30,000	30,000	30,000
40178 - TIF 4 STREET LIGHTING	343 TIF 4	745,368	-	-	-	-	-
40607 - CENTRAL TIF STREET LIGHTS	CENTRAL TIF	50,000	50,000	50,000	50,000	50,000	50,000
TOTAL		836,898	480,000	110,000	400,000	50,000	400,000



Description

Improvements to existing street lights and installation of new street lights.

Location

Various locations City-wide.

Purpose and Need

Asset management plan will identify recommended improvements for existing street lights, propose new construction standards for Urbana street lights, and provide guidelines for prioritizing new street light installations.

Timeline

Annual programs for LMFT, CDBG, and Central TIF funding. Circuit Replacements: Fairview and Church Circuits (FY27), Beardsley and Tremont Circuits (FY29).

Changes from Previous CIP

Removed TIF 4 project funding post-closure. Reallocated LMFT funding to every other year for cost efficiency. Removed CDBG program due to reduced funding. Added Ameren rebate program.

Country Club Rd. (Saline Branch to Broadway)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40165 - COUNTRY CLUB RD: SALINE BR TO BROADWAY	202 LMFT	-	325,000	-	-	-	-



Description

Pavement reconstruction with drainage improvements.

Location

Country Club Rd. from bridge over Saline Branch to Broadway.

Purpose and Need

Country Club Rd. is a minor collector with pavement in fair condition and a bus route. Improvements in coordination with replacement of the bridge over Saline Branch, which is owned by Urbana Township. Champaign County is pursuing Special Bridge Funding for the bridge replacement. Champaign County to be the lead agency on this project.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	15.7	9.2	4.8	4.6	0.0	1.4	35.6

Timeline

Timeline is contingent on County funding the bridge replacement project.

Changes from Previous CIP

Funds allocated in FY27 in case County funds the bridge replacement project.

Capital Projects (FY27 Studies and Plans)

Florida Ave. (Wright to Hillcrest)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40135 - FLORIDA: WRIGHT - HILLCREST	STBG / STPU	182,715	1,030,548	-	-	-	-
	RAISE ⁽¹⁾	-	-	9,950,930	-	-	-
	TPF ⁽¹⁾	-	-	500,000	-	-	-
	203 SMFT	1,838,679	-	995,070	-	-	-
TOTAL		2,021,394	1,030,548	11,446,000	0	0	0

- 1) Grant funding for construction in FY28 has been awarded but not secured with a grant agreement. Project contingent on receiving grant funding.



Description

Pavement rehabilitation, new and replacement traffic signals, improved bus stops, and a new shared use path (shown separately).

Location

Florida Ave. from Wright to Hillcrest.

Purpose and Need

Florida Ave. is a minor arterial with very poor to fair pavement, a high safety priority score, and a bus route. Preliminary engineering funded with STBG/STPU funds through CUUATS. Construction and construction engineering funded with RAISE grant from US DOT. Corridor study completed by Regional Planning Commission: <https://ccrpc.gitlab.io/florida-ave/>. Illinois American Water plans to replace a water main within the project limits.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	20.2	15.1	12.9	7.0	8.2	0.0	88.5

Timeline

Studies FY25-FY26; Plans FY27; Construction FY28.

Changes from Previous CIP

Increased Phase II Engineering expense and revenue from STBG funding. Moved construction to FY28, dependent on RAISE grant award.

Florida Ave. Shared-Use Path

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40137 - FLORIDA MULTI-USE PATH	ITEP	-	-	729,050	-	-	-
	REBUILD	-	-	242,320	-	-	-
	LOCAL PROJ FUND	-	-	757,894	-	-	-
	203 SMFT	14,837	-	30,736	-	-	-
TOTAL		14,837	0	1,760,000	0	0	0



Description

New shared-use path, as part of larger corridor improvements from Wright to Hillcrest.

Location

South side of Florida Ave. from Lincoln to Race.

Purpose and Need

Provide a missing link in the bicycle and pedestrian network. Project proposed in both the 2008 and 2016 Bicycle Master Plans. ITEP funding was secured for the shared use path in FY23. Corridor study completed by Regional Planning Commission. <https://ccrpc.gitlab.io/florida-ave/>

Timeline

Studies & Plans FY24-FY25, Construction FY28.

Changes from Previous CIP

Added revenue from Local Project Funding and reduced offset expense from SMFT Fund. Construction moved to FY28 in coordination with Florida Avenue (Wright to Hillcrest).

Lincoln Ave. (Wascher to Killarney)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40124 - LINCOLN: WASCHER - KILLARNEY	STBG / STPU (1)	122,500	650,000	5,200,000	-	-	-
	SS4A (2)	81,152	-	-	-	-	-
	203 SMFT	69,781	163,000	1,300,000	-	-	-
TOTAL		273,433	813,000	6,500,000	0	0	0

- 1) Grant funding for construction in FY28 has not been awarded. Project contingent on receiving grant funding.
- 2) Grant funding for FY26 road diet demonstration was secured with a grant agreement.



Description

Pavement rehabilitation with road diet from 4 lanes to 3 lanes and addition of either on-street bike lanes or a shared use path. Improved traffic signals, street lights, and bus stops. New mid-block pedestrian cross walks.

Location

Lincoln Ave. from Wascher to Killarney

Purpose and Need

Lincoln Ave. is an other principal arterial with a high safety priority score, pavement in poor to very poor condition, and a bus route. Preliminary engineering funded with STBG/STPU funds through CUUATS. A second application for a Safe Streets and Roads for All (SS4A) grant yielded funding for a temporary road diet demonstration, but no funding for improvements. Anticipate funding construction with STBG/STPU funds through CUUATS.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	22.4	12.2	12.9	5.8	8.2	1.4	88.1

Timeline

Studies FY24-FY25, Complete Streets Demonstration in FY26 and Plans in FY27, Construction FY28.

Changes from Previous CIP

Reduced expense and revenue for SS4A Grant to reflect construction costs.

Vine St. and Illinois St.

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40168 - VINE AND ILLINOIS	CENTRAL TIF	-	-	-	500,000	-	-
	203 SMFT	455,285	-	-	3,050,000	-	-
TOTAL		455,285	0	0	3,550,000	0	0



Description

Pavement rehabilitation with potential road diet and pedestrian improvements.

Location

Vine St. from California to Main, and Illinois St. from Race to Urbana.

Purpose and Need

Vine St. is a minor arterial with pavement in poor to very poor condition, a moderate safety priority score, a bus route, and this project is fully within the Central TIF area. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 4.4.B.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
12.6	20.2	13.9	6.5	4.6	8.2	1.4	67.3

Timeline

Studies & Plans FY25-FY27, Construction FY29.

Changes from Previous CIP

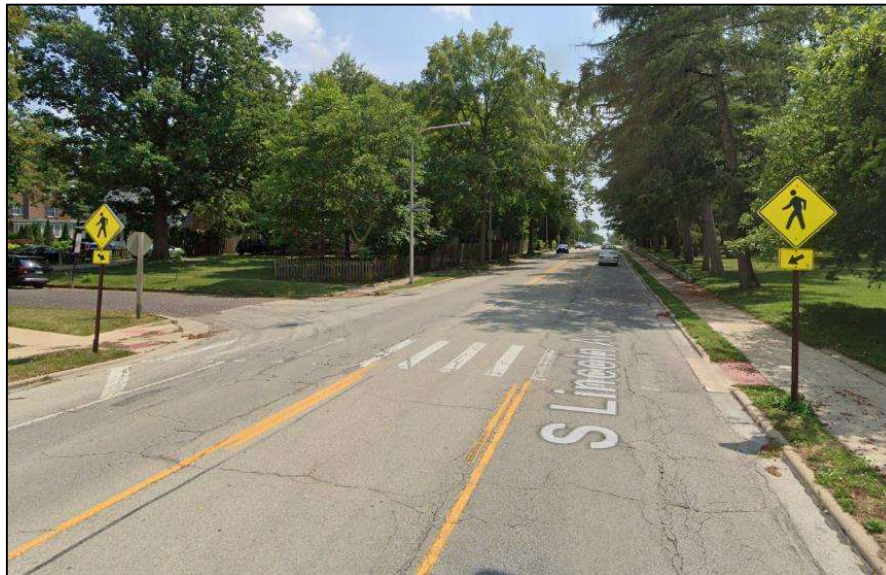
Combined construction into one year and moved to FY29.

Capital Projects (FY28 – FY31)

Lincoln Ave. (Florida to Green)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40149 - LINCOLN: GREEN - FLORIDA	STBG / STPU ⁽¹⁾	-	-	-	-	-	4,160,000
	COMM. PROJ. FUNDING ⁽²⁾	-	-	810,000	-	-	-
	SMFT	-	-	-	810,000	3,700,00	1,040,000
TOTAL		0	0	810,000	810,000	3,700,000	5,200,000

- 1) Grant funding for construction in FY28 has not been awarded. Project contingent on receiving grant funding.
- 2) Community Project Funding for Phase I Engineering in FY28 has not been awarded. Project contingent on receiving grant funding.



Description

Corridor rehabilitation with safety improvements.

Location

Lincoln Avenue from Florida to Green.

Purpose and Need

Lincoln Ave. is a minor arterial with a high safety priority score, pavement in poor to very poor condition, and a bus route. Corridor study by Regional Planning Commission to be completed in FY25: <https://ccrpc.gitlab.io/lincoln-ave/>

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	20.2	15.0	3.2	7.0	8.2	0.0	78.7

Timeline

Corridor Study FY24-FY25, Studies FY27, and Plans FY29. Construction in two phases: Iowa to Green FY30 and Florida to Iowa FY31. FY31 construction is contingent on STBG/STPU funds.

Changes from Previous CIP

Increased allocation for Studies & Plans. Split construction into phases for implementation.

Vine St. (Florida to Washington)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40186 - VINE: FLORIDA TO WASHINGTON	203 SMFT	-	-	-	-	-	260,000



Description
Pavement rehabilitation.

Location
Vine St. from Florida to Washington.

Purpose and Need
Vine St. is a minor arterial with pavement in very poor condition and a bus route.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
9.5	20.2	13.3	12.9	0.0	8.2	1.4	65.5

Timeline
Studies & Plans FY31.
Construction after FY31.

Changes from Previous CIP
Project construction moved to backlog due to budget forecast.

Goodwin Ave. (Green to University)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40186 - VINE: FLORIDA TO WASHINGTON	203 SMFT	-	-	-	-	-	260,000



Description

Pavement rehabilitation with some reconstruction.

Location

Goodwin Ave. from Green to University (US 150)

Purpose and Need

Goodwin Ave. is a major collector with a moderate safety priority score, failed to poor pavement, and a bus route.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linkin g Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
15.8	17.9	13.9	3.2	3.5	8.2	0.0	62.5

Timeline

Studies & Plans FY31.
Construction after FY31.

Changes from Previous CIP

Project construction moved to backlog because a new project, Vine St. (Florida to Washington), scored as a higher priority.

Florida Ave. (James Cherry to Curtiss)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40164 - FLORIDA AT JAMES CHERRY	202 LMFT	-	-	-	-	-	90,000



Description

Pavement reconstruction.

Location

Florida Ave. from James Cherry to Curtiss.

Purpose and Need

Florida Ave. is a minor arterial with pavement in very poor condition with a bus route.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
4.2	20.2	16.0	4.9	1.2	8.2	1.4	56.0

Capital Projects Backlog (Not in CIP)

Elm St. (Race to Vine)



Description

Pavement rehabilitation.

Location

Elm St. from Race to Vine.

Purpose and Need

Elm St. is a local street with failed pavement and a bus route.

Construction Cost Estimate

400,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
6.3	13.4	16.5	6.5	0.0	8.2	0.0	50.9

Timeline

After FY31.

Changes from Previous CIP

Elm St. (Race to Vine) was part of the Broadway Ave. and Elm St. project. Broadway Ave. (Elm to Park) was absorbed into the HMA Overlay and Resurfacing Program. Elm St. (Race to Vine) was moved to backlog because it has a moderate priority score by itself.

Philo Rd. and Pennsylvania Ave.



Description

Pavement rehabilitation.

Location

Philo Rd. from Colorado to Cottage Grove, and Pennsylvania Ave. from Cottage Grove to Philo.

Purpose and Need

Philo Rd. is a minor arterial with fair pavement and a bus route.

Construction Cost Estimate

3,000,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	20.2	12.1	4.9	3.5	8.2	1.4	50.2

Florida Ave. and Cottage Grove Ave.



Description

Pavement rehabilitation.

Location

Florida Ave. from Hillcrest to James Cherry and Cottage Grove Ave. from Glenwood Oaks Ct. to Florida.

Purpose and Need

Florida Ave. is a minor arterial with pavement in good to fair condition and a bus route.

Construction Cost Estimate

2,500,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
6.3	20.2	5.6	4.9	3.5	8.2	1.4	50.0

Fairlawn Ave. (Vine to Anderson)



Description

Pavement reconstruction.

Location

Fairlawn Ave. from Vine to Anderson.

Purpose and Need

Fairlawn Ave. is a local street with pavement in very poor condition and with a bus route.

Construction Cost Estimate

1,200,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	13.4	17.0	6.5	0.0	8.2	2.7	47.8

Windsor Rd. (Race to Philo)



Description

Asphalt overlay on existing concrete pavement.

Location

Windsor Road from Race Street to Philo Road.

Purpose and Need

Windsor Rd. is a minor arterial with a moderate safety priority score, very good pavement, and a bus route. The significant amount of initial mid-panel cracking in the concrete pavement warrants more maintenance and rehabilitation to maintain the pavement for its design service life.

Construction Cost Estimate

1,300,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
12.6	20.2	3.9	1.6	0.0	8.2	0.0	46.5

Illinois St. (Goodwin to Lincoln)



Description

Pavement rehabilitation.

Location

Illinois St. from Goodwin to Lincoln

Purpose and Need

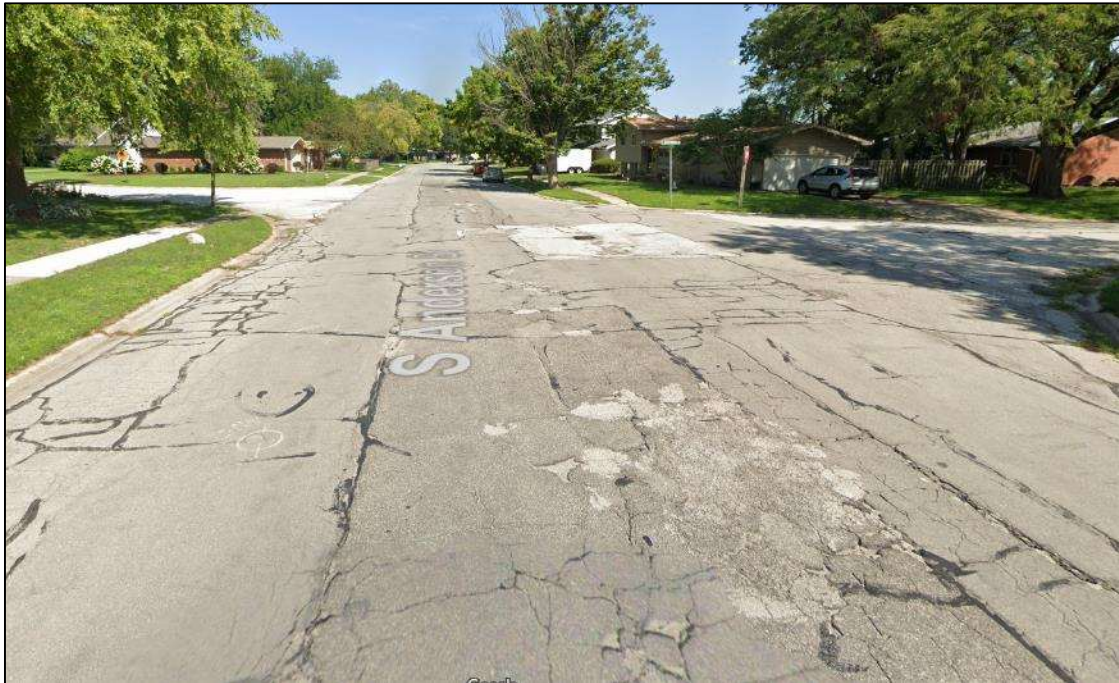
Illinois St. is a local street with pavement in fair to very poor condition and with a bus route.

Construction Cost Estimate

900,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
4.2	13.4	14.6	3.2	2.3	8.2	0.0	46.0

Anderson St. (Mumford to Florida)



Description

Pavement reconstruction.

Location

Anderson St. from Mumford to Florida

Purpose and Need

Anderson St. is a local street with pavement in very poor condition and with a bus route.

Construction Cost Estimate

2,900,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	13.4	15.0	4.9	0.0	8.2	1.4	42.9

Pennsylvania Ave. and Orchard St.



Description
Pavement rehabilitation.

Location
Pennsylvania Ave. from Orchard to Race and
Orchard St. from Pennsylvania to Michigan

Purpose and Need
Pennsylvania Ave. is a local street with pavement
in very poor condition and with a bus route.

Construction Cost Estimate
1,300,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	13.4	14.8	3.2	2.3	8.2	0.0	42.0

Coler Ave. Bridge Rehabilitation



Description

Bridge superstructure replacement.

Location

Coler Ave. over Boneyard Creek

Purpose and Need

Coler Ave. is a local street with pavement in poor condition and a bridge in very poor condition. The bridge over Boneyard Creek has a restriction of legal loads only due to its condition.

Construction Cost Estimate

500,000

Section 4: Facilities

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Maintenance Programs

Parking Garage

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40189 - PARKING GARAGE FEASIBILITY STUDY	344 CENT TIF	-	50,000	-	-	-	-
40700 - PARKING GARAGE REHAB	500 PARK	58,403	300,000	-	-	-	-
TOTAL		58,403	350,000	0	0	0	0



Description

Routine condition assessment and preventive maintenance. Feasibility study to estimate costs to demolish and rebuild or relocate the existing structure.

Location

111 W. Main St.

Purpose and Need

Assess condition of parking garage and complete preventive maintenance on a 5-year cycle. Feasibility study to help evaluate long-term plans for parking garage, considering the recent Public Realm Study and Comprehensive Plan.

Timeline

Condition Assessment FY25.
Preventive Maintenance and Feasibility Study FY27.
Parking deck repairs and maintenance construction FY27

Changes from Previous CIP

Delayed feasibility study to FY27

Capital Projects (FY27 Construction)

General Rehabilitation

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-CONST-REHAB	200 CR&I	175,690	180,785	185,737	190,732	195,755	200,729



Description

Discretionary funding for small/medium scope facilities projects.

Location

All City facilities.

Purpose and Need

Projects to be identified and prioritized from findings of 2019 Phase 1- Facilities Condition Assessment and from annual coordination meetings between Facilities Supervisor and departments within the City. Funds will be focused to areas identified not to receive rehabilitation in near term capital improvement planning and for emergency facility conditions.

Timeline

Annual program.
Basic general rehab for FY27:
Sprinkler install for Fire Station #1 (City Hall).

Changes from Previous CIP

None.

ADA Life Safety Improvements

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-ADA	200 CR&I	20,779	22,301	-	-	-	-



Description

Remediation of high priority ADA and health/life safety concerns in City facilities. Most significantly: improvements to fire alarm system coverage at City Hall (400 South Vine) including strobes, horns, and pull stations. Relevant work also includes installation of ADA door actuators, closers, exit signage, and emergency lighting.

Location

All City facilities, but primarily City Hall.

Purpose and Need

Priority 1 action item identified project in 2019 Phase 1- Facilities Condition Assessment. The City contracted with Bailey Edwards Architecture to perform a full analysis of City facilities. These items were identified as year 1 objectives.

Timeline

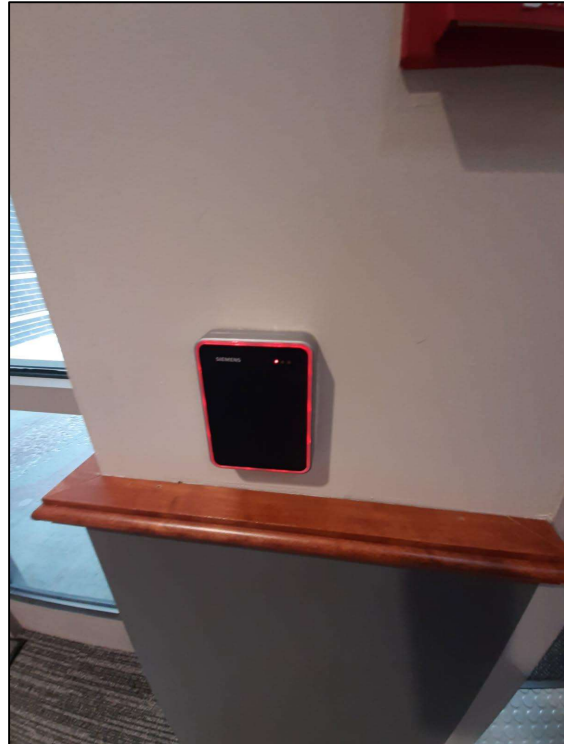
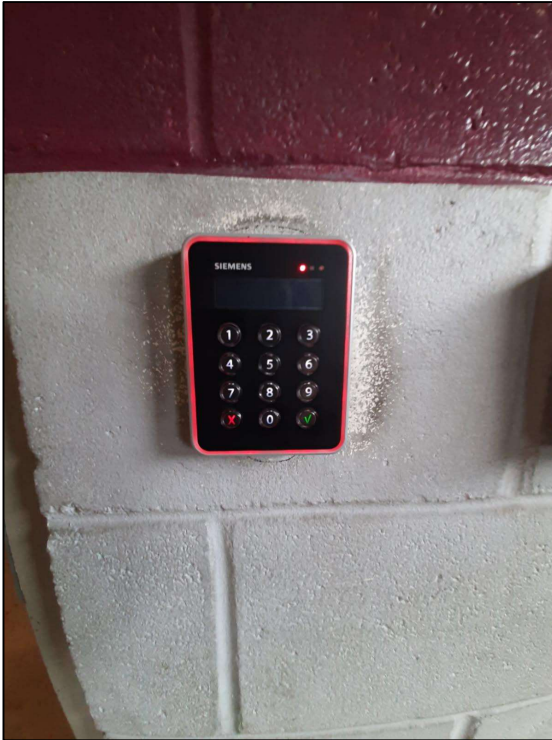
Construction FY26-FY27.

Changes from Previous CIP

Project planning on-going.

Facilities Security Improvements

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-SECURITY	200 CR&I	90,000	50,000	-	-	-	-



Description

Install card readers linked with door controllers to restrict access. This system allows for greater flexibility and control over who can access the facility, as well as monitor who has entered the facility. Estimated cost based on 50 doors.

Location

All City facilities.

Purpose and Need

Priority 1 action item identified project in 2019 Phase I- Facilities Condition Assessment. Key Finding #4 from 2020 Phase II- Space and Programming Needs Assessment: Limited delineation between public and private space affects both employee and citizen experience.

Timeline

Construction at Public Works Campus FY27.

Changes from Previous CIP

Cameras installed at City Hall and being installed at new fire substations FY26.

City-Wide Storage Facility

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-STORAGE	200 CR&I	-	40,286	-	-	-	-



Description

A facility with dedicated space for multiple City departments that will act as a centralized, organized space for storage of vehicle fleets, trailers, and related equipment. Also incorporated in the concept is an area for long-term document and file storage. This facility will be secured with restricted access.

Location

610 Glover Ave.

Purpose and Need

Key Finding #5 from 2020 Phase II- Space and Programming Needs Assessment: Poorly maintained storage causes the work environment to feel crowded. This will allow for the repurposing of the existing storage facility (704 Glover) for City Fleet maintenance.

Timeline

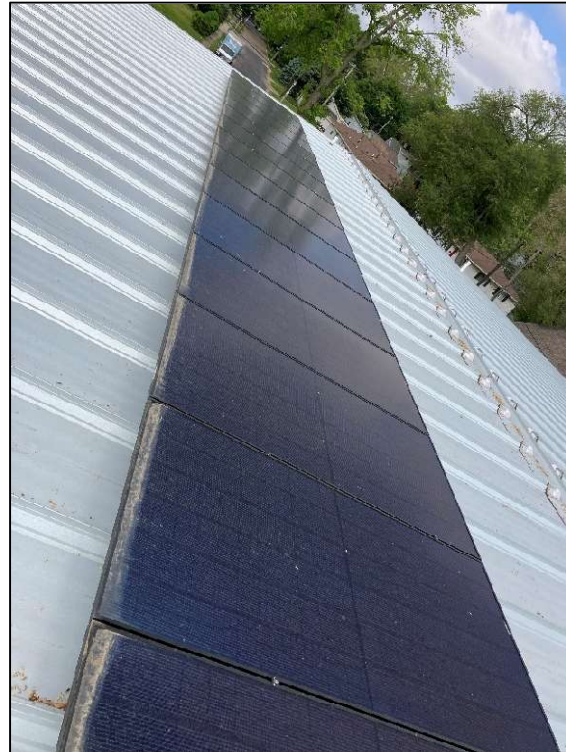
Outfitting Facility FY27.

Changes from Previous CIP

Outfitting the facility is ongoing.

Rooftop Solar Arrays

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40817 – ROOFTOP SOLAR ARRAYS	200 CR&I	-	174,000	-	150,000	-	-



Description

Install rooftop solar arrays on recently constructed or rehabilitated City Facilities.

Location

City-Wide Storage Facility (610 Glover Ave.), Fire Station #2 (1501 E. Mumford Dr.), Fire Station #3 (1205 W. Bradley Ave.), Public Works Building (706 Glover Ave.), Future Fleet Facility (704 Glover Ave.).

Purpose and Need

Renewable solar energy for City Facilities. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 3.3.A.

Timeline

Installation after facility in service for at least one year. Fire Stations #2 & #3 FY27. Public Works Campus FY29.

Changes from Previous CIP

City-Wide Storage Facility, 610 Glover, solar installed and operational.

Fire Stations #2 and #3

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40805-CONST-DCEO - FIRE STATION #2	200 CR&I	425,737	-	-	-	-	-
40806-CONST-DCEO – FIRE STATION #3	200 CR&I	425,737	-	-	-	-	-
40805 – FIRE STATION #2 CONSTR & BOND	200 CR&I	1,721,651	-	-	-	-	-
40806 – FIRE STATION #3 CONSTR & BOND	200 CR&I	1,715,455	-	-	-	-	-
40818 – FIRE STATION #3 DEMO	200 CR&I	-	100,000	-	-	-	-
TOTAL		4,288,580	100,000	0	0	0	0



Description

For both Fire Stations #2 and #3, new stations to be constructed at locations nearby the existing stations.

Location

Fire Station #2: 2103 Philo Rd. (exist.), 1501 E. Mumford Dr. (new).
Fire Station #3: 1407 N. Lincoln Ave. (exist.), 1205 W. Bradley Ave. (new)

Purpose and Need

For both Fire Stations #2 and #3: Identified as at-risk prioritized facility in 2019 Phase 1- Facilities Condition Assessment. This facility is rated with a Facilities Condition Index of poor (Fire Station #3 was trending to a recommendation of divestment). Key Finding #3 from 2020 Phase II- Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 3.3.A.

Timeline

Studies & Plans FY23-FY24, Construction FY24-FY26. Demolition of old Station #3 FY27.

Changes from Previous CIP

Demolition of old Fire Station #3 delayed to FY27.

Central TIF Demolition

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
50518 – CENTRAL TIF DEMOLITION	344 CENT TIF	689,006	700,000	3,000,000	-	-	-



Description

Demolition of existing buildings and site improvements. Environmental site assessment and remediation, as needed. Adjustment or relocation of utilities, as needed.

Location

Selected properties within the Central Tax Increment Financing (TIF) District: Former USD #116 Adult Education Center (211 N. Race St) and Urbana Civic Center (108 E. Water St.)

Purpose and Need

Prepare properties to sell to developers for redevelopment, with a preference for housing developments. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 4.1.C.

Timeline

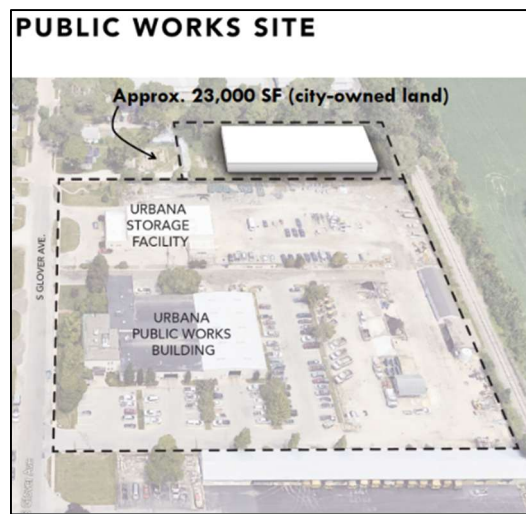
Urbana Civic Center 108 E. Water St. FY27.

Changes from Previous CIP

Former USD #116 Adult Education Center (211 N. Race St) building demolished.

Public Works Campus

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-CONST-PUBWORKS	200 CR&I	602,621	-	-	-	-	-
40807-CONST-PUBWORKS	200 CR&I	6,500,000	500,000				
50310 - ELEC VEHICLE FLEET	AMEREN DESIGN	37,200	-	-	-	-	-
	DCEO CONST	210,000	-	-	-	-	-
TOTAL		639,600	500,000	0	0	0	0



Description

Relocate Arbor Division from existing facility to the Public Works Campus on Glover Avenue. Renovation of existing storage facility to become Fleet Facility. Renovation of Public Works Building to meet updated workplace standards. Site improvements, such as accessibility and traffic flow, roof replacements, secure access, parking lot improvements, lighting, green stormwater management, EV & solar panel readiness.

Location

Public Works Building (706 Glover Ave.) and Future Fleet Facility (704 Glover Ave.).

Purpose and Need

The existing Arbor Division shop was identified as at-risk prioritized facility in 2019 Phase 1- Facilities Condition Assessment. This facility is rated with a Facilities Condition Index of poor. All existing facilities listed above had Key Finding #3 from 2020 Phase II Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale; and Key Finding #2 from 2020 Phase II- Space and Programming Needs Assessment: Current facilities hinder collaboration efforts. The Public Works Building had Key Finding #5 from 2020 Phase II- Space and Programming Needs Assessment: Poorly maintained storage crowds the work environment; and Key Finding #1 from 2020 Phase II- Space and Programming Needs Assessment: Distractions detract from time spent on defined responsibilities. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 3.3.A.

Timeline

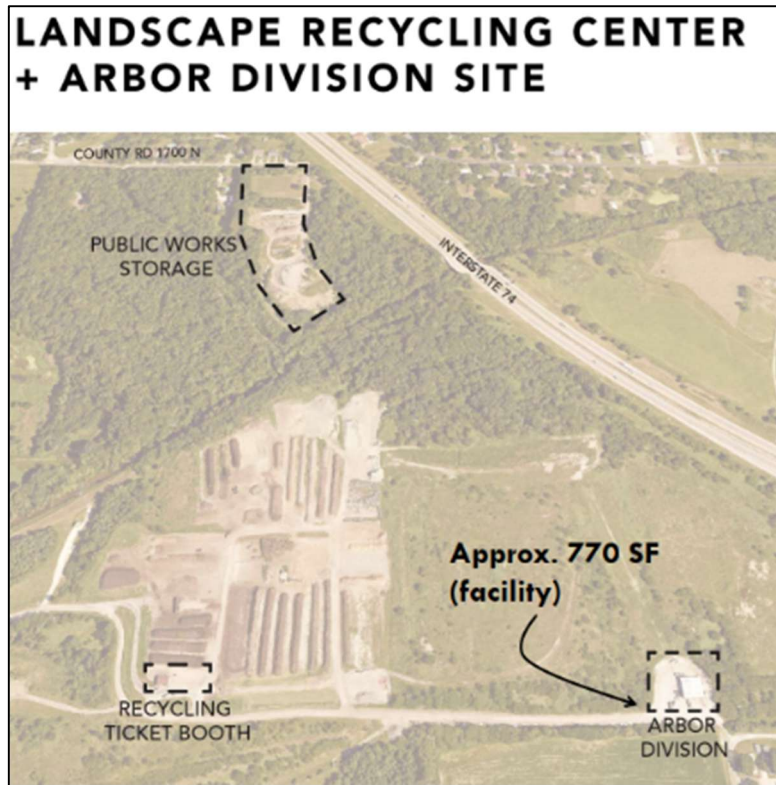
Studies & Plans FY26
Construction Phase I FY27

Changes from Previous CIP

Estimated construction costs resulted in two phases. Phase I- Under contract. Phase II- Deferred until funding identified.

Landscape Recycling Center Facility Improvements

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40811 - LRC FACILITY IMPROVEMENTS	200 CR&I	-	400,000	-	-	-	-



Description

Relocate Arbor Division from existing facility to the Public Works Campus on Glover Avenue. Existing Arbor Division Facility will be rehabilitated for Landscape Recycling Center staff and equipment to remain on site.

Location

901 N. Smith Rd.

Purpose and Need

The existing Arbor Division shop was identified as at-risk prioritized facility in 2019 Phase 1- Facilities Condition Assessment. This facility is rated with a Facilities Condition Index of poor. This facility had Key Finding #3 from 2020 Phase II Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale; and Key Finding #2 from 2020 Phase II- Space and Programming Needs Assessment: Current facilities hinder collaboration efforts. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 3.3.A.

Timeline

Plans and Construction FY27.

Changes from Previous CIP

Delayed plans and construction one year.

Salt Storage Shed

PROJECT	FUND	FY26 Projected	FY26 Allocated	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated
40187 - SALT STORAGE FACILITY	200 CR&I	120,000	-	-	-	-	-



Description

Construct a salt storage shed on Public Works Campus.

Location

706 Glover Ave.

Purpose and Need

The City of Urbana has a limited stockpile of deicing salt. Urbana primarily shares a stockpile with Champaign County Highway Department and Urbana Township. Urbana Public Works desires to have an independent stockpile of deicing salt.

Timeline

Plans and Construction FY26.

Changes from Previous CIP

None

Parking Sign Maintenance

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40702 - PARKING SIGN MAINTENANCE	500 PARK	-	70,000	-	-	-	-



Description

Maintenance of and repairs to parking wayfinding signs following a condition assessment.

Location

[City-owned parking lots.](#)

Purpose and Need

Parking wayfinding signs were installed in 2012. Maintenance is required by condition to maintain functionality.

Timeline

Studies and Construction FY26.

Changes from Previous CIP

Project budget reduced.

Warning Siren Repairs

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	F30 Allocated	FY31 Allocated
40146 - WARNING SIREN REPAIRS	200 CR&I	-	50,000	-	-	-	-



Description

Maintenance of and repairs to warning sirens following a condition assessment.

Location

Fourteen (14) locations City-wide.

Purpose and Need

A condition assessment was completed in 2022 of the City's warning sirens. All locations have some level of maintenance or repairs recommended to maintain functionality.

Timeline

Plans and Construction FY27.

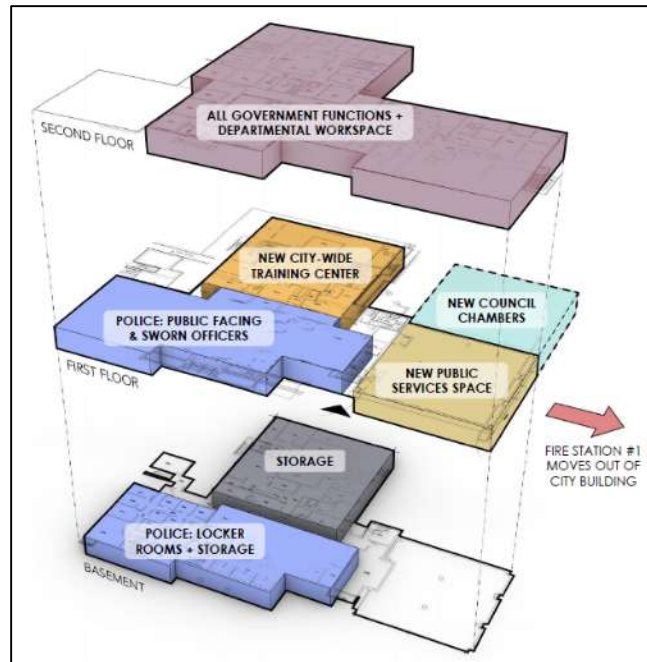
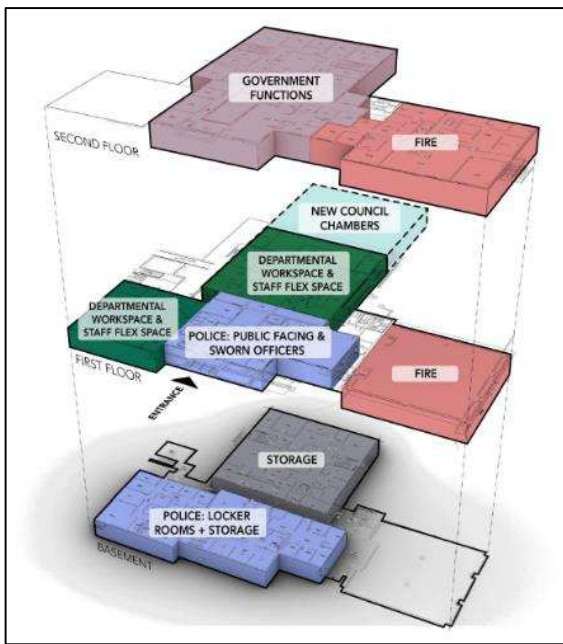
Changes from Previous CIP

Delayed plans and construction one year

Capital Projects (FY27 Studies & Plans)

City Hall Renovation

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-CITY HALL	200 CR&I	-	200,000	-	-	-	-



Description

Major renovations within City Hall will reprogram entire space and enable most staff workspaces to be on floors 1-2, storage spaces will be relocated to the basement, departments will be co-located between 2 floors with less subdivided spaces. Project considers a new building addition to accommodate new public service and City Council chambers space built adjacent to the existing Council Chambers space. As an alternative, Fire Station #1 potentially relocates out of City Hall to a new location to be determined. In this alternative, a new addition to the City Hall could be added to the east (rear) of current Fire Station #1 structure. In this scenario, City Council Chambers could relocate into new addition space, and space formerly occupied by Council Chambers could be renovated into a city-wide training and support space.

Location

400 S. Vine St.

Purpose and Need

Recommendation in alignment with Key Findings #1-#5 from 2020 Phase II- Space and Programming Needs Assessment. Evaluate and further develop programming from Facilities Master Plan, accounting for relevant changes in the past 5 years.

Timeline

Programming Study FY27 and short-term renovations.

Changes from Previous CIP

Delayed programming study by one year.

Section 5: Sewer Systems

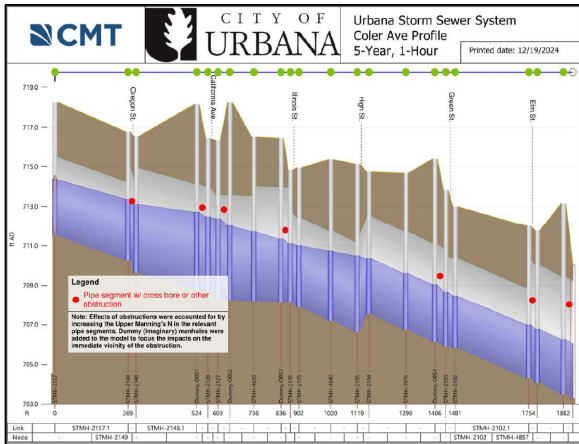
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Operations

Sewer and Floodplain Modeling

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40412 - STORMWATER MANAGEMENT PLANNING	201 SWUF	130,000	50,000	-	-	-	-
40514 - SANITARY PLANNING AND GIS	204 SAN	-	20,000	-	-	-	-
TOTAL		130,000	70,000	0	0	0	0



Description

Analytical modeling of flow events for sanitary sewer, storm sewer, and floodplains.

Location

Sewer modeling: 142.9 miles of storm sewer mains and 102.4 miles of sanitary sewer mains City-wide. Floodplain modeling: Boneyard Creek (Wright to University).

Purpose and Need

The City currently lacks an accurate understanding of the theoretical demands on and capacity of its sewer systems on a network level. An accurate model of the sewer system could identify parts of the network with insufficient capacity for current demands or could estimate the available capacity for new demands (associated with new development, for example).

In recent years, the City of Champaign completed a substantial amount of flood control improvements along Boneyard Creek, upstream of Urbana. An analytical model of Boneyard Creek through Urbana would be used to update the Federal Emergency Management Agency (FEMA) floodplain limits to reflect these improvements. The revised floodplain limits are expected to be smaller than the current map. This could reduce the amount of land in Urbana that is subject to floodplain regulations and thereby increase land value.

Timeline

Sewer modeling and floodplain modeling FY26-FY27.

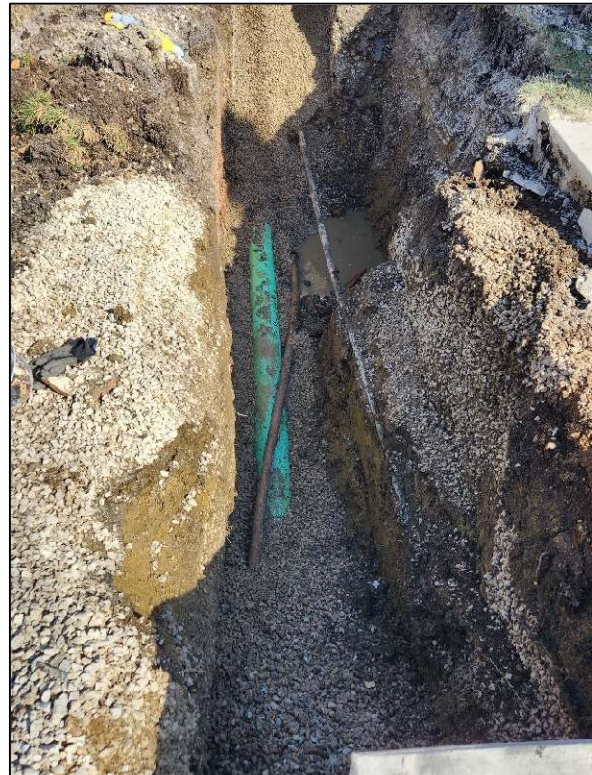
Changes from Previous CIP

Added allocation for floodplain modeling.

Maintenance Programs

Miscellaneous Sewer Repairs

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40400 - STORMWATER SEWER MISC. REPAIRS	201 SWUF	428,563	445,706	463,534	482,075	501,358	521,413
40500 - SANITARY SEWER MISC. REPAIRS	204 SAN	357,002	270,300	275,706	281,220	286,845	292,581
TOTAL		785,565	716,006	739,240	763,295	788,203	813,994



Description

Unplanned repairs of storm and sanitary infrastructure.

Location

Various locations in the sewer system owned by City of Urbana.

Purpose and Need

Response to structural failures of pipes or structures, operational failures such as obstructions or severe root intrusion, localized flooding, and other urgent or emergency needs.

Timeline

Annual allocation.

Changes from Previous CIP

Increased allocation for storm sewer repairs.

Sewer Cleaning and Televising

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40402 - STORM SEWER CLEANING & TELEVISIONING	201 SWUF	1,000,000	1,040,000	1,081,600	1,124,864	1,169,859	1,216,653



Description

For storm sewer mains and sanitary sewer collectors, clean sediment, roots, and debris from pipes; and inspect condition of pipes with closed circuit television (CCTV) equipment.

Location

142.9 miles of storm sewer mains and 102.4 miles of sanitary sewer mains City-wide, organized into 11 maintenance zones.

Purpose and Need

Cleaning for regular maintenance of sewer lines, and condition inspection of pipes for asset management, capital improvement planning, and identification of unplanned repairs. Systematic cleaning and televising to supplement the cleaning and televising by City staff.

Timeline

Storm (contract): Zone 6 in FY27, 1+3 in FY28, 5+9 in FY29, 2+20 in FY30, and 7+8 in FY31.

Changes from Previous CIP

Removed sanitary sewer contract work. Removed TIF 4 sewer cleaning & TV. Start a typical 10-year-cycle allocation after FY31.

Boneyard Creek Maintenance

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40405 - BONEYARD CREEK MAINTENANCE	201 SWUF	41,645	42,478	43,328	44,194	45,078	45,980
	CHAMP IGA	41,645	42,478	43,328	44,194	45,078	45,980
	344 CENT. TIF	80,000	65,000	65,000	65,000	65,000	65,000
TOTAL		163,290	149,956	151,656	153,388	155,156	156,960



Description

Maintenance of the Boneyard Creek channel, including diversion and retention structures.

Location

The limits of Boneyard Creek maintained by the City of Urbana, from Gregory St. to the Saline Branch.

Purpose and Need

By various intergovernmental agreements, City of Urbana is responsible for Boneyard Creek channel maintenance to improve or maintain proper conveyance of flow. City of Champaign will reimburse Urbana for eligible expenses according to terms of the agreements.

Timeline

Annual maintenance program.

Changes from Previous CIP

None.

Capital Projects (FY27 Construction)

Sewer Lining

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40418 - STORM SEWER LINING	201 SWUF	-	660,000	389,376	404,951	421,149	437,995
40511 - SANITARY SEWER LINING	204 SAN	79,463	525,200	270,300	275,706	281,220	286,845
TOTAL		79,463	1,185,200	659,676	680,657	702,369	724,840



Description

Cured in place pipe (CIPP) lining of existing storm sewer mains and sanitary sewer collectors.

Location

142.9 miles of storm sewer mains and 102.4 miles of sanitary sewer mains City-wide.

Purpose and Need

Rehabilitation of pipe segments that are candidates for lining and which were identified through cleaning and televising inspections. Most pipes will be lined once in their service life. In order to line all sewers over a 50-year period, the annual allocation for lining would have to be \$1.4 million for storm and \$970,000 for sanitary.

Timeline

Annual rehabilitation program.
FY26 lining contract delayed due to new sewer data integration.

Changes from Previous CIP

Moderate increase in annual allocation for both storm and sanitary sewer lining. Major increase in storm sewer lining allocation after FY31 once the cleaning and televising allocation is reduced to a typical 10-year cycle.

Capital Projects (FY27 Studies & Plans)

Storm Sewer Abandonment Program

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40419 - STORM SEWER ABANDONMENT STUDY	201 SWUF	-	50,591	-	-	-	-



Description

Feasibility study for existing storm sewers located in backyard utility easements.

Location

Neighborhood with existing storm sewers in backyard utility easements, generally bounded by Florida Ave. to the south, Race St. to the east, Carle Park to the north, and Orchard St. to the west.

Purpose and Need

Existing backyard sewers may have originally been combined sewers (for storm and sanitary flow). Feasibility study to determine what purpose these sewers serve today and what improvements would be required to abandon the existing sewers. Private improvements at ground level on the backyard utility easements make access very difficult for maintenance or repair to these sewers.

Timeline

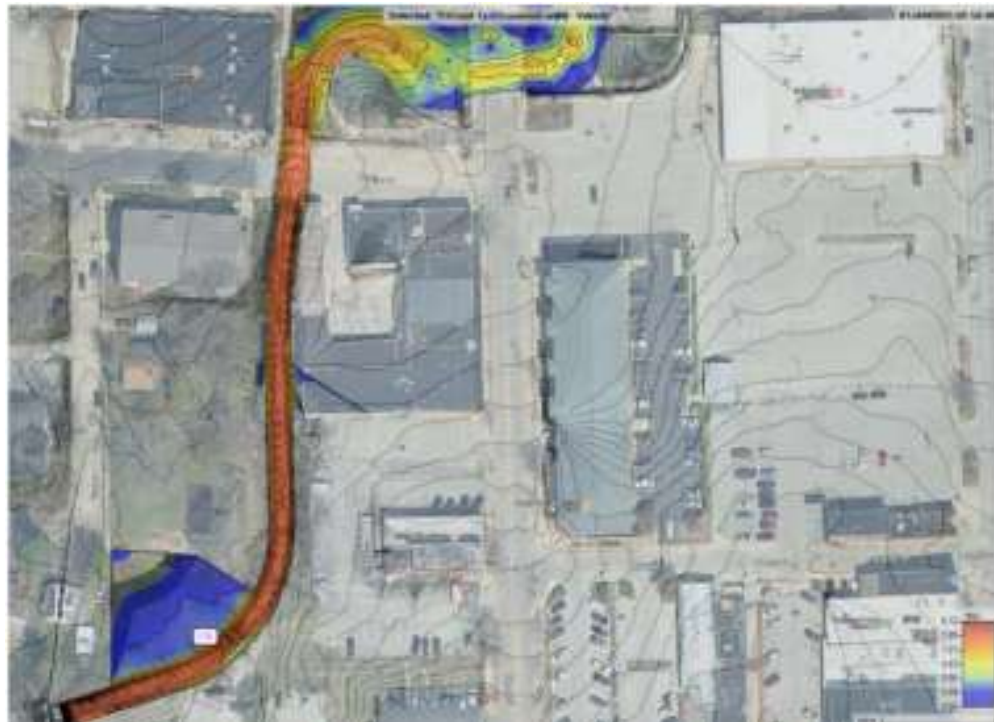
Study FY23-FY25. Implementation Plan FY27.

Changes from Previous CIP

Implementation plan delayed one year to FY27.

Boneyard Creek Crossing Improvements

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40414 - BONEYARD CREEK CROSSING IMPROVEMENT	201 SWUF	121,811	400,000	-	-	-	-
40169 - BONEYARD CREEK LIGHTING	344 CENT. TIF	187,380	-	-	-	-	-
TOTAL		309,191	400,000	0	0	0	0



Description

Design of a sedimentation basin upstream of Boneyard Creek Crossing to improve water quality and reduce maintenance needs.

Location

City-owned property adjacent to the Boneyard Creek at intersection of Wood St. and Locust St.

Purpose and Need

The addition of a sedimentation basin will improve water quality and reduce the deposition of solids at the Boneyard Creek Crossing during high-flow events. Design

Timeline

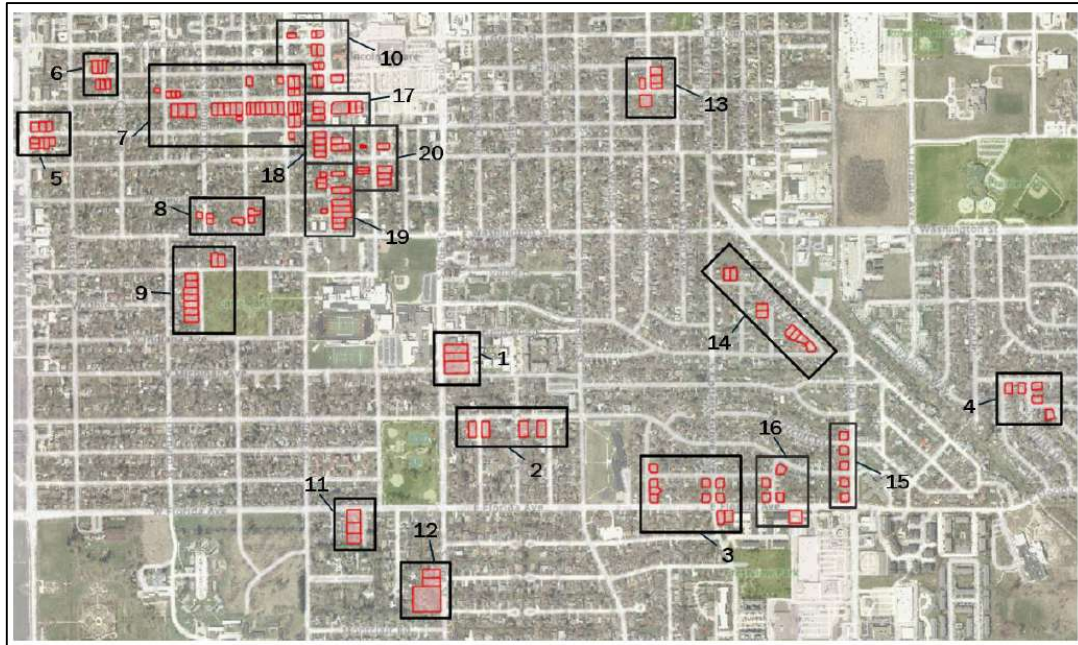
Design in FY27.
Construction after FY27, dependent on funding.

Changes from Previous CIP

New project.

Capital Projects Backlog (Not in CIP)

Public Sanitary Sewer Service Gaps



Description

Studies and improvements to fill in service gaps in the public sanitary sewer system. Solutions may include construction of new public sanitary sewer or conversion of an existing private sewer to City ownership and public use.

Location

Locations within the City of Urbana where a public sanitary sewer is not within a reasonable distance from the property.

Purpose and Need

Some properties in the City of Urbana are connected to the sanitary sewer system by privately-owned sewer laterals that serve multiple properties, while some properties have private sewage disposal (a septic system). Sewer laterals shared by multiple properties are not allowed for new construction or reconstruction. When private sewer laterals serve multiple properties, there is typically no written easement or agreement to establish the rights and responsibilities of the property owners, and this can result in private disputes when the shared sewer lateral is clogged or damaged. Private sewage disposal is not allowed when a public sanitary sewer is within a reasonable distance from the property, as defined by City Code.

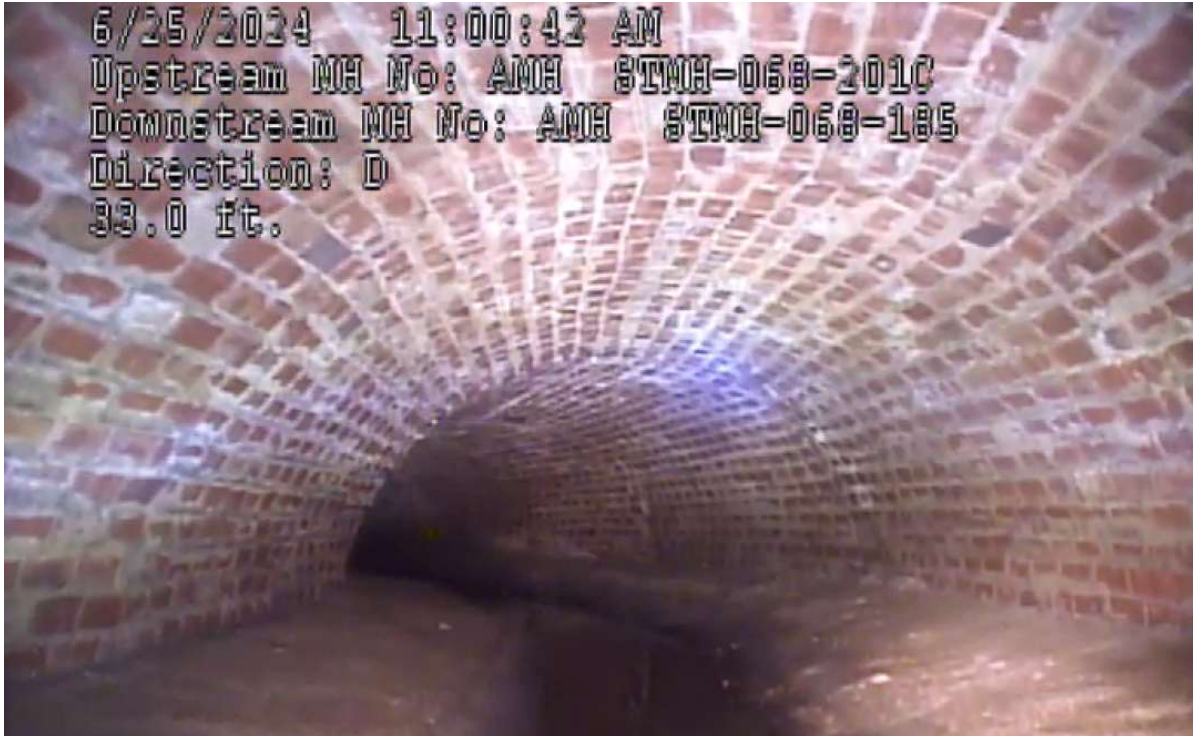
Timeline

Study FY24-FY25 to identify public sanitary sewer gaps throughout the City and propose feasible solutions.

Changes from Previous CIP

Study completed in FY25. Implementation moved to backlog pending funding.

Coler Avenue Brick Arch Storm Sewer



Description

Feasibility study for existing, large diameter brick arch storm sewer.

Location

Sewer line from Carle Park to Boneyard Creek, generally along Coler Ave. Sewer line is located under or adjacent to private buildings.

Purpose and Need

Public sewer lines located under or adjacent to private buildings present a risk for high maintenance costs or property damage that the City seeks to mitigate by relocating the existing sewers.

Timeline

Coler Ave. Study FY24 and FY25.

Changes from Previous CIP

Project moved to backlog, pending development of an implementation plan.

200 - CAPITAL REPLACMT & IMPROV FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
REVENUE							
40162 - EQUITY AND QUALITY OF LIFE PROJECTS	ARPA TRANSFER	300,000	-	-	-	-	-
40401 - BRIDGE MAINTENANCE PROJECTS	CITY OF CHAMPAIGN	30,000	-	-	-	-	-
40800 - CITY FACILITY IMPROVEMENT	ENERGY CREDITS / REBATES	100,000	-	-	-	-	-
40805 - FIRE STATION #2 CONSTR	DCEO GRANT - FIRE STATION #2	425,737	-	-	-	-	-
40806 - FIRE STATION #3 CONSTR	DCEO GRANT - FIRE STATION #3	425,737	-	-	-	-	-
50310 - ELEC VEHICLE FLEET	DCEO GRANT	210,000	-	-	-	-	-
	AMEREN INCENTIVE PROGRAM	37,200	-	-	-	-	-
49200 - FUND 200 - CIP	INTEREST INCOME	252,594	260,172	267,977	276,016	284,297	292,826
	TRANSFERS FROM GENERAL FUND	5,442,981	1,608,695	1,001,061	1,026,088	1,051,740	1,078,033
TOTAL REVENUE		7,224,249	1,868,867	1,269,038	1,302,104	1,336,037	1,370,859
OPERATIONS							
40112 - PAVEMENT MANAGEMENT	PAVEMENT MANAGEMENT SYSTEM	-	-	-	-	-	-
	PAVEMENT EVALUATIONS	36,643	-	-	-	-	-
40513 - CARLE SANITARY SEWER	PLANNING & CONSTRUCTION	54,000	146,000	-	-	-	-
40818 - FIRE STATION #3 DEMO		-	100,000	-	-	-	-
MAINTENANCE PROGRAMS							
40101 - SIDEWALK MAINTENANCE	SIDEWALK MAINTENANCE	61,587	-	-	-	-	-
40401 - BRIDGE MAINTENANCE PROJECTS	BRIDGE MAINTENANCE	78,900	-	-	-	-	-
40604 - ANNUAL SIGNAL CR&I	PLANNING & CONSTRUCTION	218,488	-	-	-	-	-
TOTAL O&M EXPENSE		449,618	246,000	-	-	-	-

200 - CAPITAL REPLACMT & IMPROV FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
	TOTAL REVENUE (PAGE 1)	7,224,249	1,868,867	1,269,038	1,302,104	1,336,037	1,370,859
	TOTAL O&M EXPENSE (PAGE 1)	449,618	246,000	-	-	-	-

CAPITAL PROJECTS							
40121 - UNIVERSITY: WRIGHT - MAPLE	UNIVERSITY AVE CONSTRUCTION	97,896	-	-	-	-	-
40146 - WARNING SIREN REPAIRS		-	50,000	-	-	-	-
40162 - EQUITY AND QUALITY OF LIFE PROJECTS	EQL CONSTRUCTION	1,083,534	50,000	-	-	-	-
ARP - EQL ARPA PROJECT	EQL SIDEWALK CONSTRUCTION	300,000	-	-	-	-	-
40172 - COUNTRY CLUB & PERKINS	PLANNING & CONSTRUCTION	431,010	-	-	-	-	-
40187 - SALT STORAGE FACILITY		120,000	-	-	-	-	-
40800 - CITY FACILITY IMPROVEMENT	STORAGE BUILDING	-	40,286	-	-	-	-
	SECURITY ENHANCEMENTS	90,000	50,000	-	-	-	-
	ADA ENHANCEMENTS	20,779	22,301	-	-	-	-
	PUBLIC WORKS CAMPUS IMP	602,621	-	-	-	-	-
	CITY HALL RENOVATIONS	-	200,000	-	-	-	-
	GENERAL FACILITIES REHAB	175,690	180,785	185,737	190,732	195,755	200,729
40805 - FIRE STATION #2 CONSTR	CONSTRUCTION	2,147,388	-	-	-	-	-
40806 - FIRE STATION #3 CONSTR	CONSTRUCTION	2,141,192	-	-	-	-	-
40807 - PUBLIC WORKS CAMPUS REHAB		6,500,000	500,000	-	-	-	-
40811 - LRC FACILITY IMPROVEMENTS		-	400,000	-	-	-	-
40817 - ROOFTOP SOLAR ARRAYS	CONSTRUCTION	-	174,000	-	150,000	-	-
40820 - COMMUNITY ENGAGE. FACILITY	OUTFITTING	-	45,000	-	-	-	-
50310 - ELEC VEHICLE FLEET		228,600	-	-	-	-	-
59365 - TRANSFER TO DEBT SERVICE FUND	TRANSFER TO DEBT SERVICE FUND	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
	TOTAL PROJECT EXPENSE	15,038,709	2,812,372	1,285,737	1,440,732	1,295,755	1,300,729
	TOTAL EXPENSE	15,488,327	3,058,372	1,285,737	1,440,732	1,295,755	1,300,729
	Net Revenue / (Expense)	(8,264,078)	(1,189,505)	(16,699)	(138,628)	40,281	70,130
	Beginning Fund Balance	9,851,647	1,587,569	398,064	381,365	242,737	283,018
	Ending Fund Balance	1,587,569	398,064	381,365	242,737	283,018	353,148

201 - STORMWATER UTILITY FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
REVENUE							
49201 - FUND 201 - CIP	STORMWATER UTILITY FEE	2,626,496	2,692,158	2,826,766	2,826,766	2,826,766	2,826,766
	INTEREST REVENUE	101,000	104,030	107,151	110,365	113,676	117,087
	BONEYARD CREEK MAINT REIMB	41,645	42,478	43,328	44,194	45,078	45,980
TOTAL REVENUE		2,769,141	2,838,666	2,977,245	2,981,326	2,985,521	2,989,833
OPERATIONS							
40404 - STREAM AND RAIN GAUGE MONITORING	STREAM AND RAIN GAUGE MONITOR.	20,858	31,380	21,915	22,463	23,024	23,600
40406 - MOSQUITO SURVELLIANCE/ABATEMENT	MOSQUITO PROGRAM	29,949	30,698	31,465	32,252	33,058	33,885
40407 - DRAINAGE DISTRICT PAYMENTS	DRAINAGE DISTRICT PAYMENTS	15,260	16,682	17,099	17,527	17,965	18,414
40408 - MS4 NPDES PERMIT FEE	MS4 NPDES PERMIT FEE	1,000	1,000	1,000	1,000	1,000	1,000
40409 - PUBLIC EDUCATION & OUTREACH	STORMWATER PUBLIC EDU OUTREACH	2,500	2,500	2,500	2,500	2,500	2,500
40410 - STORMWATER INCENTIVE PROGRAM	STORMWATER INCENTIVE PROGRAM	5,000	5,000	5,000	5,000	5,000	5,000
40411 - HAZARD. SUMP PUMP DISCH. ABATEMENT	HAZARDOUS SUMP PUMP	10,000	10,000	10,000	10,000	10,000	10,000
40412 - STORMWATER MANAGEMENT PLANNING	STORMWATER MANAGEMENT PLANNING	130,000	50,000	-	-	-	-
40413 - SUF BILLING COSTS	SUF BILLING COSTS	78,795	80,765	84,803	84,803	84,803	84,803
40421 - SWUF ERU MAPPING		-	10,000	10,000	10,000	10,000	10,000
40419 - STORM SEWER ABANDONMENT STUDY	STORM SEWER ABANDONMENT STUDY	-	50,591	-	-	-	-
49201 - FUND 201 - CIP	MISC EXPENSES	19,500	22,250	22,806	23,376	23,961	24,560
	TRANSFER TO GENERAL FUND	814,535	910,200	946,608	984,472	1,023,851	1,064,805
	TRANSFER TO VERF	86,156	90,464	94,987	99,736	104,723	109,959
MAINTENANCE PROGRAMS							
40400 - STORMWATER SEWER MISC. REPAIRS	STORMWATER IMPROVEMENTS	428,563	445,706	463,534	482,075	501,358	521,413
40402 - STORM SEWER CLEANING & TELEVISIONING	STORM CLEANING & TELEVISIONING	1,000,000	1,040,000	1,081,600	1,124,864	1,169,859	1,216,653
40405 - BONEYARD CREEK MAINTENANCE	BONEYARD CREEK MAINTENANCE	41,645	42,478	43,328	44,194	45,078	45,980
CAPITAL PROJECTS							
40414 - BONEYARD CREEK CROSSING IMPROVEMENT	PLANNING & CONSTRUCTION	121,811	400,000	-	-	-	-
40418 - STORM SEWER LINING	STORM SEWER LINING	-	660,000	389,376	404,951	421,149	437,995
TOTAL EXPENSE		2,805,572	3,899,713	3,226,021	3,349,214	3,477,329	3,610,566
Net Revenue / (Expense)		(36,431)	(1,061,047)	(248,776)	(367,888)	(491,809)	(620,733)
Beginning Fund Balance		2,171,529	2,135,098	1,074,052	825,275	457,388	(34,421)
Ending Fund Balance		2,135,098	1,074,052	825,275	457,388	(34,421)	(655,155)

202 - LOCAL MOTOR FUEL TAX FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
REVENUE							
40141 - TRAFFIC SIGNAL MAINTENANCE	STATE REIMB. - LT & SIGN	15,000	15,000	15,000	15,000	15,000	15,000
40188 - UNIVERSITY AVE SIDEWALK (EAST OF MAPLE ST)	PROPERTY OWNER REIMB.	-	750,000	-	-	-	-
49290 - OTHER REIMBURSEMENTS	INSURANCE CLAIMS	35,593	-	-	-	-	-
40606 - AMEREN REBATE PROGRAM	REBATE REVENUE	-	30,000	30,000	30,000	30,000	30,000
49202 - FUND 202 - CIP	LOCAL MFT	1,136,556	1,461,368	1,690,763	1,741,486	1,793,730	1,847,542
	INVESTMENT INCOME	118,000	121,540	125,186	128,942	132,810	136,794
TOTAL REVENUE		1,305,149	2,377,908	1,860,949	1,915,428	1,971,540	2,029,337
OPERATIONS							
40112 - PAVEMENT MANAGEMENT	PAVEMENT MANAGEMENT SYSTEM	19,600	20,000	20,000	20,000	200,000	20,000
	PAVEMENT EVALUATIONS	25,400	-	25,000	-	25,000	-
40120 - MISC. TRAFFIC STUDIES	MISC TRAFFIC STUDIES PLANNING	5,500	20,000	20,000	20,000	20,000	20,000
40171 - BRIDGE INSPECTIONS		-	30,000	-	30,000	-	30,000
40181 - MISC. MATERIAL TESTING	MISC. MATERIAL TESTING	15,000	15,000	15,000	15,000	15,000	15,000
MAINTENANCE PROGRAMS							
40101 - SIDEWALK MAINTENANCE	SIDEWALK MAINTENANCE	125,000	125,000	125,000	125,000	125,000	125,000
40108 - ANNUAL STREET PATCHING	LMFT ANNUAL STREET MAINTENANCE	200,000	300,000	300,000	300,000	300,000	300,000
40113 - BIKE LANES & SIDEPATHS	CONSTRUCTION	20,823	23,073	23,696	24,337	24,974	25,606
40114 - OIL & CHIP, SEAL, PRESERVATION	LMFT O&C, SEAL, PRESERVATION	899,485	800,000	600,000	600,000	600,000	600,000
40159 - ANNUAL JOINT SEAL AND CRACK PROGRAM	JOINT SEAL AND CRACK PROGRAM	200,000	40,000	40,000	40,000	40,000	40,000
40160 - ANNUAL PAVEMENT MARKING PROGRAM	PAVEMENT MARKING	29,000	30,000	30,000	30,000	30,000	30,000
40401 - BRIDGE MAINTENANCE PROJECTS	BRIDGE MAINTENANCE	-	50,000	-	20,000	-	-
40604 - ANNUAL SIGNAL CR&I	PLANNING & CONSTRUCTION	175,000	135,593	100,000	100,000	100,000	100,000
40608 - ELECTRICAL MISC. REPAIRS	CONSTRUCTION	96,150	75,000	75,000	75,000	75,000	75,000
CAPITAL PROJECTS							
40132 - WRIGHT ST: CHURCH TO COLUMBIA	PLANNING & CONSTRUCTION	135,500	-	-	-	-	-
40165 - COUNTRY CLUB RD: SALINE BR TO BROADWAY	PLANNING & CONSTRUCTION	-	325,000	-	-	-	-
40184 - HMA OVERLAY & RESURFACE	HMA OVERLAY & RESURFACE	157,158	1,100,000	1,000,000	500,000	500,000	500,000
40188 - UNIVERSITY AVE SIDEWALK (EAST OF MAPLE ST)	PLANNING & CONSTRUCTION	-	750,000	-	-	-	-
40606 - ANNUAL STREET LIGHTING CR&I	PLANNING	41,530	430,000	60,000	360,000	60,000	370,000
TOTAL EXPENSE		2,145,146	4,268,666	2,433,696	2,259,337	2,114,974	2,250,606
Net Revenue / (Expense)		(839,997)	(1,890,758)	(572,747)	(343,909)	(143,433)	(221,269)
Beginning Fund Balance		3,771,041	2,931,043	1,040,285	467,538	123,629	(19,805)
Ending Fund Balance		2,931,043	1,040,285	467,538	123,629	(19,805)	(241,073)

203 - MOTOR FUEL TAX FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
REVENUE							
40124 - LINCOLN: WASCHER - KILLARNEY	STBG/STPU CUUATS	122,500	650,000	-	-	-	-
	STBG/STPU CUUATS (NOTE 1)	-	-	5,200,000	-	-	-
	SS4A GRANT	81,152	-	-	-	-	-
40129 - BAKERS LANE MULTI-USE PATH	ITEP	1,037,450	-	-	-	-	-
	REBUILD	259,430	-	-	-	-	-
40135 - FLORIDA: WRIGHT - HILLCREST	STBG/STPU CUUATS	182,715	1,030,548	-	-	-	-
	RAISE GRANT (NOTE 2)	-	-	9,950,930	-	-	-
	TRANSPORTATION PROJECT FUNDING (NOTE 2)	-	-	500,000	-	-	-
40137 - FLORIDA MULTI-USE PATH	ITEP	-	-	729,050	-	-	-
	REBUILD	-	-	242,320	-	-	-
	LOCAL PROJ FUND	-	-	757,894	-	-	-
40149 - LINCOLN: GREEN - FLORIDA	STBG/STPU CUUATS (NOTE 1)	-	-	-	-	-	4,160,000
	COMMUNITY PROJ FUNDING (NOTE 1)	-	-	810,000	-	-	-
49203 - FUND 203 - CIP	STATE MFT ALLOTMENT	960,406	974,812	989,434	1,004,276	1,018,574	1,033,306
	STATE MFT TRF	842,461	855,098	867,925	880,944	893,486	906,409
	2.5% INTEREST REVENUE	161,000	165,830	170,805	175,929	181,207	186,643
TOTAL REVENUE		3,647,114	3,676,288	20,218,358	2,061,148	2,093,268	6,286,358

CAPITAL PROJECTS							
40124 - LINCOLN: WASCHER - KILLARNEY	PLANNING & CONSTRUCTION	273,433	813,000	6,500,000	-	-	-
40129 - BAKERS LANE MULTI-USE PATH	PLANNING & CONSTRUCTION	2,065,975	-	-	-	-	-
40133 - PHILO & COLORADO	PLANNING & CONSTRUCTION	1,547,630	-	-	-	-	-
40134 - SPRINGFIELD: WRIGHT TO MCCULL	PLANNING & CONSTRUCTION	2,091,801	-	-	-	-	-
40135 - FLORIDA: WRIGHT - HILLCREST	PLANNING & CONSTRUCTION	2,021,394	-	10,946,000	-	-	-
40137 - FLORIDA MULTI-USE PATH	PLANNING & CONSTRUCTION	14,837	-	1,760,000	-	-	-
40149 - LINCOLN: GREEN - FLORIDA	PLANNING & CONSTRUCTION	-	-	810,000	810,000	3,700,000	5,200,000
40163 - GOODWIN: GREEN - UNIVERSITY	PLANNING	-	-	-	-	-	260,000
40164 - FLORIDA: JAMES CHERRY - CURTISS	PLANNING	-	-	-	-	-	90,000
40167 - BONEYARD CREEK BRIDGE REPAIR	PLANNING & CONSTRUCTION	7,894	280,000	-	-	-	-
40168 - VINE AND ILLINOIS	PLANNING	455,285	-	-	3,050,000	-	-
40186 - VINE: FLORIDA TO WASHINGTON	PLANNING & CONSTRUCTION	-	-	-	-	-	260,000
TOTAL EXPENSE		8,478,248	1,093,000	20,016,000	3,860,000	3,700,000	5,810,000

NOTES:

1.) GRANT FUNDING HAS NOT BEEN AWARDED. PROJECT CONTINGENT ON GRANT FUNDING.

2.) GRANT FUNDING HAS BEEN AWARDED BUT NOT SECURED WITH A GRANT AGREEMENT. PROJECT CONTINGENT ON GRANT FUNDING.

Net Revenue / (Expense)	(4,831,134)	2,583,288	202,358	(1,798,852)	(1,606,732)	476,358
Beginning Fund Balance	5,514,979	683,845	3,267,133	3,469,491	1,670,640	63,907
Ending Fund Balance	683,845	3,267,133	3,469,491	1,670,640	63,907	540,265

204 - SANITARY SEWER FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
REVENUE							
49204 - FUND 204 - CIP	TRANSFER FROM ARPA	761,942	-	-	-	-	-
	SEWER BENEFIT FEE	1,420,132	1,491,139	1,559,081	1,621,444	1,686,302	1,753,754
	TRANSFER FROM GENERAL FUND	-	400,000	-	-	-	-
	INVESTMENT INCOME	37,888	39,025	40,195	41,401	42,643	43,923
TOTAL REVENUE		2,219,962	1,930,163	1,599,276	1,662,845	1,728,945	1,797,676
OPERATIONS							
40501 - SANITARY SEWER PRIVATE TO PUBLIC	SAN. SEWER PRIVATE TO PUBLIC	-	25,000	25,000	25,000	25,000	25,000
40503 - SBF BILLING COSTS	SBF BILLING COSTS	52,599	54,124	55,544	57,036	58,519	59,628
40504 - ILLEGAL CONNECTION REIMBURSEMENT	ILLEGAL CONNECTION REIMBURSEME	2,000	4,000	4,000	4,000	4,000	4,000
40505 - SEWER LATERAL REIMBURSEMENT	SEWER LATERAL REIMBURSEMENT	100,000	75,000	75,000	75,000	75,000	75,000
40506 - OVERHEAD SEWER REIMBURSEMENT	OVERHEAD SEWER REIMBURSEMENT	10,500	10,500	10,500	10,500	10,500	10,500
40514 - SANITARY PLANNING AND GIS	GIS PLANNING SANITARY	-	20,000	-	-	-	-
49204 - FUND 204 - CIP	OTHER SERVICES	16,500	18,650	19,116	19,594	20,084	20,586
	TRANSFER TO GENERAL FUND	1,192,284	1,308,468	1,360,807	1,415,239	1,471,849	1,530,722
	TRANSFER TO VERF	4,505	4,730	4,967	5,215	5,476	5,750
MAINTENANCE PROGRAMS							
40500 - SANITARY SEWER MISC. REPAIRS	SANITARY SEWER IMPROVEMENTS	357,002	270,300	275,706	281,220	286,845	292,581
CAPITAL PROJECTS							
40511 - SANITARY SEWER LINING	SANITARY SEWER LINING	79,463	525,200	270,300	275,706	281,220	286,845
ARP - ARPA LATERAL LINING	ARPA LATERAL LINING	762,354	-	-	-	-	-
TOTAL EXPENSE		2,577,207	2,315,972	2,100,940	2,168,510	2,238,492	2,310,612
Net Revenue / (Expense)		(357,245)	(385,809)	(501,664)	(505,665)	(509,548)	(512,936)
Beginning Fund Balance		991,535	634,291	248,482	(253,183)	(758,848)	(1,268,395)
Ending Fund Balance		634,291	248,482	(253,183)	(758,848)	(1,268,395)	(1,781,331)

331 - COMMUNITY DEV GRANTS FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
MAINTENANCE PROGRAMS							
40170 - CDBG SIDEWALKS	PLANNING & CONSTRUCTION	374,784	100,000	100,000	100,000	100,000	100,000
TOTAL EXPENSE		374,784	100,000	100,000	100,000	100,000	100,000

344 - CENTRAL TIF PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
OPERATIONS							
50518 - CENTRAL TIF DEMOLITION	CENTRAL TIF DEMOLITION	689,006	700,000	3,000,000	-	-	-
52105 - PARKING GARAGE FEASIBILITY STUDY		-	50,000	-	-	-	-
MAINTENANCE PROGRAMS							
40175 - CENTRAL TIF SIDEWALKS	PLANNING & CONSTRUCTION	50,000	50,000	50,000	50,000	50,000	50,000
40405 - BONEYARD CREEK PARK MAINTENANCE	BONEYARD CREEK PARK MAINTENANCE	80,800	65,000	65,000	65,000	65,000	65,000
40607 - CENTRAL TIF STREET LIGHTS		50,000	50,000	50,000	50,000	50,000	50,000
CAPITAL PROJECTS							
40168 - VINE AND ILLINOIS	PLANNING & CONSTRUCTION	-	-	-	500,000	-	-
40169 - BONEYARD CREEK LIGHTING	CONSTRUCTION	187,380	-	-	-	-	-
TOTAL EXPENSE		1,057,186	915,000	3,165,000	665,000	165,000	165,000

500 - PARKING FUND

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
MAINTENANCE PROGRAMS							
40700 - PARKING GARAGE REHAB	GARAGE REHAB/IMPROVEMENTS	58,403	300,000	-	-	-	-
40702 - PARKING SIGN MAINTENANCE		-	70,000	-	-	-	-
40900 - PARKING LOT MAINTENANCE	PARKING LOT MAINTENANCE	-	50,000	50,000	50,000	50,000	50,000
TOTAL EXPENSE		58,403	420,000	50,000	50,000	50,000	50,000

Appendix A: Priority Scoring Systems

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Transportation Capital Projects

The City of Urbana uses a scoring system to guide prioritization of transportation capital projects. In this system, a total priority score is calculated for each street segment as the sum of seven category scores: Safety Record, Functional Classification of the Street, Pavement Condition, Funding Assistance, Project Linking, Bus Route, and Community Development Target Area (CDTA). The total score ranges from 0 to 100, with 100 representing the highest priority project. Each category has a maximum score according to the relative importance assigned to it. The relative importance of each category was determined by a committee of staff in the Public Works Department. A transportation project consists of one or more street segments, and each project is assigned the highest total score from one of its street segments.

$$\text{Total Priority Score} = \text{Safety} + \text{Class} + \text{Condition} + \text{Funding} + \text{Linking} + \text{Bus} + \text{CDTA}$$

$$\text{Max. Score} = 100.0 = 25.2 + 22.4 + 17.0 + 12.9 + 11.6 + 8.2 + 2.7$$

The following discussion explains each category in more detail, lists what criteria are used to assign a score to each street segment, and cites data sources, as appropriate.

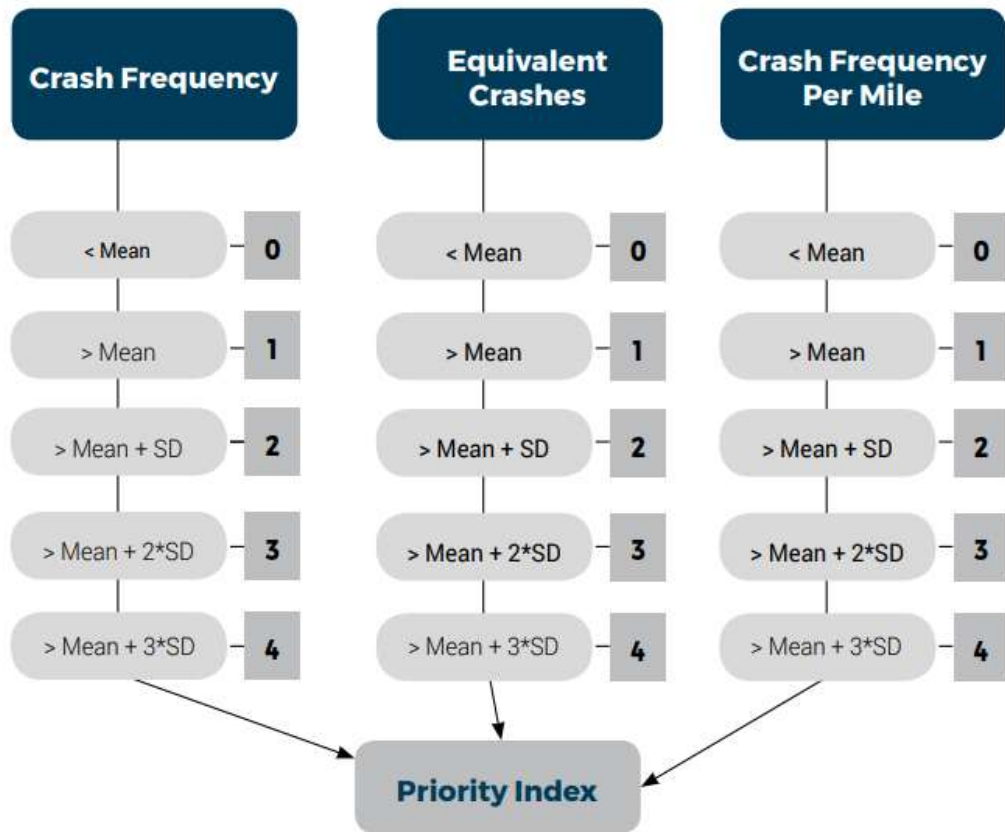
Safety Record

Max. Score = 25.2

Score	Criteria
25.2	Segment or intersection in Regional Safety Plan
0 - 25.2	Max. of Segment or intersection safety record score

Safety is the most important category in the scoring system, and staff looks to crash records to identify safety problems. The Champaign County Regional Planning Commission (RPC) provided the City of Urbana with a way to systematically quantify safety priority locations with a Priority Index. RPC determined a Priority Index for each street segment and intersection in the City of Urbana through a statistical analysis of the most recent five years of available crash records (2017 through 2021).

The Priority Index is the sum of three metrics: Crash Frequency (up to 4 points), Equivalent Crashes (up to 4 points), and Crash Frequency per Mile (up to 4 points). Each metric is assigned points based on how much the street segment's crash statistics exceed the average (mean) value, in terms of standard deviations (SD) from the mean. The metric for Equivalent Crashes gives more weight to crashes with a fatality (25 times) or an incapacitating injury (10 times) compared with other types of crashes with injuries. Crash Frequency per Mile only counts for street segments. Therefore, the maximum Priority Index for segments is 12 (4+4+4), whereas the maximum Priority Index for intersections is 8 (4+4+0).



Flow Chart of Crash Statistics and Priority Index

$$\text{Crash Frequency (no. per year)} = \frac{K + A + B + C}{\text{Study Period (yrs)}}$$

$$\text{Equivalent Crashes (no. per year)} = \frac{25K + 10A + B + C}{\text{Study Period (yrs)}}$$

$$\text{Crash Frequency per Mile (no. per year, per mile)} = \frac{\text{Crash Frequency (no. per year)}}{\text{Segment Length (miles)}}$$

Table of Standard Crash Injury Codes

Injury Code	Description
K	Fatal
A	Incapacitating Injury
B	Non-incapacitating Injury
C	Reported Injury / Not Evident
O	No Indication of Injury

The Priority Indices for each street segment and intersection are then converted to a score for our priority scoring system using the following formulas. Each street segment in the City is then assigned the maximum of its Segment Score or Intersection Score, if the segment is part of an intersection.

$$\text{Segment Safety Record Score} = \frac{\text{Segment Priority Index} \times 25.2}{12}$$

$$\text{Intersection Safety Record Score} = \frac{\text{Intersection Priority Index} \times 25.2}{8}$$

Sources:

- [Champaign-Urbana Urban Area Safety Plan](#)
- [Champaign County Traffic Crash Dashboard](#)

Functional Classification of Streets

Max. Score = 22.4

Score	Criteria
22.4	Other Principal Arterial
20.2	Minor Arterial
17.9	Major Collector
15.7	Minor Collector
13.4	Local Street
9.0	Alley
4.5	Parking Lot

Functional classification is based on the importance of a route to the transportation network, and each street is assigned a functional classification through a process that involves the Champaign-Urbana Urbanized Area Transportation Study (CUUATS) and the Illinois Department of Transportation (IDOT).

Source:

- [Illinois Roadway Analysis Database System \(IROADS\)](#)

Pavement Condition

Max. Score = 17.0

The pavement condition is measured by the Pavement Condition Index (PCI) for all pavement surfaces except for brick streets. All streets in the City of Urbana were scanned by vehicle-mounted sensors in 2024 and assigned a PCI. The PCI for each street segment is converted to a condition score for our priority system using the following equation. A high PCI indicates good condition, whereas a high pavement condition score indicates poor condition.

$$\text{Pavement Condition Score} = (100 - \text{Pavement Condition Index (PCI)}) \times 0.170$$

PCI Condition Ranges			
Excellent		100-86	100 – 65: Feasible for pavement preservation
Very Good		85-71	
Good		70-56	
Fair		55-41	64 - 0: Not feasible for pavement preservation
Poor		40-26	
Very Poor		25-11	
Failed		10-0	

PCI Ranges and Descriptive Condition
(IDOT Bureau of Local Roads and Streets Manual)

Source:

- [Urbana Pavement Condition Dashboard](#)

Funding Assistance

Max. Score = 12.9

Score	Criteria
12.9	Eligible for 80-100% assistance
9.7	Eligible for 50-79% assistance
6.5	Eligible for 20-49% assistance
3.2	Eligible for less than 20% assistance
0.0	Not eligible for assistance
3.2	Eligible for CDBG assistance (additive score)
3.2	Eligible for TIF assistance (additive score)
3.2	Eligible for DCEO assistance (additive score)

“Funding assistance” is considered any funding that is outside the typical funds available for transportation projects, such as CR&I, State MFT, or Local MFT. Federal funds available through CUUATS (STBG/STPU) are periodically available to Urbana, so it is not considered outside funding for the purpose of the scoring system.

The additive scores for CDBG, TIF, or DCEO eligibility will be calculated as a fraction of 3.2 if a road segment is partially within or on the border of an eligible area.

Sources:

- [Community Development Target Areas \(CDTA\) map, see Evaluation of Equity Metrics section.](#)
- [Tax Increment Financing \(TIF\) map for TIF funding eligibility](#)
- [Illinois Department of Commerce and Economic Opportunity \(DCEO\) underserved areas map for DCEO funding eligibility](#)

Project Linking

Max. Score = 11.6

Score	Criteria (each is additive)
2.3	Multiple contiguous pavement sections with similar pavement condition
2.3	Partnership with other agency
2.3	Sewer or utility reconstruction within pavement is warranted
1.2	Drainage problems related to street surface
1.2	Traffic signal improvements are warranted (a top 20 intersection in traffic signal asset management plan)
1.2	Bridge improvements are warranted
1.2	Pedestrian or bicycle improvements are warranted (bicycle or pedestrian master plan recommendation)

Sources:

- [Urbana Bicycle Master Plan 2016](#)
- [Urbana Pedestrian Master Plan 2020](#)

MTD Bus Route

Max. Score = 8.2

Score	Criteria
8.2	Street is on an MTD bus route
0.0	Street is not on an MTD bus route

Source:

- [Champaign-Urbana Mass Transit District \(MTD\) Route Maps](#)

Community Development Target Area

Max. Score = 2.7

Score	Criteria
2.7	Street within a CDTA
1.4	Street partially within a CDTA
0.0	Street not within any CDTA

A Community Development Target Area (CDTA) is a block group within a census tract that meets certain low-to-moderate income thresholds set by the City of Urbana.

Source:

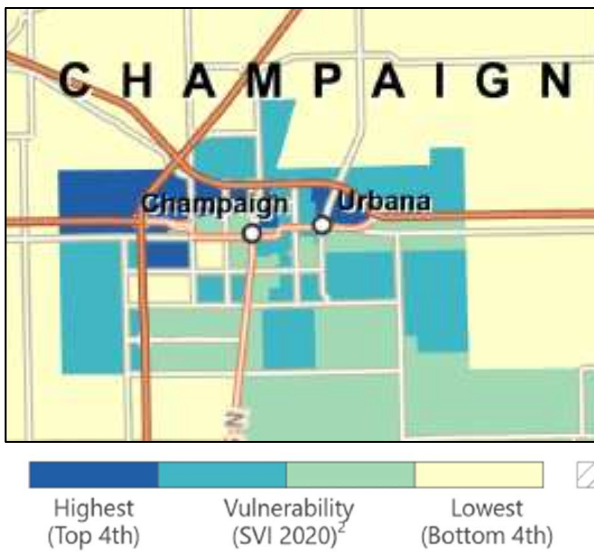
- [Community Development Target Areas \(CDTA\) map, see Evaluation of Equity Metrics section.](#)

Evaluation of Equity Metrics

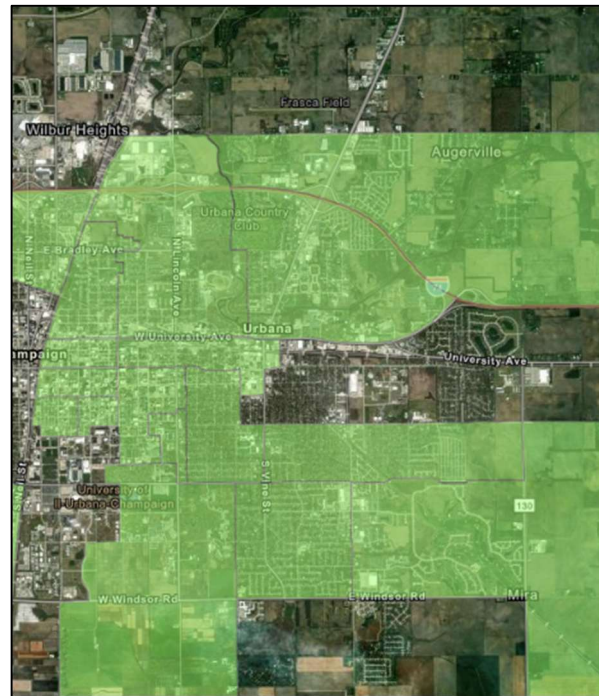
May 7, 2024

In the City of Urbana, a 2022-2023 goal of the Mayor and City Council was to increase investment in infrastructure equity. An action step for this goal is to incorporate an “equity lens” into priorities evaluation. Staff evaluated different metrics that represent equity considerations and have already been mapped, making them readily applicable to street segments or other project areas. The metrics considered were the Social Vulnerability Index from the Center for Disease Control (CDC), Underserved Areas from the Illinois Department of Commerce and Economic Opportunity (DCEO), Environmental Justice Demographic Indices from the Environmental Protection Agency (EPA), Community Development Target Areas (CDTA) from the City of Urbana, and Equitable Transportation Community metrics from the US DOT.

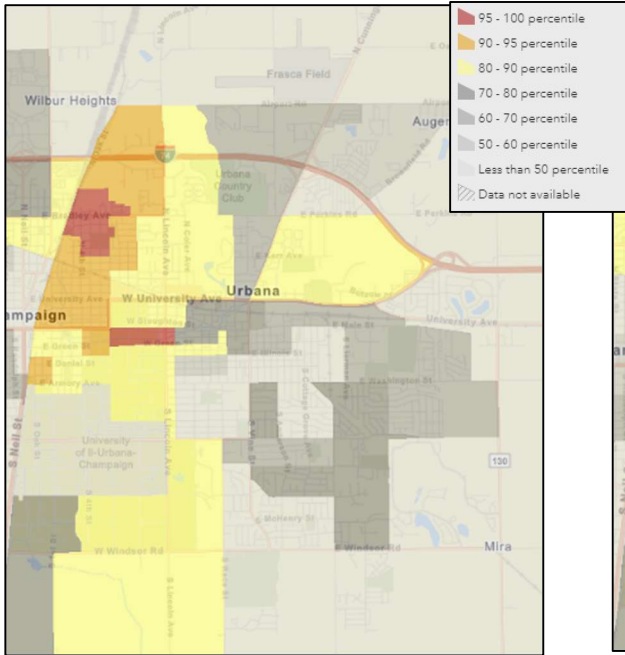
Below are map images for the different equity metrics considered, along with web links to data sources.



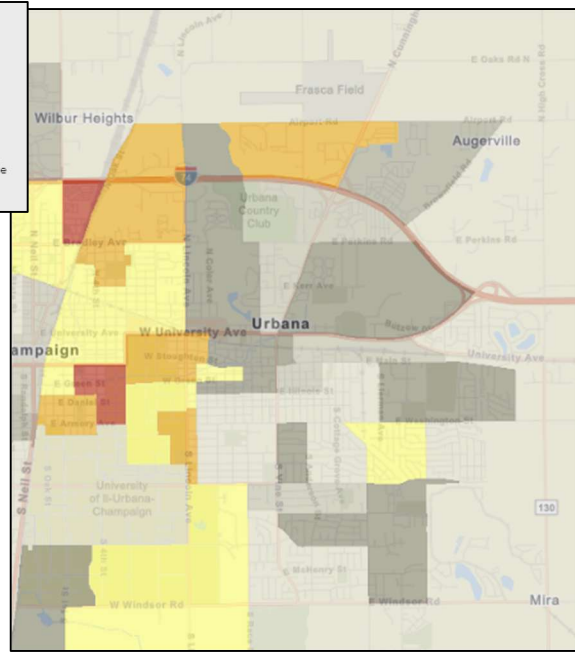
[CDC/ATSDR Social Vulnerability Index](#)



[DCEO Underserved Areas](#)

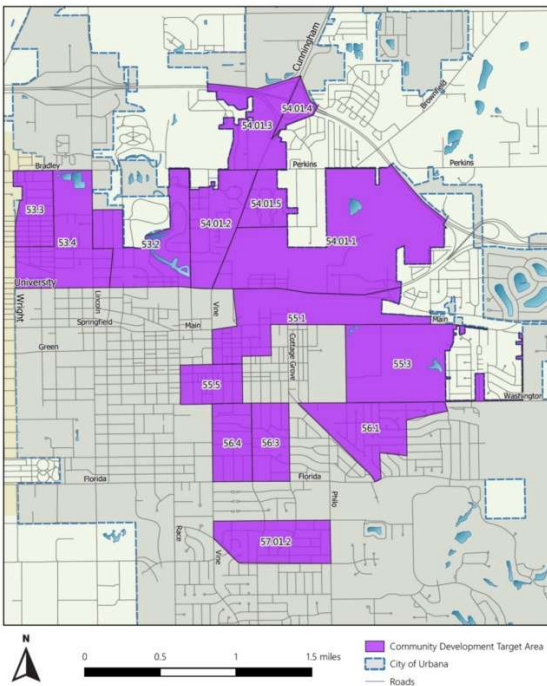


[EPA Environmental Justice Demographic Index](#)

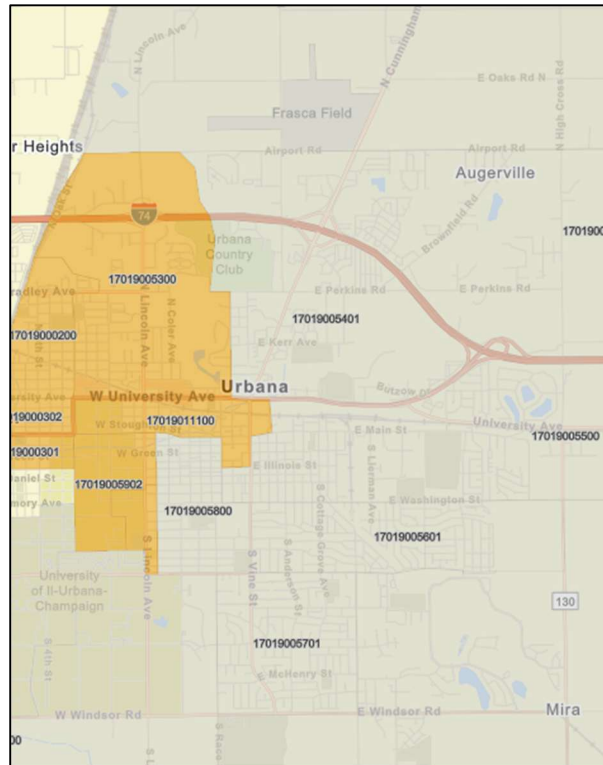


[EPA Environmental Justice Supplemental Demographic Index](#)

Community Development Target Area



[Comm. Develop. Target Areas \(CDTA\)](#)



[US DOT Equitable Transportation Community](#)

Staff selected CDTA as the most effective equity metric because it identifies areas of the City with low-to-moderate income populations, the data is mapped by the Champaign County Geographical Information System (GIS) Consortium (making it readily available and easy to use), and CDTA is determined at the block group level, which is a subset of census tracts, allowing for an analysis of census data in smaller population groups. By comparison, the CDC Social Vulnerability Index, the DCEO Underserved Area, and the US DOT Equitable Transportation Community are metrics determined at the census tract level, leading to conclusions that are less meaningful for a community the size of Urbana's. The US Census Bureau defines block groups as containing between 600 and 3,000 people, whereas census tracts contain between 1,200 and 8,000 people.

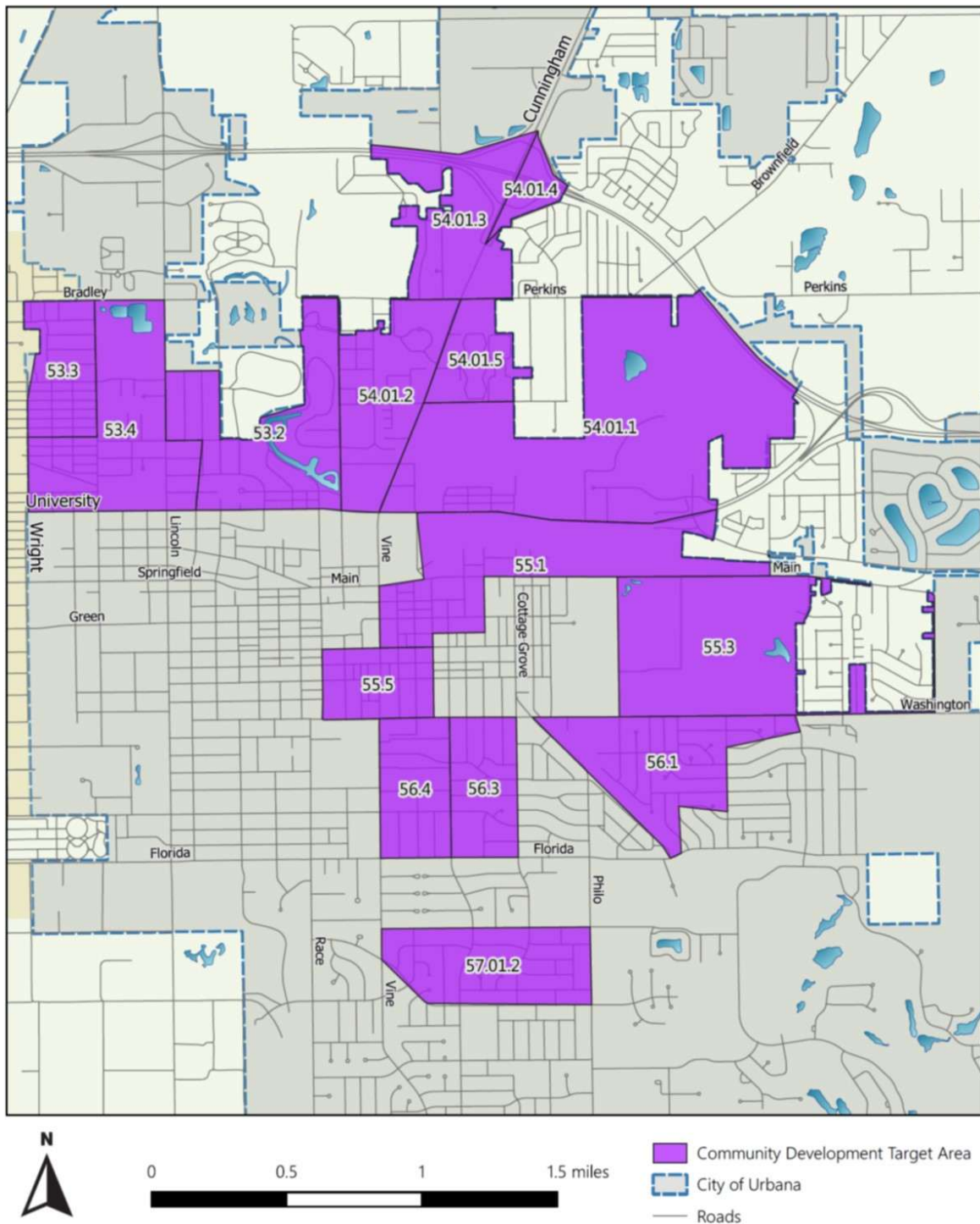
By choosing CDTA as the equity metric, the focus is on income disparity across the City. The underlying assumption is that the concentration of low-to-moderate income households in certain areas of the City may have resulted, in part, from historic discriminatory practices and disinvestment in underserved communities. Staff considered this approach to be the most straight-forward and objective proxy for historical inequity. Staff did not attempt to account for other demographic data commonly associated with historical inequity, including but not limited to race, disability, age, gender, sexual orientation, language, religion, and criminal history.

The EPA Environmental Justice socioeconomic indicators attempt to account for populations such as low-income, people of color, unemployment, less than high school education, limited English speaking, and low life expectancy. However, when the EPA Environmental Justice metrics are applied in Urbana, they appear to favor college student populations over other low-income populations in the City.

By providing additional priority points to capital projects in CDTA, the intention is to begin to shift infrastructure investment to historically underserved areas of the City and thereby improve quality of life and property values in those areas.

Considering the eligibility of a capital project for Community Development Block Grant (CDBG) funding is another way that equity is incorporated into the scoring system. Because there is a direct relationship between CDTA and CDBG eligibility, any project within a CDTA gets points for both the CDTA category and for the funding assistance category.

Community Development Target Area





MEMORANDUM TO THE MAYOR AND CITY COUNCIL

Meeting: June 1, 2026, Committee of the Whole
Subject: An Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16)

Summary

Action requested

City Council is being asked to approve a Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16, Urbana).

Brief Background

The permitted use of the space supports a range of public service functions, including community engagement, violence prevention programming, public safety services, administrative operations, training, and collaboration with partners.

Relationship to City Services and Priorities

Impact on Core Services

Approving the lease will enable the Urbana Police Department to have a presence in the Philo Road area, providing a space to create and promote neighborhood relationships.

Strategic Goals and Plans

N/A

Previous Council Actions

In FY25, City Council designated \$30,000 towards the lease of a space for community engagement, violence prevention programming, public safety services, administrative offices, meetings, and public outreach in the Philo Road neighborhood.

Discussion

The proposed lease establishes a three-year initial term beginning upon execution and completion of all delivery requirements, with an anticipated Delivery Date of June 1, 2026. Rent will commence on the Delivery Date at a base rate of \$2,500 per month in the first year, with annual increases of 3%, providing predictable cost escalation for budgeting purposes. The lease also includes two optional two-year renewal periods, allowing for up to four additional years of occupancy. To exercise these options, the tenant must provide written notice at least 120 days prior to the

expiration of the current term, with all renewal periods maintaining the same terms and a continued 3% annual rent increase. The agreement is structured as a modified gross lease, with the landlord responsible for a proportionate share of property taxes, building insurance, and common area maintenance, while the tenant is responsible for utilities. For utilities that are not separately metered, the tenant will pay a flat monthly reimbursement of \$150. The lease also provides access to shared and ADA-accessible restrooms, as well as secondary rear exit access through an adjacent suite, ensuring both operational flexibility and compliance with safety and accessibility requirements.

Recommendation

City Council is being asked to approve A Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16).

Next Steps

If approved, Mayor DeShawn Williams will execute the lease.

Attachments

1. An Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16)
2. Lease Agreement

Originated by: Lisa Curtiss, Executive Assistant

Reviewed: Zachery Mikalik, Deputy Chief of Police

Approved: Darius L. White, City Administrator

RESOLUTION NO. _____

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A
LEASE**

(1717 Philo Road, Suite 16)

WHEREAS, the City of Urbana (the “City”) is an Illinois municipal corporation and a home rule unit of local government pursuant to Section 6 of Article VII of the Illinois Constitution of 1970 and the statutes of the State of Illinois; and

WHEREAS, the City Council approved a budget on December 10, 2024, (Ordinance No. 2024-11-036) that, among other things designated funding in the Police Department budget for a Community Engagement space; and

WHEREAS, after searching for suitable space on Philo Road, the space at 1717 Philo Road, Suite 16; and

WHEREAS, the City and the owner of 1717 Philo Road, Suite 16 have negotiated lease terms acceptable to both parties as reflected in the attached Lease; and

WHEREAS, the City Council, after due consideration, finds that approval of the lease terms is in the best interest of the residents of the City and is desirable for the welfare of the City's government and affairs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

That the Lease, including the terms thereof as set forth in the form of such Lease as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted, be and the same is hereby authorized and approved.

Section 2.

That the Mayor of the City of Urbana, Illinois, shall be and is hereby authorized to execute and deliver such Lease (with leave for minor modifications that do not materially change the terms) and any related documents granted in Section 1, and the City Clerk of the City of Urbana, Illinois, be and the same is authorized to attest to said execution of said Lease and related documents as so authorized and approved for and on behalf of the City of Urbana, Illinois.

Section 3.

That this Ordinance shall be in full force and effect from and after its passage.

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 meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2026.

Yays: _____

Nays: _____

Abstentions: _____

Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2026.

DeShawn B. Williams, Mayor

**SUNNYCREST CENTER SHORT TERM LEASE
URBANA, ILLINOIS**

LANDLORD: HD REAL ESTATE GROUP, LLC
c/o Jeffrey M. Davis
306 W. Church St.
Champaign, Illinois 61820
(217) 819-4335 - office
(217) 840-2829 - cell
jdavis@meyercafel.com

TENANT: City of Urbana

Telephone: _____
Email: _____

SUITE: 16

SUNNYCREST CENTER LEASE

THIS LEASE is between the HD Real Estate Group, LLC, hereinafter referred to as "Landlord", and the City of Urbana, hereinafter referred to as "Tenant", in consideration of the mutual promises herein contained and for other good and valuable consideration:

W I T N E S S E T H :

I. LEASE OF THE PREMISES

Section 1. The Demised Premises. Landlord leases to Tenant and Tenant leases from Landlord, upon and subject to the covenants, terms, and provisions of this lease, the premises known as Suite 16 which is approximately 2,715 square feet, and shall be referred to hereinafter as the "Demised Premises", within the SUNNYCREST CENTER at 1717 Philo Road (aka 1303 E. Florida Ave.), Urbana, Illinois 61802. Tenant shall have the Demised Premises for the duration of the Demised Term, unless terminated sooner in compliance with the terms and provisions of this lease.

II. TERM

Section 2.1 The Demised Term. The term of this lease is for a period of three (3) years from the rent commencement date which shall be hereinafter referred to as the "Demised Term".

The beginning date of the Demised Term shall be: July 1, 2026.

The delivery date for possession of the Premises is expected to be July 1, 2026

The rent commencement date shall be July 1, 2026

The termination date of the Demised Term shall be: June 30, 2029.

Tenant shall have the option to renew the lease for two (2) two-year periods. Tenant may exercise its option by providing written notice of the exercise the option on or before the date that is 120 days prior to the then termination date.

Section 2.2 Non-Appropriation; Termination for Convenience. Notwithstanding any provision of this Lease to the contrary, Tenant’s obligations hereunder are contingent upon the availability and appropriation of funds by the Urbana City Council. In the event that sufficient funds are not appropriated or otherwise made available for the payment of rent or other obligations under this Lease in any fiscal year, Tenant may terminate this Lease upon written notice to Landlord, without penalty or further obligation, effective at the end of the last fiscal period for which funds have been appropriated. Tenant agrees to provide reasonable notice of such non-appropriation.

Beyond non-appropriation, tenant may terminate this Lease for any other reason or no reason upon ninety (90) days’ prior written notice to Landlord. Upon such termination, Tenant shall pay all rent and other charges accrued through the effective date of termination, and neither party shall have any further obligation hereunder, except for obligations that expressly survive termination.

III. USE OF THE PREMISES

Section 3.1. Permitted Use. The Demised Premises may be used for community engagement, violence prevention programming, public safety services, administrative offices, meetings, training, public outreach, and other lawful governmental or quasi-governmental purposes, including activities conducted in coordination with nonprofit or governmental partners. Such use may include periodic public gatherings and events reasonably related to Tenant’s operations.

Section 3.2. Operation of Premises. Tenant shall, at its own expense, promptly comply with and carry out all orders, laws, ordinances, and regulations promulgated by any duly

constituted governmental authority and affecting the cleanliness, safety, use, and occupation of the Demised Premises.

Section 3.3. Right to Use Premises. If Tenant pays the rent and meets the other conditions and covenants of this lease, it shall have the right to use the Demised Premises for the purposes of its business as stated herein.

IV. RENT

Section 4. Rent. Tenant shall pay, without demand, to Landlord at his office address, HD Real Estate Group, LLC, 306 W. Church St., Champaign, IL 61820, or at such place or places as Landlord shall designate from time to time in writing, rent for the Demised Premises in the amount of \$2,500.00 per month until May 31, 2027 and monthly rent shall increase annually by 3% every June 1st. The first payment is due on the rent commencement date with like payments due on the 1st day of each month. If rent is not paid by the 5th of any month, a late fee in the amount of \$100 will be assessed and interest shall accrue on the unpaid rent at the rate of the lesser of nine percent (9%) per annum or the maximum rate permitted by Illinois law.

V. LIMITED COMMON AREA ACCESS AND USE

Section 5.1 Internal Common Area Access and Use. Tenant shall have full access to and use of the internal common areas including the use of the bathrooms located on the first floor and restrooms located directly outside the suite for ADA accessible restrooms. Tenant requires secondary rear exit access through suite 36, utilizing a shared access point of the south building entrance/emergency exit.

Section 5.2 Outdoor Common Area Access and Use. Tenant shall have the non-exclusive right to use adjacent exterior common areas, including portions of the parking lot, for occasional community programming, outreach events, and service delivery, subject to reasonable coordination with Landlord and provided such use does not unreasonably interfere with other tenants.

VI. OPERATION AND MAINTENANCE OF EXTERIOR COMMON AREA

Section 6.1 Maintenance and Repair of Exterior Common Area. Landlord shall maintain, repair, and clean the exterior common areas including the parking lot, sidewalks, and roadway. This includes cleaning of the sidewalk immediately to the east of the Demised Premises as needed, and snow plowing the road as needed.

Tenant may from time to time use portions of the exterior common areas for community events and programming as permitted under this Lease. Tenant shall be responsible for reasonable cleanup of trash and debris generated by such events and shall return the used areas to

substantially the same condition as existed immediately prior to the event, reasonable wear and tear excepted.

Tenant shall not be responsible for (a) ordinary maintenance of the exterior common areas, (b) pre-existing conditions, or (c) repairs except to the extent damage is caused by the negligent or willful acts or omissions of Tenant, its employees, agents, contractors, or invitees.

Tenant shall provide Landlord with reasonable prior notice of events expected to materially impact parking or common area use and shall coordinate in good faith to minimize disruption to other tenants.

Section 6.2 Safety and Security. Landlord shall maintain all exterior common areas, including parking lots and walkways, in a safe condition, including adequate lighting consistent with commercially reasonable standards. Tenant may, at its option and expense, implement additional security measures, including cameras or personnel, provided such measures comply with applicable law.

Section 6.3 Parking Rights. Tenant, its employees, and invitees shall have non-exclusive rights to use the parking areas serving Sunnycrest Center. Landlord shall not designate or restrict parking in a manner that materially interferes with Tenant's operations.

VII. SECURITY DEPOSIT

Section 7. Security Deposit. Intentionally Deleted.

VIII. UTILITIES

Section 8. Utility Services. Commencing May 1, 2026, Tenant shall pay or reimburse Landlord for all utility charges associated with the Demised Premises. For utilities that are not separately metered, Tenant shall pay Landlord an additional \$150 per month for utility reimbursement which includes electric, gas, water and sanitary district charges. The \$150 monthly utility charge shall be a fixed fee and shall not be increased during the Demised Term. Upon reasonable request, Landlord shall provide documentation supporting such charge.

IX. TAXES

Section 9. Real Estate Taxes. Landlord shall pay all general real estate taxes and special assessments due and payable on the Demised Premises during the term of the lease or any extension thereof.

X. IMPROVEMENTS

Section 10. Condition of Premises. Tenant shall take the space in as-is condition. Tenant responsible for all improvement costs. Tenant may do whatever improvements to the interior of the premises as it desires subject to Landlord's written consent by email. See Section 11.3, Alterations.

Notwithstanding the foregoing, Tenant's acceptance of the Demised Premises is conditioned upon Tenant's right to conduct inspections prior to occupancy. If material defects in building systems are identified, Landlord shall, at its sole cost, promptly repair such defects. If Landlord fails to do so within a reasonable time, Tenant may terminate this Lease without penalty.

XI. SIGNS AND ALTERATIONS

Section 11.1. Signs. Tenant shall be permitted to install signage above Suite 16, within the existing cabinet located on the façade, as well as the main entry door of the suite and any windows of the suite with signage or window dressings that do not permanently alter the structure. All costs associated with signage are the responsibility of the Tenant. All signage is subject to Landlord's prior written consent. Tenant shall make a written proposal regarding signage for Landlord's approval. Landlord will not unreasonably withhold consent.

Section 11.2. Location. Tenant shall not locate any fixtures, equipment, and/or inventory outside of the store front or east windows in the area of the Demised Premises without Landlord's written consent. The Landlord's consent shall not be unreasonably withheld, and it shall be reasonable to require such items to be consistent with Sunnycrest Center's image as a high-quality center.

Section 11.3. Alterations. With the prior and written consent of the Landlord, Tenant may, at its own expense, make any additions or alterations and/or remodeling on or to the interior of the Demised Premises deemed necessary by it for and during its occupancy, provided that any alterations or additions shall be of good workmanship and material and shall not reduce the size or strength of the then-existing improvements. Tenant shall not make any structural changes, without obtaining the prior written consent of Landlord in each and every instance. Tenant shall restore or change such improvements at the expiration of the Demised Term or any renewal periods and return the Demised Premises to Landlord in the condition in which it was received, reasonable wear and tear accepted. Notwithstanding the foregoing, any permanent improvements installed by Tenant may remain in place unless Landlord provides written notice to Tenant requesting removal of such improvements at least ninety (90) days prior to the expiration of the Demised Term or any renewal period.

Section 11.4. Tenant's Covenants. Tenant shall pay promptly when due the entire cost of any work in the Demised Premises undertaken by Tenant and keep the Demised Premises free of liens for labor and materials at all times. Tenant shall procure all necessary permits before undertaking such work and shall perform such work only with contractors previously approved of in writing by Landlord. Tenant shall save Landlord and Landlord's beneficiaries and agents

harmless and indemnified from all liability, injury, costs, loss, damage, and/or expense, including reasonable attorneys' fees, in respect of any injury or death of any person and/or damage to or loss or destruction of any property occasioned by or growing out of such work.

XII. REPAIRS

Section 12.1. Landlord's Repairs. Landlord shall keep the heating and cooling systems, foundation, exterior walls, roof, and all structural parts of the building in good repair, except that Landlord shall not be required to pay for any such repairs or replacements which become necessary by reason of any act, omission, or negligence of Tenant, its agents, servants, employees, invitees, licensees, or contractors, unless covered by insurance against such hazard, however it may be caused. Any additional improvements shall be a Tenant's sole cost and expense.

Section 12.2 Tenant's Repairs. Tenant shall maintain the interior, non-structural portions of the Demised Premises in good condition, excluding normal wear and tear. Notwithstanding the foregoing, Landlord shall be responsible for repair and replacement of all building systems, including but not limited to HVAC, plumbing, electrical, and water heater systems, except to the extent damage is caused by the negligence or willful misconduct of Tenant.

Section 12.3. Plate Glass. Tenant shall, at its own cost and expense, replace any cracked or broken glass, including plate glass, and any glass in interior and exterior windows and doors in the Demised Premises attributable to the Tenants' use thereof; provided, however, that Landlord will replace any glass that is cracked or broken by settling of the building, or by any casualty covered by fire and extended coverage or other insurance of the Landlord.

XIII. LANDLORD WORK

Tenant shall accept the Demised Premises in AS-IS, WHERE-IS condition. Notwithstanding anything to the contrary set forth in this Lease, Landlord represents and warrants that the HVAC, electricals, mechanicals, utilities and plumbing servicing the Premises are in good working order and in compliance with applicable codes.

XIV. DAMAGE BY FIRE OR OTHER CASUALTY

Section 14.1. Casualty Damage. If the Demised Premises are damaged by fire, explosion, or any other casualty to an extent which is less than fifty percent (50%) of the cost of replacement of the Demised Premises, the damage shall promptly be repaired by Landlord at Landlord's expense, provided that Landlord shall not be obligated to expend for such repair an amount in excess of the insurance proceeds recovered as a result of such damage and that in no event shall Landlord be required to repair or replace Tenant's stock-in-trade, fixtures, furniture, furnishings, floor coverings, and equipment. In the event of any such damage where (a)

Landlord is not required to repair as hereinabove provided or (b) the Demised Premises shall be damaged to the extent of fifty percent (50%) or more of the cost of replacement, or (c) the building of which the Demised Premises are a part is damaged to the extent of fifty percent (50%) or more of the cost of replacement, or (d) the entire Sunnycrest Center shall be damaged to the extent of more than fifty percent (50%) of the aggregate cost of replacement, Landlord may elect either to repair or rebuild the Demised Premises or the building or buildings, or to terminate this lease upon giving notice of such election in writing to Tenant within ninety (90) days after the occurrence of the event causing the damage.

Section 14.2. Subsequent Rights and Obligations. If the casualty, repairing, or rebuilding shall render the Demised Premises untenable, in whole or in part, and the damage shall not have been due to the default or neglect of Tenant, a proportionate abatement of the fixed minimum rent shall be allowed from the date when the damage occurred until the date Landlord completes its work, said proportion to be computed on the basis of the relation which the gross square foot area of the space rendered untenable bears to the floor space of the Demised Premises. If Landlord is required or elects to repair the Demised Premises as provided, Tenant shall repair or replace its stock-in-trade, fixtures, furniture, furnishings, floor coverings, and equipment, and if Tenant has closed, Tenant shall promptly reopen for business; but, if Landlord fails to substantially repair or rebuild the Demised Premises within one hundred twenty (120) days from the date the casualty occurred, either party can terminate the lease by sending written notice sixty (60) days in advance to the other party.

XV. INDEMNITY AND INSURANCE

Section 15.1. Mutual Indemnification.

To the extent permitted by Illinois law, each party shall be responsible for and shall indemnify and hold harmless the other party from claims, damages, or liabilities to the extent caused by the negligent acts or omissions or willful misconduct of the indemnifying party, its officers, employees, agents, or contractors. Nothing in this Section shall be construed as requiring Tenant to indemnify Landlord for Landlord's own negligence or to waive any statutory immunities or defenses available to Tenant.

Section 15.2. Mechanic's Liens. Tenant shall not cause or suffer the creation of any mechanic's liens or other liens to be filed against the Demised Premises or Sunnycrest Center or any interest therein by reason of any work, labor, services, or materials performed at or furnished to the Demised Premises, to Tenant, or to anyone holding the Demised Premises through or under Tenant. If any mechanic's lien shall at any time be filed, Tenant shall promptly cause the same to be discharged by payment, bond, order of a court of competent jurisdiction, or otherwise, but Tenant shall have the right to contest any and all such liens provided security satisfactory to Landlord is deposited with the Landlord. If Tenant shall fail to contest the same with due diligence, having secured Landlord as herein provided, or shall fail to cause such lien to be discharged within thirty (30) days after being notified of the filing thereof and in any case before a judgment of sale thereunder, then in addition to any other right or remedy of Landlord, Landlord may but shall not be obligated to discharge the same by paying the amount claimed to be due or by bonding or other proceeding being appropriate by Landlord and the amount so paid

by the Landlord and/or all costs and expenses, including reasonable attorneys' fees incurred by Landlord in procuring the discharge of such lien, shall be deemed to be additional rent and, together with interest thereon, as provided above in Section 4.1. (a) shall be due and payable by Tenant to Landlord on the first day of the next following month. Nothing contained in this lease shall be construed as a consent on the part of Landlord to subject its estate in the Demised Premises to any lien or liability under the Mechanic's Lien Law of the State of Illinois.

Section 15.3. Insurance. Landlord, throughout the Demised Term and any extensions thereof, shall keep the building in which the Demised Premises are located insured against loss or damage by fire and such other risks as are usually and customarily covered by extended coverage endorsements for the reasonable insurable value thereof. If Tenant's operations or occupancy causes any increase in fire and extended coverage insurance rates, Tenant shall pay such increase, if any. Tenant shall keep its fixture, merchandise and equipment insured against loss or damage by fire and such other risks as are usually and customarily covered by extended coverage endorsements for the reasonable insurable value thereof and shall carry insurance against burglary and vandalism.

Section 15.4. Landlord's Liability Insurance for Sunnycrest Center. The Landlord agrees to procure and maintain during the Demised Term and any extension thereof a policy or policies of insurance written by a responsible insurance company or companies assuring Landlord from any and all losses, claims, demands, or actions for injury to or death of any one (1) person to the limit of not less than One Hundred Thousand and no/100 (\$100,000.00) and for injury or death of more than one (1) person in any one (1) accident or occurrence to the limit of not less than Three Hundred Thousand and no/100 Dollars (\$300,000.00), and for damage to property in the amount of not less than Fifty Thousand and no/100 Dollars (\$50,000.00), made by or on behalf of any person, firm or corporation arising from, related to or connected with the conduct and operation of Sunnycrest Center, and any part thereof.

Section 15.5. Tenant's Liability Insurance. Tenant shall procure and maintain during the Demised Term and any extension thereof a policy or policies of insurance written by a responsible insurance company or companies (which may be written to include the Demised Premises in conjunction with other premises owned or operated by Tenant) insuring Landlord and Tenant from any and all losses, claims, demands or actions for injury to or death or any one (1) person to the limit of not less than One Hundred Thousand no/100 Dollars (\$100,000.00) and for any one (1) accident or occurrence to the limit of not less than Three Hundred Thousand and no/100 Dollars (\$300,000.00), and for damage to property in an amount not less than Fifty Thousand and no/100 Dollars (\$50,000.00), made by or on behalf of any person, firm or corporation arising from, related to or connected with the conduct and operation of Tenant's business in the Demised Premises.

Section 15.6. Insurance Requirements.

- (a) Tenant agrees that all insurance required of the Tenant shall be in a form satisfactory to Landlord and shall provide that it will not be subject to

cancellation, termination, or change, except after at least ten (10) days' prior written notice to Landlord. The policies or duly executed certificates for the same (which shall evidence the insurer's waiver of subrogation), together with satisfactory evidence of the payment of the premium thereon, shall be deposited with the Landlord on or before the commencement of the Demised Term and upon such renewals of such policies not less than thirty (30) days prior to the expiration of the term of such coverage, including the requirements of Section 15.6. If Tenant fails to comply with such requirements, Landlord may obtain such insurance and keep the same in effect and Tenant shall pay Landlord the premium cost thereof upon demand.

(b) **Tenant agrees to name as additional individuals insured in all of its required insurance the following: HD Real Estate Group, LLC.**

Section 15.7. Release from Liability. Whenever any loss, cost, damage or expense resulting from fire, explosion, or any other casualty or occurrence is incurred by either of the parties to this lease in connection with the Demised Premises and such party is then covered in whole or in part by insurance with respect thereto, then the party so insured hereby releases the other party from any liability it may have on account of such loss, cost, damage, or expense to the extent of any amount recovered by reason of such insurance and waives any right of subrogation which might otherwise exist in or accrue to any person on account thereof; provided, however, that such release of liability and waiver of the right of subrogation shall not be operative in any case where the effect thereof is to invalidate such insurance coverage or to increase the cost thereof (provided that in the case of increased cost, the other party shall have the right, within thirty (30) days following written notice, to pay such increased cost thereon keeping such release and waiver in full force and effect.)

Section 15.8 Governmental Immunities. Nothing contained in this Lease shall be construed as a waiver by Tenant of any immunities, defenses, or limitations of liability provided under applicable law, including the Illinois Local Governmental and Governmental Employees Tort Immunity Act.

XVI. DEFAULTS AND REMEDIES

Section 16.1. Defaults. Landlord shall give Tenant written notice of any default by Tenant in the payment of rent or the performance of any of its obligations or covenants to be kept or performed by Tenant. Landlord may, at its sole option, cure any such default by Tenant, and all of its costs and expenses in curing said default shall be assessed against Tenant and due upon demand. Without further notice, Landlord may terminate this lease if:

- (a) Tenant abandons the Demised Premises for a continuous period of more than sixty (60) days without notice to Landlord and without intent to resume operations. (b) Any default by Tenant continues after notice of default in the case of non-payment of rent or the non-payment of other charges or payments provided to be made hereunder for more than ten (10) days, or in any other case if Tenant does not cure the default within a reasonable time or in good faith commence to correct such breach and diligently proceed therewith within thirty (30) days after notice of default.
- (c) Tenant makes any assignment for the benefit of creditors, commits any act of bankruptcy or files a petition under any bankruptcy or insolvency law.
- (d) Such a petition filed against Tenant is not dismissed within ninety (90) days.
- (e) Tenant does not pay after demand any other liability to Landlord arising out of, or in connection with, the operation of Sunnycrest Center.
- (f) A receiver or similar officer becomes entitled to this leasehold, or if Tenant's interest in this lease is taken on execution or other process of law in any action against Tenant.

Section 16.2. Remedies. Upon termination of the lease, Landlord may re-enter the Demised Premises, with or without process of law, using such force as may be necessary, and remove all persons, fixtures, and chattels therefrom, and Landlord shall not be liable for any damages resulting therefrom. Upon such repossession of the Demised Premises, Landlord shall be entitled to recover as liquidated damages and not as a penalty, a sum of money equal to the value of the fixed minimum rental, percentage rent (in an amount per year equal to the average yearly percentage rent theretofore paid by Tenant or, if such repossession occurs during the first lease year, the amount of percentage rent that would have been payable at the end of such lease years if the average monthly gross sales to the date of such repossession; are projected to the end of such lease year), and other sums provided herein to be paid by Tenant to Landlord for the remainder of the Demised term, less the fair rental value of the Demised Premises for said period. Upon the happening of any one or more of the above-mentioned events, Landlord may repossess the Demised Premises for said period. Upon the happening of any one or more of the above-mentioned events, Landlord may repossess the Demised Premises by forcible entry and detainer suit, or otherwise, without demand or notice of any kind to Tenant (except as hereabove expressly provided for) and without terminating this lease; in which event Landlord may, but shall be under no obligation to, relet all or any part of the Demised Premises for such rent and upon such terms as shall be satisfactory to Landlord (including the right to relet the Demised Premises for a term greater or lesser than that remaining under the Demised Term, and the right to relet the Demised Premises as a part of a larger area, extension, or renewal thereof as provided herein); and Landlord reserves the right, at its sole option, to return to Tenant its security deposit or what may then remain thereof, if any, after it has been used to reduce the aforesaid liquidated damages, at any time prior to the date when it is obligated hereunder to return the same, but said

return shall not in any manner be deemed to be a waiver of any default to the Tenant nor limit or extinguish any liability of Tenant. Notwithstanding anything to the contrary set forth in this Lease Landlord shall comply with all applicable law including, but not limited to, Article IX of the Illinois Code of Civil Procedure governing evictions. (735 ILCS 5/9-101 et. seq.) Notwithstanding the foregoing, Tenant's liability for damages upon termination shall not exceed the rent due and payable through the effective date of termination plus any unamortized tenant improvement costs expressly agreed to in writing.

Section 16.3. Non-Waiver. No consent or waiver, expressed or implied, by Landlord to or of any covenant, condition, or duty of Tenant or any legal right or remedy of Landlord shall be construed as a consent or waiver to or of any other breach of the same or any other covenant, condition, or duty, or of the legal right or remedy. No waiver of any condition, covenant, duty, legal right, or remedy shall be implied by the failure of the Landlord to declare a forfeiture, complaint to Tenant, notify the Tenant, or take any other action or for any other reason. No waiver of any covenant, condition, duty, legal right, or remedy shall be valid unless it be in writing signed by the Landlord and no waiver by Landlord in respect to one Tenant shall constitute a waiver in favor of any other Tenant nor shall the waiver of a breach of any condition be claimed or pleaded to excuse a future breach of the same condition or covenant or any other condition or covenant.

Section 16.4. Liability for Costs and Expenses. Tenant covenants to pay on demand all Landlord's costs and expenses, including reasonable attorneys' fees and court costs incurred either directly or indirectly, in enforcing any obligation of Tenant under this lease in curing any default by Tenant as provided in Section 16.1., and in defending or otherwise participating in any legal proceedings initiated by or on behalf of Tenant wherein Landlord is not adjudicated to be in default under this lease.

XVII. ASSIGNMENTS AND SUBLETTING

Section 17. Conditions for Assignment of Subletting. Tenant may assign this Lease or sublease the Demised Premises, in whole or in part, to any governmental entity, quasi-governmental entity, or nonprofit organization without Landlord's consent upon written notice. For all other assignments, Tenant may assign, convey, or sublease the Demised Premises to affiliate with Landlord's review and approval. Landlord's consent shall not be unreasonably withheld, conditioned, or delayed. Any such assignment, conveyance, encumbrance, or subletting consented to by Landlord in writing shall not relieve Tenant from primary responsibility for the performance of all terms, obligations, covenants, and conditions of this lease. Consent by Landlord to any one or more assignments hereunder shall not be deemed to have exhausted Landlord's rights nor shall it be deemed to be a consent to any subsequent assignment by the Tenant, subtenant, or any other tenant of Sunnycrest Center.

XVIII. ACCESS TO PREMISES

Section 18. Inspection and Repairs. Landlord and its agents shall have the right to enter the Demised Premises at reasonable times and upon reasonable prior written notice (emergencies excepted) for the purpose of inspecting the same and making repairs, additions, or alterations thereto or to the building in which the Demised Premises are located and of exhibiting the Demised Premises to prospective purchasers, lenders, tenants during the last year of the Demised Term as may be extended. Landlord and its agents shall use commercially reasonable means not to disturb Tenant's business operations.

XIX. SUBORDINATION

Section 19. Subordination to Mortgages or Trust Deeds. If the mortgagee or trustee named in any first mortgage or trust deed placed on the property shall elect by written notice to Tenant to subject and subordinate the rights and interest of Tenant under this lease, in whole or in part, to the lien of its mortgage or trust deed, the rights and interest of Tenant under this lease shall be so subject and subordinate, provided that the mortgagee or trustee shall agree in said notice to recognize this lease of Tenant in the event of foreclosure if Tenant is not in default. Any mortgagee or trustee may, in the alternative, elect to give some or all of the rights and interest of Tenant under this lease priority over the lien of its mortgage or trust deed. The election of such mortgagee or trustee shall be binding upon Tenant, whether this lease is dated prior to or subsequent to the date of said mortgage or trust deed. Tenant shall execute and deliver whatever instruments may be required for such purposes and, in the event Tenant fails to do so within ten (10) days after demand in writing, Tenant does hereby make, constitute and irrevocably appoint Landlord as its attorney in fact and its name, place, and stead to execute those instruments. As a condition of subordination, Landlord shall obtain and deliver to Tenant a commercially reasonable subordination, non-disturbance, and attornment agreement (SNDA) from any mortgagee, ensuring Tenant's continued occupancy so long as Tenant is not in default.

XX. QUIET ENJOYMENT

Section 20.1. Ownership. Landlord is the owner of a tract of land herein called the SUNNYCREST CENTER. Tenant agrees that its lease is subject to all easements and restrictions of record affecting the property.

Section 20.2. Landlord's Warranty. Landlord covenants and agrees that so long as Tenant has committed no default which has not been cured under this lease, Tenant's peaceful and quiet possession of the Demised Premises during the term of this lease shall not be disturbed by the Landlord or anyone claiming by, through or under Landlord.

XXI. TENANT WARRANTIES

Section 21.1. Broker. Tenant warrants that it has had no contract dealings with any other broker or agent in connection with this lease other than Coldwell Banker Commercial Devonshire Realty whose commission shall be paid by Landlord pursuant to separate agreement. It shall hold harmless, and indemnify Landlord from and against any and all costs, including

reasonable attorneys' fees, expense or liability for any compensation, commissions, and charges claimed by any other broker or other agent with respect to this lease or negotiation thereof.

Section 21.2. Negative Covenants. Tenant covenants at all times during the term of this lease and all extensions thereof not to use the Demised Premises for any use not permitted by the provisions of Section 3.1, not to injure, overload, deface, or otherwise harm said premises, nor to permit anything tending to create a nuisance or unreasonable annoyance or disturb any other tenant or any owner or occupant of neighboring property, nor use the said premises for any extra hazardous purpose or in any manner that will suspend, void, or make inoperative any policy or policies of insurance of the kind generally in use in the State of Illinois at any time carried on any improvement within Sunnycrest Center or in any manner which will increase the cost of any of Landlord's insurance or of any other Tenant's insurance, nor burn any trash or refuse within Sunnycrest Center, nor sell, display, distribute or give away any alcoholic liquors or beverages, nor sell, distribute, or give away any product which tends to create a nuisance in the common areas, nor make any use of said premises which is improper, offensive, or contrary to any law or ordinance or any regulation of any governmental authority, nor conduct or permit any going out of business, bankruptcy, fire, or auction sales on said premises, nor use any system for the reception of music which has not been approved by Landlord, nor use any advertising medium, such as handbills, flashing lights, search lights, loud speakers, phonographs, sound amplifiers, or radio or television receiving equipment in a manner to be seen or heard outside said premises, nor load, unload, or park any truck or other delivery vehicle in any area of Sunnycrest Center other than the area that is designated therefore by Landlord, nor use any sidewalks, walkways, malls, or common areas in Sunnycrest Center for the storage or disposal of trash or refuse or the keeping or displaying of any merchandise or other object, including but not limited to use of any of the foregoing for a news stand, cigar stand, sidewalk shop, or any business occupation or undertaking (such uses of such areas being reserved to Landlord and its designees), nor place any fence, structure, barricade, building, improvement, division, rail, or obstruction of any type or kind in any part of the common areas, nor use the malls, courts, and walks for any purpose other than pedestrian traffic, nor install or use any sign or other advertising device on the exterior of said premises other than a store identity sign approved by Landlord on that part of the exterior of said premises which fronts on the enclosed mall, nor use or permit the use of any portion of said premises as living quarters, sleeping apartments, or lodging rooms, nor do any act tending to injure the reputation of Sunnycrest Center, nor conduct nor allow upon said premises any business which is contrary to law.

Section 21.3. Insolvency and Similar Circumstances. If any adjudication in bankruptcy or if insolvency be rendered against Tenant or if a receiver of the business or assets of Tenant shall be appointed and not discharged within ninety (90) days after appointment, or if Tenant's interest under this lease or its fixtures and equipment upon the Demised Premises shall be taken or sold under or by virtue of any execution or judicial process or court order or any other process of law, or if Tenant shall make an assignment of its leasehold estate created herein for the benefit of creditors, then in such event Landlord shall have the immediate right to terminate this lease and no person shall acquire any interest under this lease or any right to use, occupy, or possess

the Demised Premises by virtue of any such execution, judicial process, court order, or other legal proceeding.

Section 21.4. Covenant to Perform. Tenant shall perform promptly all of its obligations set forth in this lease and to pay when due all rentals, charges, costs, and other sums which, by the terms of this lease, are to be paid by Tenant without any set-offs or counterclaims whatsoever.

Section 21.5. Notice of Accidents. Tenant shall give Landlord prompt notice of any accident, casualty, damage, or similar occurrence in or to the Demised Premises or in common areas of which Tenant has knowledge.

XXII. SURRENDER OF POSSESSION

Section 22.1. Surrender in Good Condition. At the expiration of the tenancy of Tenant, whether by lapse of time or otherwise, Tenant shall surrender the Demised Premises in reasonably good condition and repair, reasonable wear and tear, loss by fire or other casualty, and acts of God excepted.

Section 22.2. Holding Over. In the event Tenant remains in possession of the Demised Premises after the expiration of the tenancy, and without execution of a new lease or an extension of this lease, Tenant shall be deemed to be occupying the said premises as a tenant from month to month at "one hundred twenty-five percent (125%) of the fixed minimum rent", and subject to all the other conditions, rents, provisions and obligations of this lease insofar as the same are applicable to a month to month tenancy. The provisions of this section do not waive Landlord's rights of re-entry of any other right hereunder pursuant to applicable law.

XXIII. TENANT'S WAIVER

Section 23. Exculpatory Clause. To the extent permitted by Illinois law and to the extent such claims are caused by the gross negligence or willful misconduct of the Landlord and Landlord's beneficiaries, agents, and employees, Landlord and Landlord's beneficiaries, agents, and employees shall not be liable for, and Tenant waives and releases all claims for, damage to person or property sustained by Tenant or any person claiming through Tenant resulting from any accident or occurrence in or upon the Demised Premises or the building of which they are a part or any other part of Sunnycrest Center, including but not limited to claims for damages resulting from any equipment or appurtenances becoming out of repair; Landlord's failure to keep said building or Demised Premises in repair; injury done or occasioned by wind, water, or other natural element; any defect in or failure of plumbing, heating or air conditioning equipment, electrical wiring, or installation thereof; gas, water, and steam pipes; stairs, porches, railings or walks; broken glass; the backing up of any sewer, pipe, or downspout; the bursting, leaking, or running of any tank, tub, washstand, water closet, wastepipe, drain, or any other pipe or tank in, upon, or about such building or Demised Premises; the escape of steam or hot water; water, snow, or ice being upon or coming through the roof, skylight, trap door, stairs, walks or

any other place upon or near such building or the Demised Premises or otherwise; the falling of any fixture, plaster, or stucco; and, any act, omission, or negligence of co-tenants or of other persons or occupants of said building or of adjoining or contiguous buildings or of owners of adjacent or contiguous property. All property belonging to the Tenant or any occupant of the premises that is in the building or the premises shall be there at the risk of the Tenant or of the person only, and the Landlord shall not be liable for damage thereto or theft or misappropriation thereof.

XXIV. RESERVED RIGHTS

Section 24.1. Rules and Regulations. Landlord reserves the right to make and promulgate such reasonable rules and regulations regarding use and occupancy of the common areas in Sunnycrest Center and the Demised Premises as it may deem necessary. Landlord may amend such rules from time to time as it sees fit. Tenant agrees that it and its employees and agents shall conform to all reasonable applicable rules and regulations which Landlord may make in the management and operating of Sunnycrest Center. Any such rules and regulations shall be reasonable, non-discriminatory, and shall not materially interfere with Tenant's permitted use of the Demised Premises.

Section 24.2. Exterior Portions of Buildings. Landlord expressly reserves all rights to the exterior portions of the walls and roofs of any and all buildings located on the premises.

XXV. NOTICE

Section 25. Serving Notice. Any notice or demand required under this lease shall be deemed to be properly served if hand delivered or mailed to the Landlord, c/o Jeffrey Davis, at 306 W. Church St., Champaign, Illinois 61820, and emailed a copy of any such notice to jdavis@meyercapel.com, or such other place and email address as Landlord may designate in writing; or if to Tenant, hand delivered or mailed at its address as stated on the coverage page to this lease, and emailed to _____ or to any other addresses or email addresses which Tenant may designate by notice in writing to Landlord.

XXVI. GENERAL PROVISIONS

Section 26.1. Relationship of the Parties. Nothing contained herein shall be deemed or construed by the parties nor by any third party as creating the relationship of principal and agent or of a partnership or of a joint venture between the parties hereto, or any other relationship other than the relationship of Landlord and Tenant.

Section 26.2. Gender. The use of any pronoun shall be read as masculine, feminine, or neuter, as the case may require, and the singular shall be construed as the plural and vice versa, as the case may require.

Section 26.3. Force Majeure. Whenever a period of time is provided in this lease for either party to do or perform any act or thing, said party shall not be liable or responsible for any delays due to strikes, lockouts, casualties, acts of God, war, governmental regulation or control, or other causes beyond the reasonable control of said party; and, in any such event, said time period shall be extended for the amount of time said party is so delayed, provided that this paragraph shall not apply to Tenant's covenants to pay rent and other charges hereunder.

Section 26.4. Cumulative Remedies. All rights and remedies herein or otherwise conferred upon or reserved to Landlord shall be cumulative and shall not be deemed inconsistent with each other and shall not be considered to exclude or expend any other remedy. Such rights and remedies shall be in addition to every other remedy given herein or now or hereafter existing at law or in equity or by Statute and every power and remedy given by this lease to Landlord may be exercised from time to time and so often as occasion may arise or as may be deemed

expedient. Any two or more or all of such rights and remedies may be exercised at the same time.

Section 26.5. Applicable Law and Construction. The laws of the State of Illinois shall govern the validity, performance, and enforcement of this lease. The invalidity or unenforceability of any provision of this lease shall not affect or impair any other provision. The headings of the several sections contained herein are for convenience only and do not define them or construe the contents of such articles or sections.

Section 26.6. Complete Agreement. Submission of this instrument for examination and negotiation does not constitute an offer to lease or a reservation of or option for the Demised Premises and this instrument is effective and binding only upon the execution and delivery thereof by Landlord and by Tenant. This instrument contains all negotiations, considerations, representations, and understandings between Landlord, Landlord's agent or their successors, and Tenant, and no act or omission of any employee or other agent of Landlord or of Landlord's broker shall alter, change, or modify any of the provisions hereof.

Section 26.7. Covenants. Anything stated herein to the contrary notwithstanding, the covenants, agreements, terms, provisions, and obligations herein contained, except as herein otherwise specifically provided, shall extend to, bind, and insure to the benefit of the parties and their respective personal representatives, heirs, successors, and assigns. Landlord, at any time may make an assignment of its interest in this lease and, in the event of such assignment and the assumption by the assignee of the covenants and agreements to be performed by the Landlord, Landlord and its successors and assigns other than the assignee of this lease shall be released from any and all liability hereunder.

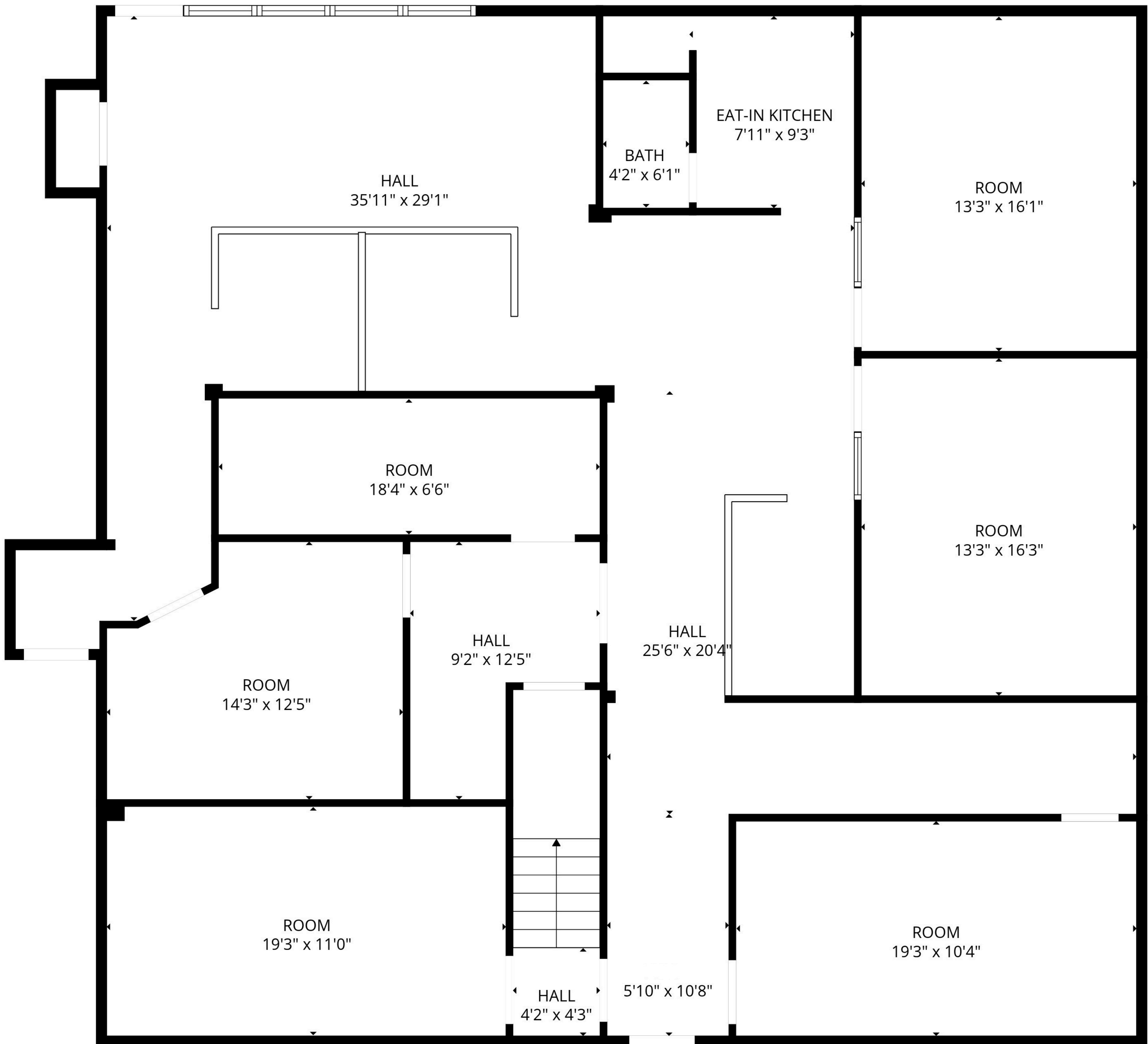
IN WITNESS WHEREOF, Landlord and Tenant have executed this lease on the day and year first above written.

LANDLORD: HD REAL ESTATE GROUP, LLC

By: _____ Dated: _____
Jeffrey M. Davis, Manager

TENANT: City of Urbana

_____ Dated: _____



HALL
35'11" x 29'1"

BATH
4'2" x 6'1"

EAT-IN KITCHEN
7'11" x 9'3"

ROOM
13'3" x 16'1"

ROOM
18'4" x 6'6"

ROOM
13'3" x 16'3"

HALL
9'2" x 12'5"

HALL
25'6" x 20'4"

ROOM
14'3" x 12'5"

ROOM
19'3" x 11'0"

ROOM
19'3" x 10'4"

HALL
4'2" x 4'3"

5'10" x 10'8"



**MEMORANDUM FROM THE OFFICE OF THE MAYOR
TO THE URBANA CITY COUNCIL**

Meeting: June 8, 2026, Council Meeting
Subject: Board and Commission Reappointments

Summary

Action Requested

City Council is asked to approve the following City board and commission reappointments.

Bicycle and Pedestrian Advisory Commission

Annie Adams – term ending June 30, 2029

I am eager to reapply to serve on the Urbana Bike Pedestrian Advisory Commission (BPAC). As a dedicated advocate for micro-mobility and multimodal transportation, I am committed to continuing my service to the people of Urbana through BPAC.

Qiushi Huang – term ending June 30, 2029

I would like to remain on the BPAC board. I work for MTD, whose service is a critical part of alternative transportation in Urbana and whose customers largely overlap with pedestrians and cyclists. By remaining on the board, I can receive feedback from community members and help create a safer, more welcoming environment for pedestrians and cyclists.

Design Review Board

Dustin Allred – term ending June 30, 2029

I want to continue serving because I have an interest in helping the city improve and achieve the goals and objectives described in the comp plan. I would like to continue offering my expertise as a professor of urban planning in service to the community, helping Urbana sustain its inclusive and high quality of life and unique character.

Historic Preservation Commission

Trent Shepard – term ending June 30, 2029

I've enjoyed my years on the commission and would like to continue to make a difference and volunteer for my city. As a landlord, I think I bring a perspective to the commission that others don't have. I've been part of many training sessions, both online and in person and attended preservation conferences. I believe I'm an informed commissioner and as the

longest serving one on the UHPC, I have institutional memory that staff and other commissioners don't have.

Human Rights Commission

Ann Panthen – term ending June 30, 2029

I've thoroughly enjoyed my time as a Commissioner. The work is interesting and allows me to contribute to my community in ways that are meaningful and impactful. I believe that having continuity going forward is important and therefore feel my reappointment is also important as it allows the current commission to remain together as a unit as we work through some projects we are involved in. I also enjoy working with Carla and Tom and others in the City administration and council. I've always been civic-minded and feel like this appointment allows me to stay involved in ways that work for all of us.

Plan Commission

Dustin Allred – term ending June 30, 2029

I want to continue serving because I have an interest in helping the city improve and achieve the goals and objectives described in the comp plan. I would like to continue offering my expertise as a professor of urban planning in service to the community, helping Urbana sustain its inclusive and high quality of life and unique character.

William Rose – term ending June 30, 2029

I would like to be reappointed to the Plan Commission for another term. I am honored to participate in the important work of the Plan Commission. Now that my first term is ending, I find that I am leaving much of the learning curve behind me, and I would engage in the work of the commission even more fully. I would like to play a part, however small, in Urbana's growth in the next few years.

Tree Commission

Paul D'Agustino – term ending June 30, 2029

My reasons for continuing to serve include my lifelong commitment to preserving the tree canopy, especially in urban environments. I also feel that it would be important to remain on the Tree Commission during the upcoming transition in staffing of the Arbor Division to hopefully help make the transition as smooth as possible. Lastly, with global climate change continuing to be an ever increasing problem, both tree preservation and replanting efforts must continue to be prioritized, and Tree Commission members should lead this effort for Urbana residents and visitors.

Scotty Dossett – term ending June 30, 2029

I think we made good progress on species selection criteria and integration into City ordinances with consistency this past year. Also the TC Changed its working rules to allow

remote attendance for all but quorum. This is essential in today's information economy. I'd like to continue to participate in these and other ways.

Alex Julius– term ending June 30, 2029

As a Board-Certified Master Arborist, Certified Tree Climber, Qualified Tree Risk Assessor, and most importantly, an Urbana resident, I have a vested interest in the maintenance of our urban canopy. I take great pride in the work we've done over the last few years, banning certain tree species from the planting list, evaluating new planting sites, celebrating Arbor Day with our community members, and more over the years. Urbana should be proud of the professional staff, funding, and support it places on its trees, and I'm pleased to have a small role to play. I hope to be afforded the opportunity to maintain my seat for another term.

Urbana Arts & Culture Commission

Xander Hazel– term ending June 30, 2029

I'm interested in serving a second term because I'm passionate about cultivating a vibrant arts and culture scene in Urbana. I'm committed to fostering a creative and inclusive community that supports artists, local businesses, and residents alike. I believe the Urbana Arts and Culture Commission can broaden its impact by supporting culinary arts and expanding skill-sharing and mentorship opportunities for artists at all stages of their careers.

Relationship to City Services and Priorities

Impact on Core Services

City of Urbana Board and Commission members play a crucial role in helping City leaders address specific issues, offering professional expertise, involving the community in decision-making, and connecting residents, City staff, and Council.

Strategic Goals & Plans N/A

Previous Council Actions N/A

Discussion

Recommendation

City Council is asked to approve the reappointments of all current board and commission members listed in this memo.

Next Steps

If approved, the Office of the Mayor will notify all members of their reappointments and thank them for their continuing service.

Originated by: Mindy Hewkin, Administrative Assistant
Reviewed: Kate Levy, Executive Coordinator
Approved: Darius B. White, City Administrator

Ordinance No. 2024-12-042

AN ORDINANCE ESTABLISHING APPROVAL, POLICY, AND REPORTING REQUIREMENTS FOR SURVEILLANCE TECHNOLOGY

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Resolution constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, the City of Urbana reaffirmed its commitment as a sanctuary city in Resolution No. 2016-12-070R, stating that “the City Council and the Mayor will join with councils and mayors from other communities around the country to stand with our immigrant residents and defend policies that welcome and protect immigrants...” and that “no city employee or official or department or agency of the City of Urbana shall request information about or otherwise investigate or assist in the investigation of the citizenship or immigration status of any person unless such inquiry or the investigation is required by a court order...”; and

WHEREAS, the City of Urbana adopted the Ten Shared Principles on June 22, 2020 in Resolution No. 2020-06-031R which states “We reject discrimination toward any person that is based on race, ethnicity, religion, color, nationality, immigrant status, sexual orientation, gender, disability, or familial status;” provides support to “build and rebuild trust through procedural justice, transparency, accountability, and honest recognition of past and present obstacles” and advocates for “the four pillars of procedural justice, which are fairness, voice (i.e., an opportunity for citizens and police to believe they are heard), transparency, and impartiality”; and

WHEREAS, it is the Urbana City Council (“Council” or “City Council”) and City's responsibility to legislate matters of public safety and accountability to the public, and any use or expense of surveillance technology require due public process and approval from City Council; and

WHEREAS, the Urbana City Council finds that no decision relating to surveillance technology should be made without collaborative community input and consideration of the impact such technologies may have on civil rights and civil liberties, including those rights guaranteed by Article I of the Illinois Constitution and the First, Fourth, and Fourteenth Amendments to the United States Constitution; and

WHEREAS, the use of surveillance technologies are known to have had a significant, detrimental impact on civil rights and civil liberties, namely the invasion of an individual's privacy and infringing on their right to be left alone, including those guaranteed by the First, Fourth and Fourteenth Amendments to the United States Constitution, and thus it is incumbent on the police seeking to fund, acquire, or use a surveillance technology to expressly identify the potential adverse impacts the technology may have on civil rights and civil liberties and what specific measures it will undertake to prevent such adverse impacts; and

WHEREAS, surveillance technologies can create oppressive, stigmatizing environments when used indiscriminately, continuously, or pervasively, especially for communities that have historically been disproportionately targeted by their use, such as communities of color, low-income communities, and politically active communities; and

WHEREAS, the urgency to publicly process the acquisition of surveillance technologies is necessitated by new concerns whether surveillance technologies will be used to apprehend people from out-of-state seeking abortions and other reproductive healthcare in Illinois; people without legal immigration status who seek asylum and would be sought for deportation; peaceful individuals or organizations exercising their rights, including expressing grievances against the government; and people whose race, national origin, ethnic identity, gender identity, sexual orientation, or other protected demographics place them under potential for additional surveillance; and

WHEREAS, the need for a public process to acquire surveillance technologies is further required because of the likelihood that federal law enforcement agencies will access any data stored by surveillance technologies; and

WHEREAS, as of the passing of this ordinance, there is no current city policy on the use and acquisition of police surveillance technology, and it is therefore necessary to clarify the Council's position on the required processes of public accountability;

NOW THEREFORE BE IT ORDAINED by the City Council, of the City of Urbana, Illinois, as follows:

Section 1. Purpose:

The purpose of this ordinance is to provide transparency, oversight, and accountability regarding the acquisition and use of surveillance technology and the data it collects by the City of Urbana police department, and to protect privacy, civil rights, and racial and immigrant justice.

Section 2. Approval Process for Surveillance Technology Acquisition or Use

(a) When the Police Department seeks to acquire or use new surveillance technology or change an existing Use Policy, it shall, prior to such acquisition or use obtain approval by majority vote of the Urbana City Council prior to purchasing, acquiring, or using any new surveillance technology (as defined in Attachment A of this Ordinance), which includes adding data from a new source or new analytic tools in a manner which changes the functionality of the existing data collected by the surveillance technology.

(b) At least thirty (30) days prior to seeking approval of a surveillance technology, the City shall submit to the City Council and make publicly available a written and unredacted surveillance technology “Use Report,” along with a draft of the proposed surveillance technology “Use Policy” (as defined in Attachment A of this Ordinance). During this time, the public will have the opportunity to provide input to the City Council.

(c) Once approved or denied by the City Council, surveillance technology may be reconsidered under the following circumstances and procedures:

(1) Twelve (12) months or more after its most recent vote to approve or reconsider the technology;

(2) At any time, due to a demonstrable material change in circumstances that may affect the City Council’s intent in previously approving or denying the use of a particular technology, including but not limited to the following:

a. evidence showing that the approved use of a technology has led to an outcome indicating a discriminatory impact or some other infringement of individual rights;

b. a change in the law that changes or materially impacts the previously approved or denied use of such technology;

c. the revelation of a previously unknown capability, functionality, or application of the approved technology that is inconsistent with the City Council’s previous intent in approving or denying the technology; or

(3) A request to reconsider a previously approved or denied surveillance technology may be placed on a Committee of the Whole agenda by the Mayor or by council members consistent with City Council rules in effect at the time of the request.

(4) Once a request for reconsideration is placed on a Committee of the Whole agenda, the City Council must then vote on whether to proceed with formal reconsideration of the technology.

(5) Approval of reconsideration under paragraph (c)(1) of this section shall be by a simple council majority. Approval of reconsideration under paragraph (c)(2) of this section shall be by a 2/3 vote of the corporate authorities.

(6) If a request for reconsideration is approved by the City Council, the party requesting reconsideration will present to the City Council the material basis for the reconsideration, if applicable, and any proposed Council action, at a future Committee of the Whole meeting.

Section 3. Standard for Approval of Surveillance Technology

a) When evaluating a request for the use of surveillance technology, the City Council may consider a range of factors, including but not limited to:

- i) The potential public safety benefits and effectiveness of the technology.
- ii) The economic, social, and community costs associated with its implementation and use.
- iii) Any potential impacts on civil liberties and civil rights, including privacy concerns.
- iv) The possibility of disparate impacts on specific communities or groups.
- v) Safeguards or oversight mechanisms that could mitigate risks or unintended consequences.
- vi) Alternative methods or technologies that could achieve similar outcomes with fewer negative effects.

Section 4. Reporting and Approval of Existing Surveillance Technologies

(a) For all existing or hereinafter approved surveillance technology in use, a “Surveillance Technology Annual Report” will be publicly available and presented to City Council each year, which includes a current copy of the “Use Policy” for each technology and other information included in the definitions in Attachment A.

(b) For all surveillance technology referenced here that are already in use at the time this Ordinance is approved:

- (i) The City shall present to City Council a “Use Report” and “Use Policy” for each technology in use, within one hundred twenty (120) days of the passing of this Ordinance, unless otherwise extended with approval by majority vote from City Council. No more than two (2) extensions shall be granted for any individual technology or database in use.

(ii) The existing surveillance technologies shall require a formal approval process (as outlined in Section 2 and 3 of this Ordinance) as soon as the information on each technology is made available.

(iii) If the Council has not approved the continuing use of the surveillance technology, including the Use Report and the Use Policy, within one hundred eighty (180) days of its submission to the Council, unless otherwise extended, the City Department shall cease its use of the surveillance technology and the sharing of surveillance data therefrom until such time as Council approval by majority vote is obtained in accordance with this Ordinance.

(iv) During the period that continued use is not yet approved, the technology or database contract shall not be renewed or extended even if the result would be the termination of availability of the use before one hundred eighty (180) days.

Section 5. Contractual Agreements Involving Surveillance Technology

(a) Except where otherwise allowed under this Ordinance all contracts or agreements for the acquisition or use of surveillance technology, regardless of duration or cost, shall require formal approval by a majority vote of the City Council prior to execution.

(b) Prior to approval, City Departments, through the Mayor's Office, shall provide all members of City Council with a complete copy of any and all contract(s) or other agreement(s) for the purchase, acquisition, or use of any new surveillance technology. Consistent with its obligations under the Illinois Freedom of Information Act (FOIA) and current practice, the City shall not enter into a nondisclosure agreement or contractual confidentiality provision with any surveillance technology vendor or third party provider that limits or purports to limit the disclosure of records or information subject to FOIA..

(c) The City shall not enter into any contract or other agreement that facilitates the sharing of surveillance data in the City's possession with any non-governmental entity or third party in exchange for money or other consideration, whether or not such surveillance data was generated by or is owned by the City. Any such contracts or agreements signed prior to the enactment of this ordinance that are inconsistent with this section shall be terminated as soon as is permissible under the terms of the agreement.

Section 6. Disaster Circumstances

(a) Notwithstanding the provisions of this ordinance, the Urbana Police Department may temporarily acquire or temporarily use surveillance technology in disaster circumstances for a period not to exceed thirty (30) days, with approval from the Mayor or their designee, without following the provisions of approval stated in this ordinance before that acquisition or use. No more than two (2) consecutive periods of disaster circumstantial use shall be granted for any individual technology or database.

(b) If the Urbana Police Department acquires or uses surveillance technology in disaster circumstances under this section, the Department must:

(i) Report that acquisition or use to the City Council in writing within thirty (30) days following the end of those disaster circumstances and the use of the surveillance technology.

(ii) Submit a Use Report and, if necessary, a technology-specific Use Policy to the City Council regarding that Surveillance Technology within thirty (30) days following the end of those disaster circumstances.

(iii) Include that surveillance technology in the next Surveillance Technology Annual Report to the City Council following the end of those disaster circumstances.

(iv) If the City Department is unable to meet the 30-day timeline to submit a surveillance technology Use Report and, if necessary, a technology-specific Use Policy to the City Council, the City Department must notify the City Council in writing requesting to extend this period. The City Council may grant extensions in 30-day increments beyond the original 30-day timeline to submit a surveillance technology Use Report, and, if necessary, a technology-specific Use Policy.

(v) Any surveillance technology Use Report, and, if necessary, any technology-specific Use Policy submitted to the City Council under this subsection shall be made publicly available on the City's website upon submission to the City Council.

(vi) Any Surveillance Technology Use Report and, if necessary, technology-specific Use Policy submitted to the City Council under this section may be redacted to the extent required to comply with an order by a court of competent jurisdiction, or to exclude information that, in the reasonable discretion of the Urbana Police Department or other City Department, would, if disclosed, materially jeopardize an

ongoing investigation or otherwise represent a significant risk to public safety and security; provided, however, that any information redacted pursuant to this paragraph will be released in the next Surveillance Technology Annual Report following the point at which the reason for such redaction no longer exists.

(c) Departments using approved surveillance technologies or other technologies with unutilized and unapproved surveillance capabilities may apply a technical patch or upgrade that is necessary to maintain essential operations or to mitigate cyber security threats to the City. The department shall not use any unapproved new surveillance capabilities of the technology until the requirements of this ordinance are met or unless the Mayor or the Mayor's designee determines that the use is unavoidable; in that case, the Mayor shall request City Council approval as soon as possible. The request shall include a report to the City Council of how the altered surveillance capabilities were used since the time of the upgrade.

Section 7. Destruction of Improperly Collected Data

(a) Prohibition on Use or Disclosure

Any data collected through the use of surveillance technology in violation of this ordinance, and any data or information derived from such data, shall not:

1. Be knowingly used or introduced as evidence by any City department, agency, employee, or official in any criminal, civil, or administrative proceeding against any member of the public, except in a proceeding alleging a violation of this ordinance; or
2. Be knowingly disclosed or provided by any City department, agency, employee, or official to any other person or entity for the purpose of investigation, enforcement, or evidentiary use.

(b) Preservation Pending Review

Upon discovery that data may have been created or collected in violation of this ordinance, the City department possessing the data shall:

1. Segregate and preserve the data pending review; and
2. Promptly notify the appropriate prosecuting authority if the data relates to a known or reasonably foreseeable criminal investigation or prosecution.

(c) Review for Evidentiary and Discovery Obligations

Before any deletion or destruction of data subject to this section:

1. The appropriate prosecuting authority shall be given a reasonable opportunity to determine whether the data must be preserved to comply with constitutional, statutory, or court-imposed disclosure obligations, including obligations recognized under *Brady v. Maryland* and applicable Illinois discovery rules.

2. If the prosecuting authority determines that the data may be material to the defense in a criminal case, a copy of the potentially material data shall be disclosed to the defendant in accordance with applicable law before any deletion or destruction.

(d) Deletion and Destruction

After completion of the review described above, and once the City determines that retention is not required by law, court order, evidentiary obligations, or pending litigation, the data and any derivatives shall be permanently deleted or destroyed as soon as possible under applicable records retention requirements.

(e) Documentation

The City department or agency responsible for the surveillance technology shall document:

1. The determination that the data was collected in violation of this ordinance;
2. Any review conducted under subsection (c); and
3. The date and method of deletion or destruction.

Such documentation shall be retained in accordance with applicable records retention laws.

Section 8. Surveillance Technology Reporting Oversight and Policy Review

- (a) The Civilian Police Review Board (CPRB) shall review each Surveillance Technology Annual Report, Use Report, and Use Policy of surveillance technology or database subject to this ordinance, with a final vote on the recommendation by CBRP before moving to the Urbana City Council Committee of the Whole. If the CPRB is not able to review the reports and policies in a reasonable time-frame due to logistical factors, the City Department will present the reason for lack of CPRB review to council.
- (b) The CPRB and the Human Rights Commission (HRC) may hear complaints within their existing authority under the City Code that involve the use of surveillance technology or databases.
- (c) Upon request by the CPRB or HRC, City Departments shall provide records relevant to a complaint properly before that body that involves the use of surveillance technology or databases.
- (d) The City Council and CPRB, in its review of Surveillance Technology Annual Reports and Use Reports, may request and shall be entitled to receive and review records related to the use of such technology by City Departments.

Section 9. Incorporation of State Law; Conflict

The Protecting Household Privacy Act, 5 Illinois Compiled States 855/1 set seq., the Freedom from Drone Surveillance Act, 725 Illinois Compiled Statutes 167/1 et seq., and the Freedom from Location Surveillance Act, 725 Illinois Compiled Statutes 168/1 et seq., are incorporated herein by reference as part of this article. In the case of a conflict between a provision of state law and a provision of this article, the more stringent provision shall control.

Section 10. Definitions

The list of relevant definitions is included in Attachment A as part of this Ordinance.

[The final version will be formatted for city code]

PASSED BY THE CITY COUNCIL this ____ day of _____, 2026.

AYES:

NAYS:

ABSTENTIONS:

Darcy E. Sanderfur, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2026.

Diane Wolfe Marlin, Mayor

ATTACHMENT A
(Ordinance No. 2024-12-042)

Definitions:

1) *Disaster Circumstances* mean occurrences that are determined by the Mayor or their designee to meet the definition of a “disaster” under the Illinois Emergency Management Agency Act (220 ILCS 3305/1 et seq), meaning “an occurrence or threat of widespread or severe damage, injury or loss of life or property resulting from any natural, technological, or human cause, including but not limited to fire, flood, earthquake, wind, storm, hazardous materials spill or other water contamination requiring emergency action to avert danger or damage, epidemic, air contamination, blight, extended periods of severe and inclement weather, drought, infestation, critical shortages of essential fuels and energy, explosion, riot, hostile military or paramilitary action, public health emergencies, cyber incidents, or acts of domestic terrorism.” The use of surveillance technology in disaster circumstances shall not infringe upon an individual’s right to peacefully protest or exercise other lawful and protected constitutional rights.

2) *Surveillance* means the act of observing or analyzing the movements, behavior, or actions of identifiable individuals.

4) *Surveillance Technology* means any device, hardware, or software that is capable of collecting, capturing, recording, retaining, processing, intercepting, analyzing, monitoring, or sharing audio, visual, digital, location, thermal, biometric, associational, or similar information specifically associated with, or capable of being associated with, any identifiable individual or group; or any system, device, or vehicle that is equipped with an electronic surveillance monitoring device, hardware, or software.

a) Examples of Surveillance Technology include, but are not limited to:

1. International mobile subscriber identity (IMSI) catchers and other cell-site simulators;
2. Automatic license plate readers;
3. Closed-circuit television cameras except as otherwise provided herein;
4. Biometric Surveillance Technology, including facial, voice, iris, and gait-recognition software and databases;
5. Gunshot detection and location hardware and services;
6. GPS tracking systems that monitor an individual’s location without authorization;
7. X-ray vans;
8. Video and audio monitoring and/or recording technology that can be remotely accessed, including privately owned devices such as doorbell or private security cameras;

9. Surveillance enabled or capable light bulbs or light fixtures;
10. Tools, including software and hardware, used to gain unauthorized access to a mobile device, computer, computer service, or computer network;
11. Social media monitoring software;
12. Through-the-wall radar or similar imaging technology;
13. Passive scanners of radio networks;
14. Long-range Bluetooth and other wireless-scanning devices;
15. Thermal imaging or “forward-looking infrared” devices or cameras;
16. Electronic database systems containing or analyzing surveillance data about identifiable individuals;
17. Radio-frequency identification (RFID) scanners; and
18. Use of aerial drones by or on behalf of the City within City limits, in addition to compliance with the Illinois Freedom from Drone Surveillance Act
19. Software designed to integrate or analyze data from surveillance technology, including surveillance target tracking and predictive policing software.

b) Surveillance Technology does not include the following devices, software, or hardware, which are exempt from the requirements of this ordinance, unless the devices, hardware, or software are modified to include additional surveillance capabilities:

1. Routine office hardware, such as televisions, computers, and printers, that are in widespread public use and will not be used for any surveillance or surveillance- related functions;
2. Parking ticket devices (PTDs) and related databases;
3. Manually-operated, non-wearable, handheld digital cameras, audio recorders, and video recorders that are not designed to be used surreptitiously and whose functionality is used for manually capturing and manually downloading video and/or audio recordings;
4. Cameras installed in or on a police vehicle;
5. Body-worn cameras as required by the Illinois Law Enforcement-Worn Body Camera Act, 50 ILCS 706/10-1 *et seq.*, as amended;
6. Cameras installed pursuant to state law authorization in or on any vehicle or along a public right-of-way solely to record traffic violations or traffic patterns, provided that the Surveillance Data gathered is used only for that purpose;
7. Surveillance devices that cannot record or transmit audio or video or be remotely accessed, such as image stabilizing binoculars or night vision goggles;
8. City databases that do not and will not contain any Surveillance Data or other information collected, captured, recorded, retained, processed, intercepted, or analyzed by Surveillance Technology;

9. Manually-operated technological devices that are used primarily for internal City communications and are not designed to surreptitiously collect Surveillance Data, such as radios and email systems;
10. Card readers and key fobs used by City employees and other authorized persons for access to City-owned or controlled buildings and property;
11. Cameras installed on City property solely for security purposes, including closed-circuit television cameras installed by the City to monitor entryways and outdoor areas of City-owned or controlled buildings and property for the purpose of controlling access, maintaining the safety of City employees and visitors to City buildings, and protecting City property;
12. Security cameras including closed-circuit television cameras installed by the City to monitor cashiers' windows and other cash-handling operations on City property and to maintain the safety of City employees and visitors to such areas;
13. Technology that monitors only City employees in response to complaints of wrongdoing or in order to prevent waste, fraud, or abuse of City resources.
14. Personal communication devices that have not been modified beyond stock manufacturer capabilities in a manner described above, provided that any bundled Face Recognition Technology is only used for the sole purpose of user authentication in the regular course of conducting City business.

(c) "Use Report" shall mean a publicly released, legally enforceable written report that includes, at a minimum, the following:

- (i) Information describing the surveillance technology and how it works.
- (ii) Information on the proposed purpose(s) of the surveillance technology.
- (iii) If the surveillance technology will not be uniformly deployed throughout the city, what factors will be used to determine where the technology will be deployed or targeted, and the location(s) where it may be deployed and crime statistics for such location(s).
- (iv) The fiscal impact of the surveillance technology, including initial purchase and other known ongoing costs, including impact on personnel time, along with any current or potential sources of funding.
- (v) An assessment of whether use of the surveillance technology will have an unwarranted disparate impact on protected classes and demographics, as defined in the Illinois Civil Rights Act of 2003, the Urbana Human Rights Ordinance, and other relevant laws and policies.

(vi) An assessment identifying any potential adverse impacts the surveillance technology, if deployed, might have on civil liberties and civil rights, and what specific, affirmative measures will be implemented to safeguard the public from the potential adverse impacts.

(vii) Whether use or maintenance of the surveillance technology will require data gathered by the technology to be handled or stored by a third-party vendor on an ongoing basis.

(d) “Use Policy” shall mean a publicly released, legally enforceable written policy governing the use of the surveillance technology that, at a minimum, includes and addresses the following:

(i) Purpose: What specific purpose(s) the surveillance technology is intended to advance.

(ii) Description of the authorization for use of the surveillance technology: specifically, what legal and procedural rules will govern each authorized use; what potential uses of the surveillance technology will be expressly prohibited such as the warrantless surveillance of public events and gatherings; and how and under what circumstances will surveillance data that was collected, captured, recorded, or intercepted by the police technology be analyzed and reviewed.

(iii) Description of data collection, protection, and retention: specifically, what types of surveillance data will be collected, captured, recorded, intercepted, or retained by the police technology; what safeguards will be used to protect surveillance data from unauthorized access; for what maximum limited time period the surveillance data will be retained; and by what process the surveillance data will be regularly deleted after the retention period.

(iv) Description of data sharing: specifically, which governmental agencies, departments, bureaus, divisions, or units will be approved for data sharing; how such sharing is necessary for the stated purpose and use of the surveillance technology; and what mechanisms will ensure any entity sharing access to the surveillance technology or surveillance data complies with the applicable surveillance use requirements within the Urbana “Use Policy” and does not further disclose the surveillance data to unauthorized persons and entities.

(v) Training: The training required for any individual authorized to use the surveillance technology or to access information collected by the surveillance technology.

(vi) Auditing and Oversight: The mechanisms to ensure that the surveillance use policy is followed, including internal personnel assigned to ensure compliance with the surveillance use policy, internal record keeping of the use of the technology or access to information collected by the technology, technical measures to monitor for misuse, any independent person or entity with oversight authority.

(e) “Surveillance Technology Annual Report” shall mean a written report covering each surveillance technology in use over the past year that is publicly released at least once per year and shall, at a minimum, include the following:

- (i) A summary of how each surveillance technology was used, including locations and neighborhoods where technology or equipment was deployed, and information that may assist the City Council to assess whether the surveillance technology has been effective at achieving its identified purposes.
- (ii) Total annual costs for each surveillance technology and database, including personnel and other ongoing costs, and what source of funding will fund the technology in the coming year.
- (iii) How often and what type of collected surveillance data was shared with and received from any external persons or entities; under what legal standard(s) the information was disclosed; and the justification for the disclosure(s).
- (iv) A summary of complaints or concerns that were received about each surveillance technology.
- (v) The results of any internal audits, any information about violations of the Use Policy, and any actions taken in response to complaints or concerns.
- (vi) Justification for the continued use of each surveillance technology.