



**CITY OF URBANA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING**

DATE: Wednesday, April 03, 2024
TIME: 7:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

A. Call to Order and Roll Call

B. Changes to the Agenda

C. Approval of Previous Minutes

[Minutes](#) of the June 7, 2023 Regular Meeting

D. Written Communications

E. Audience Participation

F. Continued Public Hearings

G. Old Business

H. New Public Hearings

I. New Business

Election of Officers - Chair and Vice-Chair

[Historic](#) Preservation Month Activities Planning

J. Monitoring of Historic Properties

K. Staff Report

Urbana Historic Preservation Commission Staff Report - April 3, 2024

L. Study Session

Sage Walking Trail Tour Preservation

M. Announcements

Alice Novak Appreciation

N. 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 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

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: Planning@urbanaininois.us. The subject line of the email must include the words "HISTORIC PRESERVATION COMMISSION - PUBLIC INPUT" and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

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).

Public Hearing

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specific to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

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 one (1) hour, 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 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 at least 48 hours in advance using one of the following methods:

Phone: 217.384.2455

Email: hro@urbanaillinois.us

Watching the Meeting via Streaming Services

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://urbanaillinois.us/uptv>.

MINUTES OF A REGULAR MEETING

URBANA HISTORIC PRESERVATION COMMISSION

DATE: June 7, 2023

DRAFT

TIME: 7:00 p.m.

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

MEMBERS ATTENDING: David Hays, Laura O’Donnell, Dennis Roberts, Angela Urban, Andrew Weiss

MEMBERS EXCUSED Alice Novak, Trent Shepard

STAFF PRESENT Marcus Ricci, Planner II; Lily Wilcock, Planner II

OTHERS PRESENT: Susan Appel, Carlton Bruett, Sheena Bruett

1. CALL TO ORDER and ROLL CALL

In the absence of Chair Novak, Vice-Chair Hays called the meeting to order at 7:00 p.m. Roll call was taken, and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the March 1, 2023, regular meeting of the Historic Preservation Commission were presented for approval. Ms. Urban moved to approve the March 1, 2023, minutes as presented. Ms. O’Donnell seconded the motion. Mr. Hays noted a correction to the spelling of his last name in the minutes. The motion to approve as amended was approved by unanimous voice vote.

4. PUBLIC INPUT

Email from Brian Adams regarding the minutes of the November 2, 2022 meeting

Mr. Roberts commented that Mr. Adams email corrects the statement in the minutes of the November 2, 2022 meeting of the Urbana Historic Preservation Commission that says, “...*what is it about the City of Urbana that we like that is unique. Every other community in this region that the Boneyard Creek runs through has completed beautification improvements to connect the creek to their community. The City of Urbana is the only town that has not done so yet.*” Mr. Roberts noted that in his email, Mr. Adams talks about the improvements made in the Boneyard Beautification Project by the City between 2006 and 2014. Mr. Roberts clarified that his intent at the November 2,

2022 meeting was to point out that the City of Urbana is the only entity that has not had a formal plan of study of the Boneyard Creek since 1978. Therefore, he encouraged the City to consider adopting a plan that connects Downtown Urbana to the University of Illinois campus through a shared use parkway/bicycle path.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. UNFINISHED BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

HP-2023-L-01 – A request by Reverend B.J. Tatum, on behalf o the Canaan Baptist Church, to designate the Canaan Missionary Baptist Church at 402 West Main Street as a local historic landmark.

Acting Chair Hays opened the public hearing for Case No. HP-2023-L-01. Marcus Ricci, Planner II, reviewed the written staff report. He reviewed the criteria from Section XII-5.C of the Urbana Zoning Ordinance and stated that staff recommends a finding that the Church qualifies under criteria a, c, d, and e. He reviewed the options of the Historic Preservation Commission and presented staff's recommendation for approval.

Acting Chair Hays asked if any member of the Historic Preservation Commission had questions for City staff.

Ms. Urban commented that she noticed several words were underlined in criterion a indicating significant value. She suggested that "economic" and "educational" should be underlined as well. She added that Reverend Tatum opening the school and the fact that students' test scores ranked in the top 97th percentile nation-wide was significant. She added that opening a credit union for low-interest loans was also very significant.

Mr. Roberts mentioned that he assisted Reverend Tatum in completing the landmark application, and he noted a correction in the spelling of Brian Adams' name. Ms. O'Donnell noticed an error with the address being listed as 710 West Oregon, when in fact, it should say 402 West Main Street.

Mr. Hays stated that the staff memo says that the Prairie style was influenced by Art Deco; however, it is the opposite. The Prairie style begins circa 1900, and what we have come to call "Art Deco" began a couple of decades later. The Art Deco features of the proposed building are really advanced features before Art Deco came about. For this to be a style of a church in a community like ours says a lot. It doesn't look like any other building let alone any other church. It is something extremely progressive in its genesis.

Mr. Ricci asked if Mr. Hays saw any Art Deco features in the building. Mr. Hays replied that Art Deco meant many different things and was not coined until 1968. The church's design anticipates

some dimensions of what we would come to call “Art Deco” but also Prairie style. It was such a break from what Royer was doing.

Ms. O’Donnell stated that she was surprised that the Church is a Royer building. Mr. Roberts agreed two of the other churches that Royer designed were in English country style.

With no further questions for City staff, Acting Chair Hays opened the public hearing for input from the audience.

Carlton Bruett approached the Historic Preservation Commission to speak on behalf of the Church. He thanked Mr. Roberts and Mr. Ricci for the work they did on completing and processing the application. He stated that the congregation realizes the historical and architectural significance of the church building. They have never tried to change it in any way and recognize it as a landmark. He said that they are grateful to the Historic Preservation Commission for considering their landmark nomination.

Mr. Roberts and Mr. Ricci talked about the materials that were used in construction of the church and showed additional photos of Reverend Tatum and the programs the Church offers.

Susan Appel approached the Commission to speak in favor of the proposed landmark nomination. She mentioned that she represented the Preservation And Conservation Association (PACA). She stated that they support the landmark application.

Acting Chair Hays read Exhibit E (Public Comments), which is an email from Darrel Foste in support of the landmark nomination.

With no further input from the audience, Acting Chair Hays closed the public input portion of the hearing and opened it for Commission discussion and/or motion(s).

Mr. Roberts stated that he was honored to work with Reverend Tatum on the application. He felt it is important for the Commission members to help and encourage new nominations to come forward. He talked about seeking grants for the church in the future. He recused himself from the case because he assisted the applicant in completing the landmark nomination application.

Mr. Hays stated that he appreciated the congregation respecting the building. This is a great example of how you can have a historic building and make phenomenal use of it.

Ms. Urbana stated that she appreciated learning more about the Church and hopes the community takes notice and sees the beauty of the space and what the Church has done for the community.

Ms. O’Donnell moved that the Historic Preservation Commission find that Canaan Missionary Baptist Church meets the criteria for designation as a local landmark and approves the application to designate the property as a local landmark as indicated in the written staff report. Mr. Weiss seconded the motion.

Roll call on the motion was as follows:

Ms. O'Donnell	-	Yes	Ms. Urban	-	Yes
Mr. Weiss	-	Yes	Mr. Hays	-	Yes

The motion passed by unanimous vote.

8. NEW BUSINESS

There was none.

9. MONITORING OF HISTORIC PROPERTIES

There was none.

10. STAFF REPORT

Mr. Ricci reported on the following:

- R-7 Adaptive Reuse Project – An R-7 Text Amendment was approved by City Council in May of 2022. The City received a project request for 606 West Ohio Street to convert the existing building into an apartment building. The Historic Preservation Commission Chair and the Zoning Administrator reviewed the request and approved the plans.
- Bills House – It appears that the owner repaired the stair railings rather than replacing them.

11. STUDY SESSION

There was none.

12. ANNOUNCEMENTS

- Lily Wilcock, Planner II, announced some engagement events for the Comprehensive Plan update.
- Ms. Urban mentioned the upcoming Walking Tour of Buena Vista Court on June 17, 2023 at 12:30 pm.

13. ADJOURNMENT

Mr. Hays adjourned the meeting at 7:55 p.m.

Submitted,



Marcus Ricci, AICP
Historic Preservation Commission Recording Secretary



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Historic Preservation Commission
FROM: Marcus Ricci, AICP, Planner II
DATE: April 3, 2024
SUBJECT: Historic Preservation Month Activities Planning

Introduction

The month of May is recognized nationally as “Preservation Month.” The City of Urbana has regularly celebrated Preservation Month’s importance with a Mayoral proclamation near the beginning of the month.¹

The City has also regularly hosted or participated in preservation-related activities throughout May. Previous activities have included:

- 2023: Buena Vista Court Walking Tour
- 2022: Downtown Historic District Walking Tour – APA-IL Planning Conference
- 2021: Downtown Historic District Walking Tour – General Public
- 2017: Early 20th Century Houses: May 27
- 2016: Modern Architecture Tour: May 17
- 2012: Modern Urbana Home Tour: May 6, six houses, self-guided
- 2007: Historic Urbana Art Contest for high school students.
- 2002: Historic Downtown Urbana: June 9

Last year’s walking tour was especially successful, as staff worked with the HPC Chair, HPC members, and UIUC planning undergraduate students to organize and host the walking tour, from the Urbana Market at the Square to Buena Vista Court, highlighting both the court and landmarks and other interesting sites along the way. Over 30 people attended, and many expressed interest in holding future/regular walking tours. This tour allowed planning students to research the history and architecture of the district, develop tour scripts, and lead the attendees on the tour.

Planning for 2024 Preservation Month

In April, Mayor Marlin will issue a proclamation designating May as Preservation Month.

In addition, staff recommend that HPC explore hosting another open house or walking tour, such as an open house at the First United Methodist Church of Urbana, capitalizing on the knowledge and interest of HPC members and UIUC faculty and students.

¹ 2023 Historic Preservation Month Proclamation.

2023 Mayoral Proclamation, for reference:

- WHEREAS,* historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and
- WHEREAS,* the City of Urbana has a historic preservation plan and currently has designated 18 local historic landmarks and 3 historic districts; and
- WHEREAS,* historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and
- WHEREAS,* it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and
- WHEREAS,* the City of Urbana has recognized the important strategy of expanding the range of allowed residential and commercial uses for historic properties through its recently-adopted “R-7 University Residential Zoning Amendment,” with the first conversion project already in progress; and
- WHEREAS,* owners of commercial and residential historic properties continue to renovate their landmarks to the glory of their former heyday, including the Nathaniel Cohen Building in Downtown Urbana; and
- WHEREAS,* the Urbana Historic Preservation Commission is promoting the enjoyment of our local historic resources through a guided Walking Tour of the recent restorations in Buena Vista Court Historic District, in observance of National Historic Preservation Month,
- NOW, THEREFORE, I,* Diane Wolfe Marlin, Mayor of the City of Urbana, Illinois, do proclaim May 2023 as National Historic Preservation Month, and call upon the people of Urbana to join their fellow citizens across the United States in recognizing and participating in this special observance.