



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: February 26, 2009

SUBJECT: Plan Case 2100-PUD-09: A request by Nabor House Fraternity for approval of a Preliminary Development Plan for the Nabor House Fraternity Planned Unit Development (PUD).

Introduction

Michael Kinate, Vice President of the Nabor House Fraternity, has submitted an application on behalf of the Fraternity for a preliminary development plan for a proposed residential planned unit development (PUD) to be named Nabor House Fraternity PUD. The PUD includes property at 1002 South Lincoln Avenue and 805 West Iowa Street. The existing Nabor House Fraternity and related parking occupies 1002 South Lincoln Avenue, while 805 West Iowa Street is currently vacant. The proposed PUD includes plans to replace the existing fraternity house with a new fraternity house and associated parking.

Per Section XIII-3 of the Urbana Zoning Ordinance, review of a proposed PUD occurs in two phases. First, a preliminary development plan is submitted and reviewed by the Plan Commission. The Plan Commission must hold a public hearing, after which they consider the proposed plan and make a recommendation to City Council for approval or disapproval of the preliminary development plan. The second step is to submit a final development plan. As with the preliminary development plan, the final development plan must also be reviewed by the Plan Commission after holding a public hearing, and then be heard and acted upon by the City Council. The petitioner is requesting consideration of a preliminary development plan for the Nabor House Fraternity PUD at this time.

At their February 19, 2009 meeting the Urbana Plan Commission, in a vote of 7 ayes and 0 nays, recommended that City Council approve the preliminary development plan for the Nabor House Fraternity PUD with approval of two requested waivers concerning maximum building height and floor area ratio as outlined in the Minimum Development Standards section of this memo.

Background

The subject property is located southeast of the intersection of South Lincoln Avenue and West Iowa Street and consists of two parcels totaling 24,840 square feet in area. The portion of the subject

property known as 1002 South Lincoln Avenue is zoned R-7, University Residential. The Nabor House Fraternity has occupied the structure on the property since 1965. The fraternity house is considered certified housing by the University of Illinois and has an approved capacity of 37. The property at 805 West Iowa Street is zoned R-3, Single and Two-Family Residential and is currently vacant. The Nabor House fraternity has owned the property since 2000.

The subject property lies within the recently designated Lincoln-Busey Corridor Design Review Overlay District. This District is bounded by Illinois Avenue on the north, Busey Avenue on the east, Pennsylvania Avenue on the south and Lincoln Avenue on the west. Design guidelines have recently been adopted for the Lincoln-Busey Corridor Design Review Overlay District. In addition to the PUD process, the proposed development will be reviewed by the newly created Design Review Board in relation to the Lincoln-Busey Corridor Design Guidelines. The proposed Nabor House Fraternity building is anticipated to be reviewed by the Design Review Board in April.

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

Aside from the University of Illinois campus located west of Lincoln Avenue, the area surrounding the subject property contains a mix of residential uses including rooming houses, fraternities, sororities, multi-family apartments and single-family homes. As a result of the varying land uses, there is also a range of corresponding zoning districts. For the most part the properties along Lincoln Avenue or the west portion of the block between Lincoln Avenue and Busey Avenue are used and zoned for multi-family or certified housing purposes. In contrast, the properties along Busey Avenue or the east portion of the block are used and zoned for single-family purposes. The properties that lie in between are in some cases multi-family in nature and in others single-family in nature. The Comprehensive Plan designations are consistent with the zoning and land use in that the properties along Lincoln Avenue are designated as either “High Density Residential” or “University Residential” and the properties along Busey Avenue are designated as “Residential”.

Following is a summary of zoning and land uses for the subject site and surrounding property. In addition, Exhibits A, B and C further illustrate this information.

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-3, Single and Two-Family Residential R-7, University Residential	Fraternity and Vacant Lot	University Residential Residential
North	R-2, Single-Family Residential R-5, Medium High Density Multi-Family Residential R-7, University Residential	Multi-Family Dwellings Single-Family Dwellings	University Residential Residential
South	R-7, University Residential	Multi-Family Dwellings	University Residential
East	R-2, Single-Family Residential R-7, University Residential	Multi-Family Dwelling Single-Family Dwellings	Residential
West	CRE, Conservation-Recreation-Education	Institutional - University of Illinois	Institutional

Discussion

In 2002, the Nabor House Fraternity petitioned to rezone 805 West Iowa Street from R-3, Single and Two-Family Residential to R-7, University Residential to allow for the expansion of an existing parking lot. At that time, multi-family uses were permitted in the R-7 Zoning District, and concerns were raised that if the property was rezoned, it could be developed with a multi-family use. The rezoning petition was ultimately denied. The Nabor House Fraternity is proposing a PUD in order to redevelop their fraternity and to use a portion of the adjacent lot in order to allow the fraternity to redevelop their property, while being responsive to the concerns raised. The requirement that development plans be reviewed and approved for PUD's, will provide an assurance of how the site will be developed as well as allow for the flexibility in designing a development that will be more consistent with the surrounding mix of residential uses.

The proposed PUD includes the demolition of the existing Nabor House Fraternity and the construction of a new fraternity house. The new fraternity house is proposed to be an approximately 16,370 square foot, three-story building that will accommodate 48 men. A 24-space parking lot is proposed to serve the fraternity house. A rain garden is proposed along the eastern portion of the site that will serve as a buffer between the proposed development and the adjacent single-family residences. Development of the site will involve the elimination of one of the two existing drives on Iowa Street, and relocation of the other. A fence is proposed to be constructed along the perimeter of the site with the exception of the Lincoln Avenue and Iowa Street frontages. In addition, the development will incorporate bio-swales. (See Exhibit E)

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. A PUD is defined as " a large, integrated development adhering to a detailed site plan and located on a contiguous tract of land that may include a mixture of residential, commercial and/or industrial uses". Planned unit developments can be residential, commercial, mixed use, or industrial. The proposed Nabor House Fraternity PUD is a residential PUD. To be considered as a PUD, the proposed development plan must include a gross site area of one-half acre and meet at least one of four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development consists of 24,840 square feet and therefore is at least one-half acre in area. The proposed Nabor House Fraternity PUD meets the following criteria 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.

The proposed Nabor House PUD presents a plan that will provide for the redevelopment of two properties within an urban area, one of which is vacant. The proposed PUD provides for a redevelopment plan that maintains the present fraternity use and eliminates the possibility of the existing vacant lot being developed with a multi-family use. The PUD will create an improved facility for the fraternity and provide for its future growth while at the same time creating a transition/buffer of the fraternity from surrounding low intensity residential uses.

Goals

Section XIII-3.C of the Zoning Ordinance outlines nine general goals for planned unit developments as follows:

1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
2. To promote infill development in a manner consistent with the surrounding area;
3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;
5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
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.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
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;
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.

PUD's are to be reviewed for their consistency with the above general goals. The proposed Nabor House Fraternity PUD is consistent with goals 2, 3, 4, 5, 6 and 7. The proposed PUD is an infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. The development will include amenities and innovations such as a rain garden, bio-swales and permeable parking. The proposed development is responsive to the Comprehensive Plan as outlined in the following section. In addition, the required review of the proposed development with the Lincoln-Busey Corridor Design Guidelines, will ensure that the architectural styles, building forms, and building relationships will be coordinated within the development and surrounding neighborhood.

Comprehensive Plan

In all PUD's, the final built form shall be generally consistent with the goals, objectives and future land uses of the Comprehensive Plan. The following goals and objectives of the 2005 Urbana Comprehensive Plan relate to this case:

Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
- 2.2 Encourage the use of landscape materials and ornamentation to improve the appearance and functionality of new developments.
- 2.3 Use development and planning controls to minimize environmental and property damage from flooding and erosion.
- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

Goal 3.0 New development should be consistent with Urbana's unique character.

Objectives

- 3.1 Encourage an urban design for new development that will complement and enhance its surroundings.
- 3.2 Promote new developments that are unique and capture a "sense of place."

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

- 4.1 Encourage a variety of land uses to meet the needs of a diverse community.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

Goal 5.0 Ensure that land use patterns conserve energy.

Objectives

- 5.2 Promote building construction and site design that incorporates innovative and effective techniques in energy conservation.

Goal 6.0 Preserve natural resources (including air, water, and land) and environmentally sensitive areas in the community.

Objectives

- 6.1 Protect groundwater and surface water sources from flood and storm-related pollution.

Goal 17.0 Minimize incompatible land uses.

Objectives

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.
- 17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

Goal 18.0 Promote infill development.

Objectives

- 18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.

Goal 36.0 Protect both developed and undeveloped areas from increases in runoff and localized flooding.

Objectives

- 36.1 Protect life and property from storm and floodwater damage.
- 36.2 Reduce the impacts of development on stormwater conditions through regulations, including appropriate provisions for detention and conveyance.

Permitted Uses

Any agriculture, residential, public/quasi-public, or business use identified in the Zoning Ordinance by Table V-1: Table of Uses, may be permitted in a residential PUD with the exception of those uses listed in the Section XIII-3.M. The proposed PUD involves a fraternity and related parking. Fraternal chapters are considered a typical form of a dormitory by the Zoning Ordinance. A dormitory is listed as a residential use in Table V-1; therefore, the proposed use is permitted.

Minimum Development Standards

Planned unit developments allow developers flexibility in applying zoning and development regulations. Preliminary development plan review typically involves review and approval of a general concept to provide the petitioner with feedback concerning the proposed PUD prior to making a large financial investment in the development. The final development plan in turn is a detail development plan that would include a statement of specific development standards for the PUD. Due to the size and nature of the proposed Nabor House Fraternity PUD, it is necessary to analyze the proposed development in relation to zoning standards, because they ultimately affect the viability of the project.

PUD requirements, as outlined in Section XIII-3 of the Zoning Ordinance, stipulate that any waivers from Zoning Ordinance standards be expressly written. The petitioner is proposing the following zoning standards. Aside from the items listed below, all other applicable zoning requirements per the Urbana Zoning Ordinance apply.

1. Maximum height of 36 feet for a principal structure.

Table VI-3 of the Zoning Ordinance allows for a maximum height of 35 feet for principal structures. The proposed fraternity house is 37 feet in height so that a roof pitch of 5.5/12 can be maintained. A maximum height of 37 feet for a principal structure is therefore proposed for the PUD.

2. Floor area ratio of 0.66

Table VI-3 of the Zoning Ordinance allows for a maximum floor area ratio of 0.50. A floor area ratio is proposed for the PUD to accommodate a three story building with a basement totaling 16,370 square feet in area. The size of the building will provide for growth of the fraternity in the future.

Recommended Design Features

Table XIII-2 lists recommended design features for PUD's. One of the criteria for approval of a final development plan is to illustrate how a proposed PUD is responsive to recommended design features. Although this is not required until the final development plan review phase, the following design features have been noted by staff as being incorporated in the preliminary development plan:

Transition Area – a rain garden is proposed west of the east property line. The rain garden will not only provide environmental benefits, it will also serve as a transition between the fraternity and the lower intensity residential uses to the east of the proposed development.

Access – each lot that comprises the development currently has a driveway on Iowa Street. The preliminary development plan shows the elimination of one driveway. In addition, the proposed driveway to the parking area will be moved further from the intersection of Lincoln Avenue and Iowa Street than the current driveway for the existing parking area.

Internal Connectivity – sidewalks have been provided throughout the site to provide appropriate surfaces for internal pedestrian circulation to building entrances, the patio, and vehicle parking.

Permeable Parking – the preliminary development plan indicates that the surface of the parking area will be permeable concrete.

Screening – a six foot high privacy fence is proposed to be installed along the perimeter of the site with the exception of the Lincoln Avenue and Iowa Street frontages.

Open Space Provision – the preliminary development plan illustrates innovative storm water facilities such as a rain garden and bio-swales.

Traffic Safety

As previously noted, the proposed preliminary development plan will reduce the number driveways on Iowa Street to the subject property from two to one. Concerns were raised by the public about pedestrian and vehicular safety related to the planned construction of the parking lot when the rezoning case was heard in 2002. A Traffic Safety Analysis has been completed by William Gray, Director of Public Works, for the proposed planned unit development to evaluate these concerns. (See Exhibit H) To summarize, the Traffic Safety Analysis found that:

- direct parking lot access via a driveway to Iowa Street is permitted;
- a full traffic impact analysis is not required;
- the proposed throat length of the driveway is adequate to allow one or two vehicles to queue safely while turning off Iowa Street;
- the proposed driveway width is wide enough for two-way traffic; the next closest driveway east is far enough away so as to not cause any operational problems at the driveways or with on-street traffic; and
- internal circulation allows for ingress and egress to occur off Iowa Street so that there should not be any street traffic congestion problems while accessing the site.

In addition, Mr. Gray notes that despite the conflict point at the driveway and sidewalk between pedestrians and vehicular traffic, “there is good clear distance for the motorist and pedestrian to see each other”.

Summary of Findings

1. The Nabor House Fraternity has submitted a preliminary development plan for the proposed Nabor House Fraternity PUD for property known as 1002 South Lincoln Avenue and 805 West Iowa Street. The PUD consists of a 48-person fraternity house and related parking.
2. The proposed development meets the definition of a PUD per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets the infill criteria.
3. The proposed development is consistent with the general goals of a PUD and the Comprehensive Plan.
4. The proposed preliminary Development Plan for the Nabor House Fraternity PUD includes waivers from the standards established in the Urbana Zoning Ordinance pertaining to building height and floor area ratio.
5. The proposed preliminary development plan incorporates the following recommended design features: transition area, access, internal connectivity, permeable parking, screening and open space provision.
6. The subject property is located in the Lincoln-Busey Corridor Design Review Overlay District and will require review of the proposed PUD by the Design Review Board in relation to the Lincoln-Busey Corridor Design Guidelines.

7. At their February 19, 2009 meeting the Urbana Plan Commission, in a vote of 7 ayes and 0 nays, recommended that City Council approve the preliminary development plan for the Nabor House Fraternity PUD with the approval of the two requested waivers concerning maximum building height and floor area ratio as outlined in the Minimum Development Standards section of this memo.

Options

City Council has the following options regarding the proposed Preliminary Development Plan for the Nabor House Fraternity PUD in Plan Case No. 2100-PUD-09:

1. Approve as submitted; or
2. Approve with revisions, additions, or deletions; or
3. Disapprove as submitted.

Recommendation

Based on the analysis and findings presented herein, the Urbana Plan Commission and staff recommend that City Council **APPROVE** the proposed Preliminary Development Plan for the Nabor House Fraternity PUD with the approval of the following waivers:

1. Maximum height of 37 feet for a principal structure.
2. Floor area ratio of 0.66

Prepared by:



Lisa Karcher, AICP, Planner II

Attachments: Draft Ordinance Approving a Preliminary Development Plan

- Exhibit A: Location and Existing Land Use Map
- Exhibit B: Existing Zoning Map
- Exhibit C: Future Land Use Map
- Exhibit D: Existing Site Plan
- Exhibit E: Proposed Site Plan
- Exhibit F: Southwest Perspective for Proposed Nabor House Fraternity
- Exhibit G: Building Elevations
- Exhibit H: Nabor House Parking Lot – Traffic Safety Analysis Memo
- Exhibit I: Preliminary Application for a Planned Unit Development

Draft Minutes of February 19, 2009 Plan Commission Hearing

cc: Michael Kinate, Nabor House Fraternity, 32 Briarwood Avenue, Apt. 3, Normal, IL 61761
Gary Olsen, AIA, Olsen + Associates Architects, 115 West Church Street, Champaign, IL 61820

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT

(1002 South Lincoln Avenue and 805 West Iowa Street / Nabor House Fraternity -
Plan Case No. 2100-PUD-09)

WHEREAS, the Nabor House Fraternity proposes to establish a residential planned unit development (PUD) for property known as 1002 South Lincoln Avenue and 805 West Iowa Street in the R-7, University Residential Zoning District and the R-3, Single and Two-Family Residential Zoning District respectively; and

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

WHEREAS, the Nabor House Fraternity has submitted a preliminary development plan with two requested waivers for the proposed Nabor House Fraternity PUD; and

WHEREAS, after due publication, the Urbana Plan Commission on February 19, 2009 held a public hearing concerning the proposed preliminary development plan and voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the preliminary development plan for the Nabor House Fraternity with approval of the two requested waivers; and

WHEREAS, the approval of the preliminary development plan, with the waivers outlined herein, is consistent with the requirements of 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, as follows:

Section 1. A preliminary development plan for the Nabor House Fraternity PUD, as attached hereto in Exhibit 1, is hereby approved for

property known as 1002 South Lincoln Avenue and 805 West Iowa Street including the approval of the following waivers:

- 1. Maximum height of 37 feet for a principal structure.
- 2. Floor area ratio of 0.66.

LEGAL DESCRIPTION:

Lot 1 and the North 12 feet of Lot 2 in Forest Park Addition to the City of Urbana, Champaign County, Illinois.

Permanent Parcel No.: 93-21-17-302-001

AND

Lots 7 and 8 in Forest Park Addition to the City of Urbana as recorded in Book D at Page 62, Champaign County, Illinois.

Permanent Parcel No.: 93-21-17-302-004

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this _____ day of _____, 2009.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2009.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2009 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (1002 South Lincoln Avenue and 805 West Iowa Street / Nabor House Fraternity - Plan Case No. 2100-PUD-09) which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2009 and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

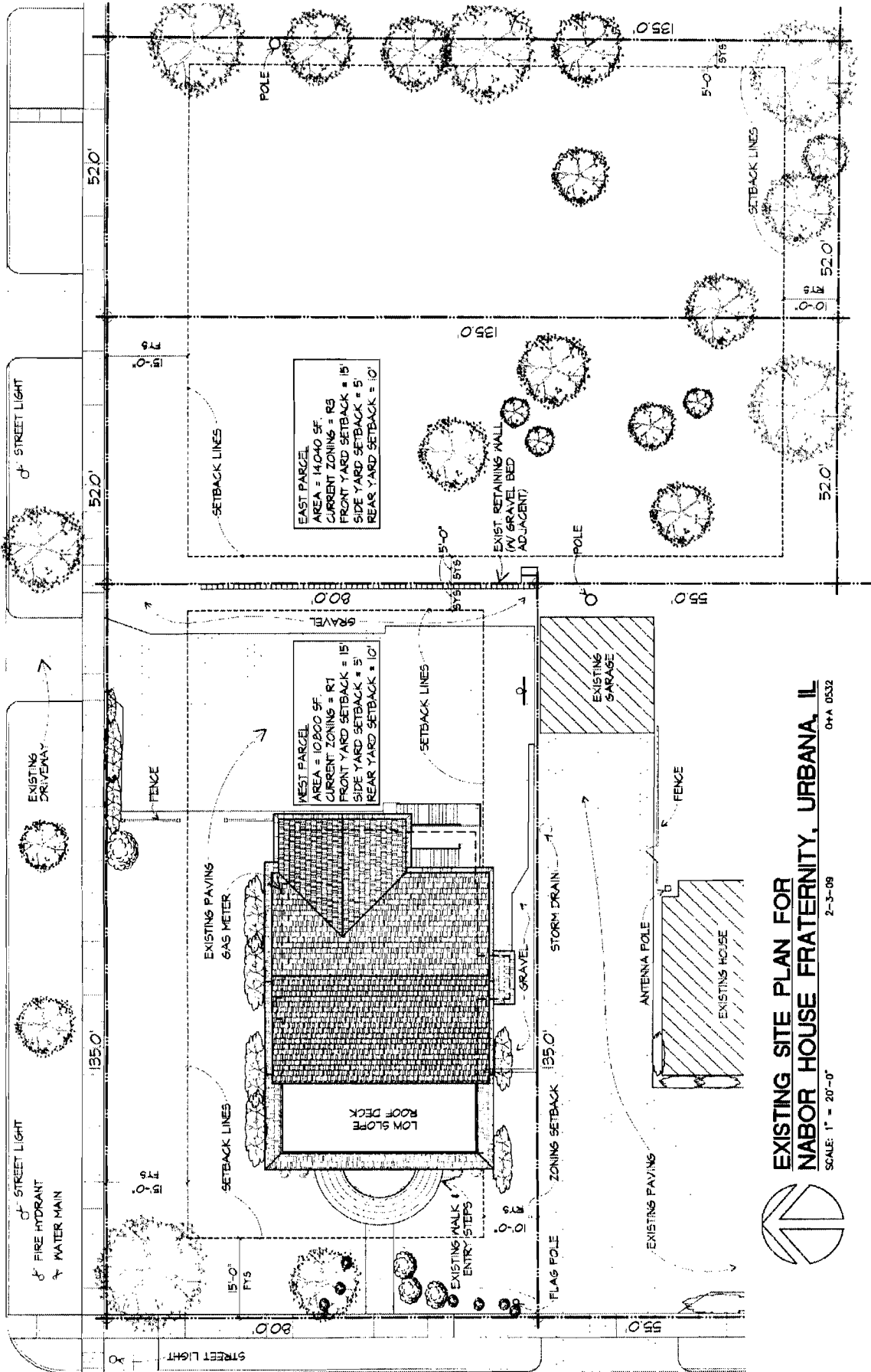
DATED at Urbana, Illinois, this _____ day of _____, 2009

(SEAL)

Phyllis D. Clark, City Clerk

IOWA STREET

LINCOLN AVENUE



**EXISTING SITE PLAN FOR
 NABOR HOUSE FRATERNITY, URBANA, IL**
 2-3-08
 OHA 0532
 SCALE: 1" = 20'-0"

Exhibit A: Location and Existing Land Use Map



Plan Case: 2100-PUD-09

Description: A request for approval of a preliminary development plan for a proposed residential planned unit development.

Petitioner: Michael Kinate, Nabor House Fraternity

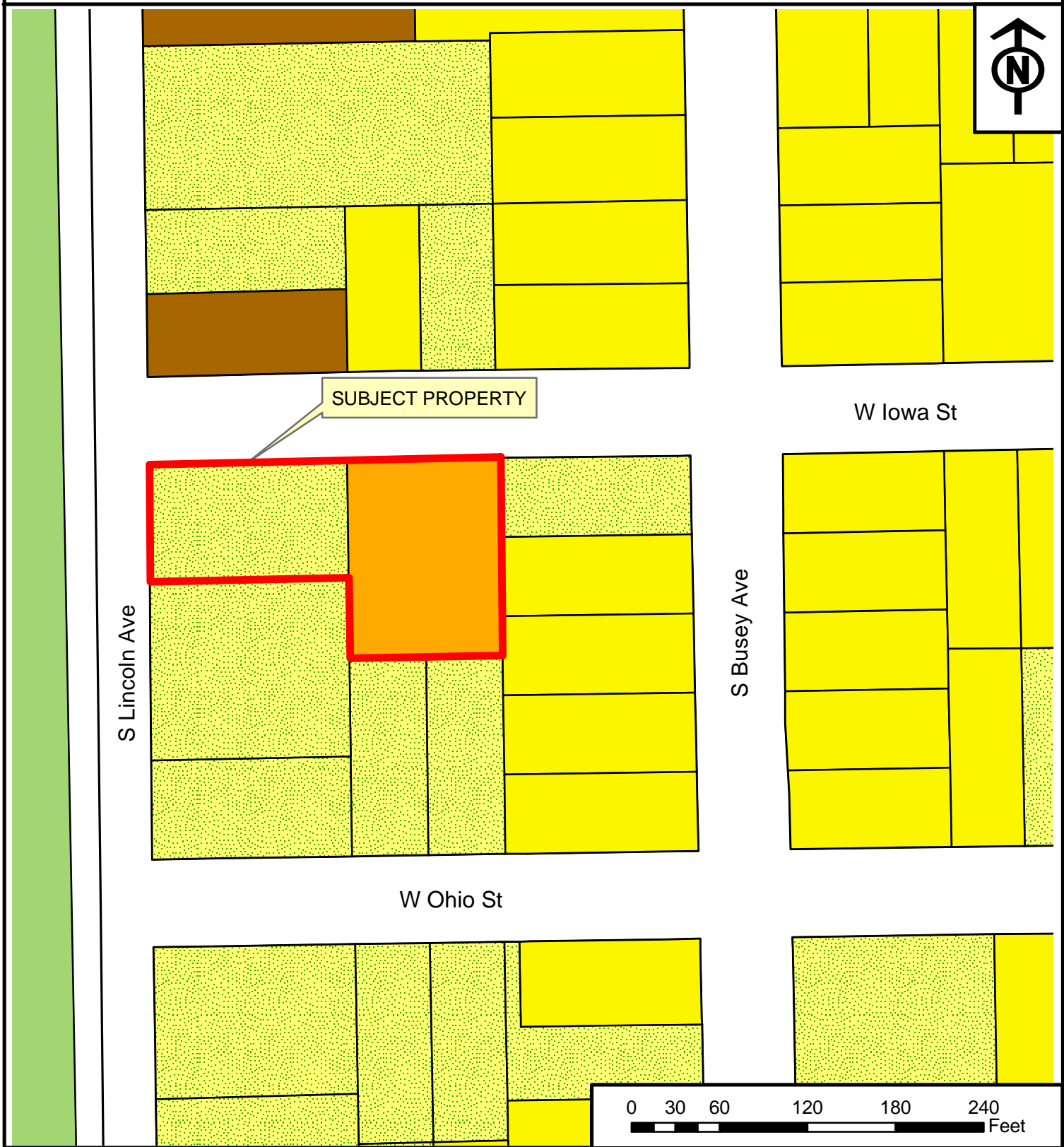
Location: 1002 South Lincoln Ave. and 805 West Iowa St.

Prepared 2/09 by Community Development Services - Ikk

Land Use

- SF - Single-Family
- DUP - Duplex
- MF - Multi-Family
- F/S - Fraternity/Sorority

Exhibit B: Existing Zoning Map



Plan Case: 2100-PUD-09

Description: A request for approval of a preliminary development plan for a proposed residential planned unit development.

Petitioner: Michael Kinate, Nabor House Fraternity

Location: 1002 South Lincoln Ave. and 805 West Iowa St.






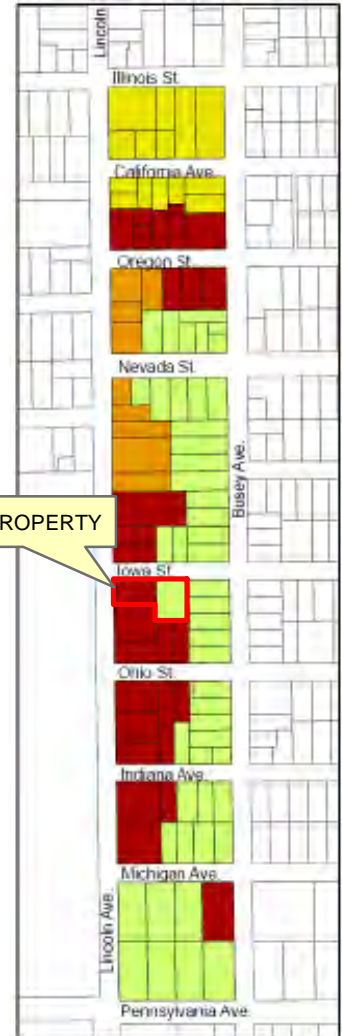
Zoning	
	R2
	R3
	R5
	R7
	CRE

Exhibit C: Future Land Use Map

2005 Comprehensive Plan Future Land Use Maps #8 & #9



"Lincoln/Busey Corridor" Insert
Future Land Use Map by Parcel



Legend

- Single-Family Residential
- Medium Density Residential
- High Density Residential
- University Residential



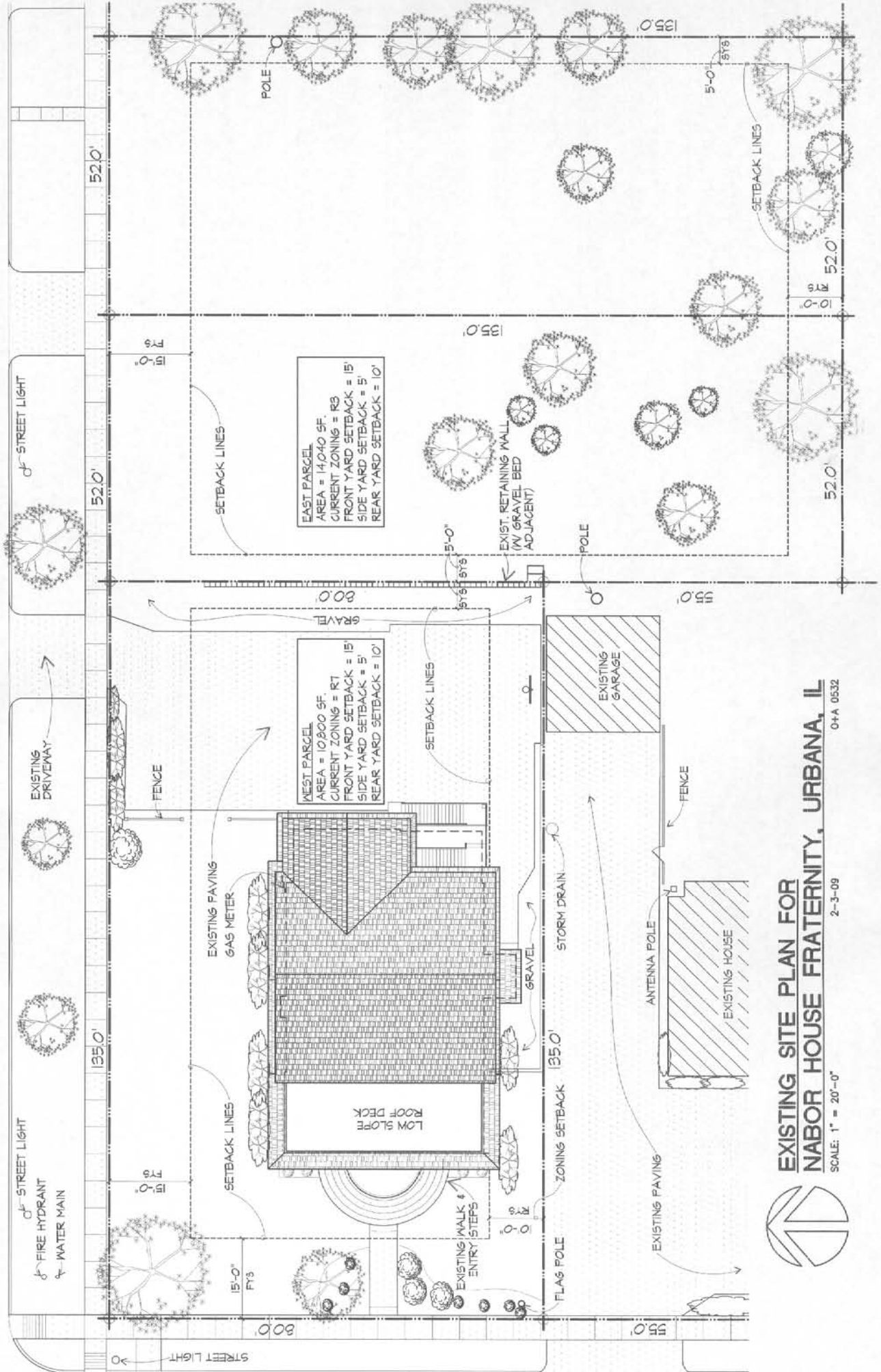
Plan Case: 2100-PUD-09

Description: A request for approval of a preliminary development plan for a proposed residential planned unit development.

Petitioner: Michael Kinate, Nabor House Fraternity

Location: 1002 South Lincoln Ave. and 805 West Iowa St.

IOWA STREET

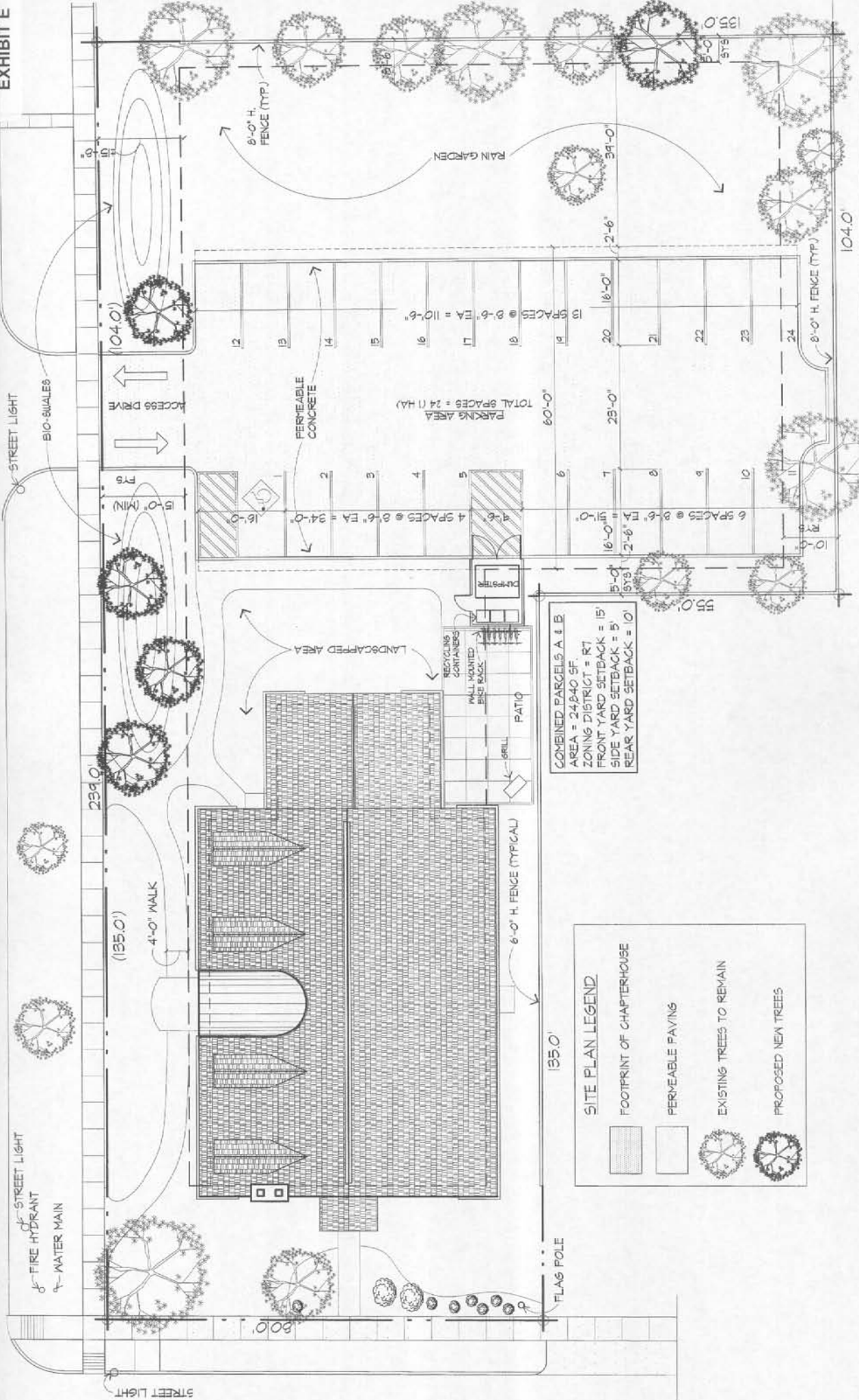


LINCOLN AVENUE

**EXISTING SITE PLAN FOR
 NABOR HOUSE FRATERNITY, URBANA, IL**

SCALE: 1" = 20'-0"
 2-3-09
 04-A 0532





COMBINED PARCELS A & B
 AREA = 24,840 SF.
 ZONING DISTRICT = R7
 FRONT YARD SETBACK = 15'
 SIDE YARD SETBACK = 5'
 REAR YARD SETBACK = 10'

SITE PLAN LEGEND

- FOOTPRINT OF CHAPTERHOUSE
- PERMEABLE PAVING
- EXISTING TREES TO REMAIN
- PROPOSED NEW TREES

OLSEN + ASSOCIATES
 Architecture • Engineering • Planning
 111 N. OLSON STREET • CHICAGO, IL 60601 • 312.467.0000



PROPOSED SITE PLAN
NABOR HOUSE FRATERNITY, URBANA, IL.
 SCALE: 1/16" = 1'-0" 11-1-18
 4-11-08 JOB #0532





COMBINED WEST & EAST PARCELS
 AREA = 24,840 SF.
 ZONING DISTRICT = PLANNED
 UNIT DEVELOPMENT (PUD)
 FRONT YARD SETBACK = 15'
 SIDE YARD SETBACK = 5'
 REAR YARD SETBACK = 10'

SITE PLAN LEGEND

- FOOTPRINT OF CHAPTERHOUSE
- PERMEABLE PAVING
- EXISTING TREES TO REMAIN
- PROPOSED NEW TREES

OLSEN + ASSOCIATES
 Architecture • Engineering • Planning
 111 N. GRAND STREET • CHICAGO, IL 60610 • 312.467.8800

PROPOSED SITE PLAN
NABOR HOUSE FRATERNITY, URBANA, IL
 SCALE: 1/16" = 1'-0" 9/13/13



JOB #0532

2-3-08

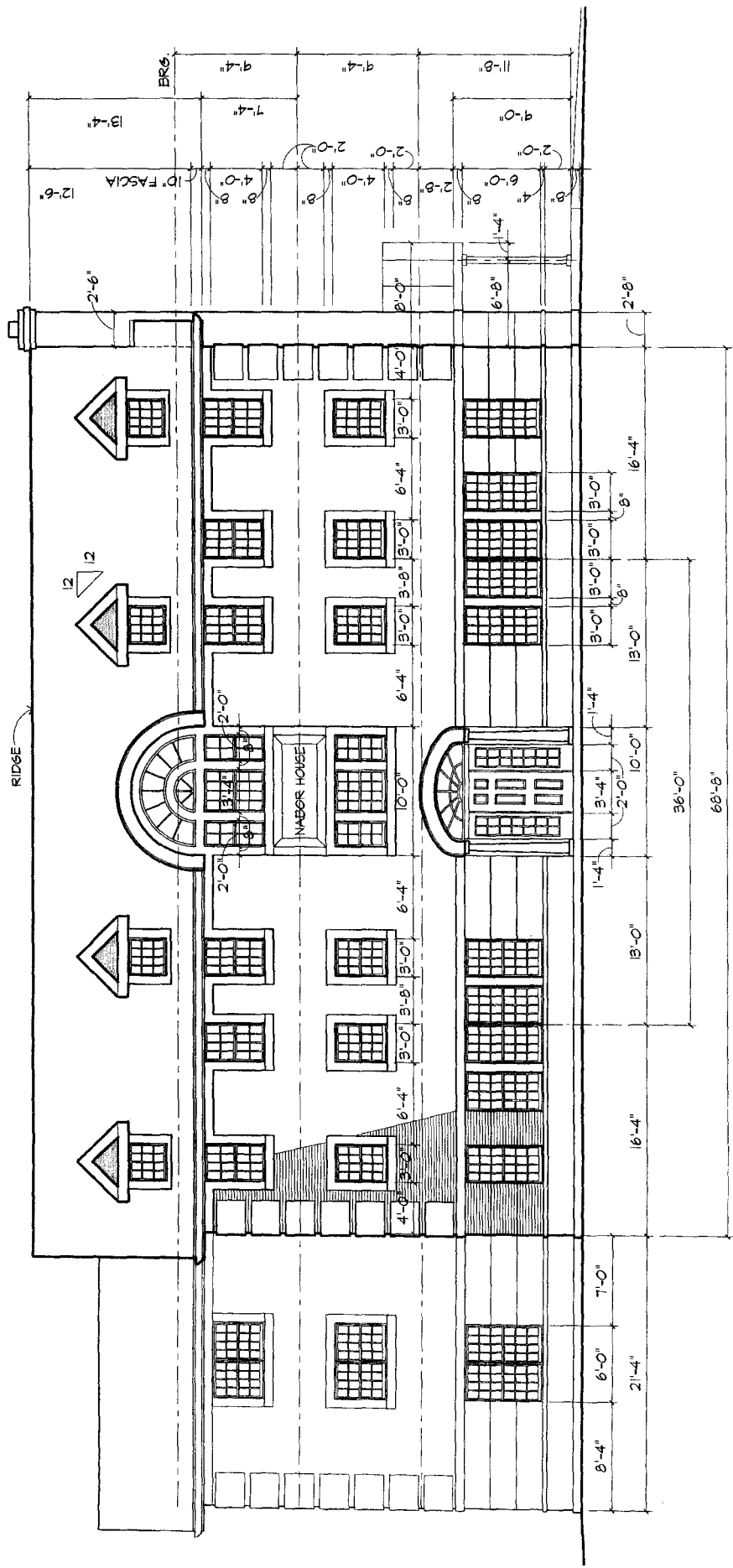


**SOUTHWEST PERSPECTIVE FOR PROPOSED NEW
NABOR HOUSE FRATERNITY, URBANA, IL**

JOB #0532



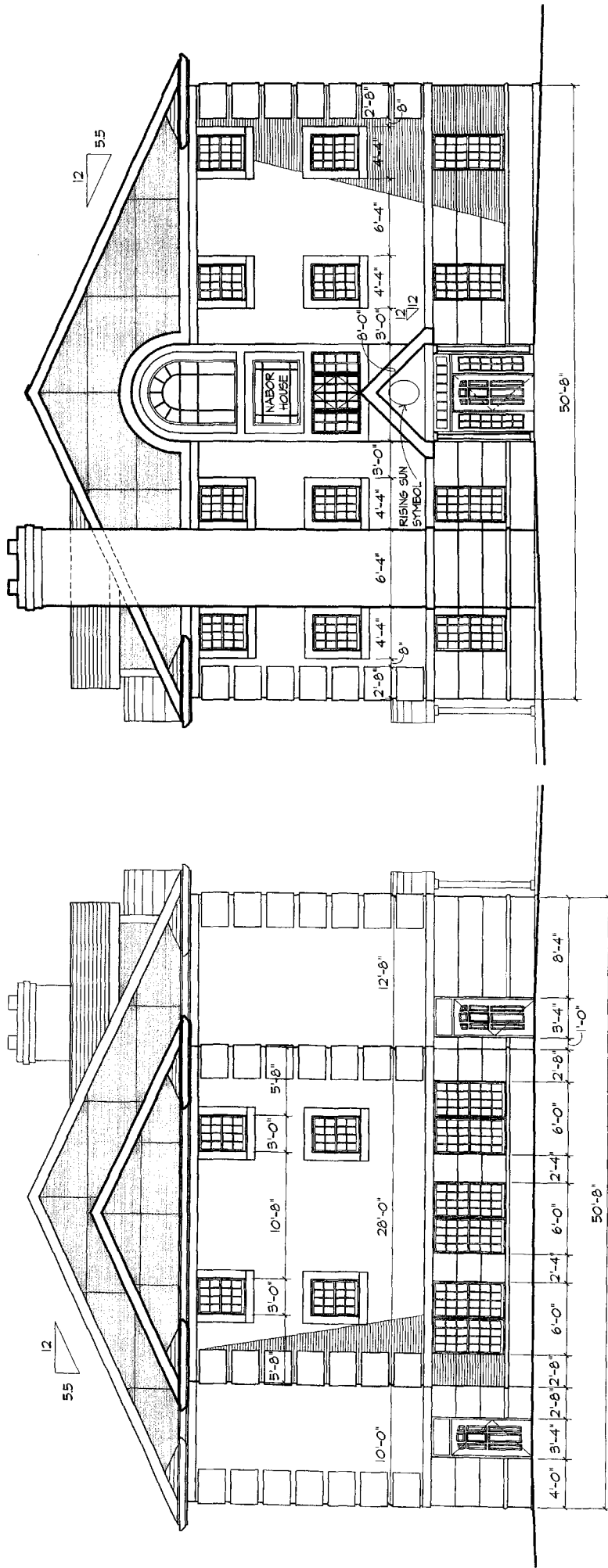
OLSEN + ASSOCIATES
Architecture • Engineering • Planning
111 N. OLSON STREET • CHAMPAIGN • ILLINOIS • 61820 • 307-588-1442



OLSEN + ASSOCIATES
 Architecture • Engineering • Planning
 111 W. CLARK STREET • CHAMPAIGN, ILLINOIS 61820 271-0830



PROPOSED NORTH ELEVATION
NABOR HOUSE FRATERNITY, URBANA, IL.
 SCALE: 1/8" = 1'-0" 0 1 2 3 4 5 6 7 8
 02-12-08 JOB #0332



PROPOSED EAST ELEVATION
NABOR HOUSE FRATERNITY, URBANA, IL
 SCALE: 1/8" = 1'-0"

02-12-08
 JOB #0532

PROPOSED WEST ELEVATION

OLSEN + ASSOCIATES
 Architecture • Engineering • Planning
 111 N. CHURCH STREET • CHAMPAIGN • ILLINOIS 61820 217-244-5445



To: Elizabeth H. Tyler
Robert A. Myers
From: William R. Gray
Date: February 27, 2008
Re: Nabor House Parking Lot – Traffic Safety Analysis

On February 18, 2008 the Public Works Department received a copy of the parking lot plans for the subject property located at 1002 S. Lincoln Avenue. This memo will address potential concerns about pedestrian and vehicular safety related to the planned construction of the Nabor House parking lot which has ingress and egress on west Iowa Street.

The planned parking lot (Per plans submitted by Olsen and Associates dated February 12, 2008) will provide twenty-four (24) parking spaces. Sole access for this proposed parking lot is via Iowa Street, which will be served by a 23' wide concrete driveway. Said driveway does cross an existing four-foot wide concrete sidewalk within the Iowa Street right-of-way. The two existing driveways off Iowa Street will be removed and replaced with barrier concrete curb and grass restoration.

Parking lot regulations and requirements and traffic impacts are stipulated in the Urbana Zoning Ordinance Article VIII and in the Urbana Subdivision and Development Code Article II. When parking lot access is granted to a proposed development site, several factors related to safety are considered in these requests:

1. What is the classification of the street being accessed?
2. What is the amount of traffic being generated by the site?
3. What is the throat length of the driveway?
4. What driveway geometry is required?
5. What is the driveway spacing between adjacent driveways?
6. What is the internal circulation of the site?
7. Is a traffic impact analysis required?

The following addresses the above questions for the subject parking lot:

1. Iowa Street is classified as a local street, which does permit direct parking lot access to it via a driveway.
2. The amount of traffic generated from this site including the existing parking lot is estimated to be 144 trips per day (24 parking spaces x 6 trips per space per day) or a peak hour of only 15 trips; the site is not in a high accident location; the site is not in a congested area; and therefore the site does not warrant a full traffic impact analysis on the existing street system.

3. The throat length is 40' which is adequate to allow one or two vehicles to queue safely while turning off Iowa Street into the parking lot and not cause a subsequent car trying to turn into the lot to stop and back up or block traffic on Iowa Street. This conclusion is based on the number of trips that would occur in any one hour.
4. The driveway proposed is 23' wide and is wide enough for two-way traffic into and out of the parking lot. The driveway aprons have a 10' turning radius and is sufficient to allow proper turning into and out of the parking lot.
5. The next closest driveway east is far enough away so as to not cause any operational problems at the driveways or with on-street traffic. On street parking will not be permitted within five feet of the curb/driveway intersect and pavement markings will be performed by Public Works crews.
6. The internal circulation allows for ingress and egress to occur off Iowa Street. Iowa Street permits two-way traffic. There should not be any street traffic congestion problems while accessing the site.
7. A traffic impact analysis (TIA) is not required due to the relatively low number of parking spaces (conservatively there may be 144 trips per day in and out of the lot which translates into about 15 cars that may enter or exit in any one hour which is one car every four minutes). A TIA identifies when traffic signals, stop control, lane additions, geometric improvements, etc. are required on streets in the immediately surrounding area.

Concerns may arise about pedestrian safety in the vicinity of this site. There is a concrete public sidewalk that crosses the subject lot. This driveway will see more vehicular traffic than a typical residential driveway. This sidewalk is actively used especially due to the close proximity of the University of Illinois and other business and school related destinations. It is expected that drivers will use due care and judgment at this point of conflict. Such conflict points occur throughout the city and are especially prevalent on/near campus and downtown. Despite this conflict point at the driveway and sidewalk, there is good clear distance for the motorist and pedestrian to see each other. If existing or planted vegetation becomes problematic with seeing pedestrians, trimming or removal of such vegetation may be required.

Delivery vehicles accessing the Nabor House can conveniently stop and temporarily park on Lincoln Avenue and not need to use the parking lot. Weekly trash and recycle vehicles will use the parking lot for access and will have to carefully back out onto Iowa Street.

The proposed site plan appears to address City ordinances regarding shade tree requirements (pending specie identification) and stormwater management (pending submittal, review, and approval of engineering plans).



Preliminary Application for a Planned Unit Development

Plan Commission

APPROVAL STEPS FOR PRELIMINARY PUD APPLICATIONS

STEP 1 Preliminary Conference

Prior to the preparation of a formal application, contact the Secretary of the Plan Commission at (217) 384-2440 to discuss the proposed development and determine if the project qualifies for a Planned Unit Development under requirements found in Section XIII-3 of the Urbana Zoning Ordinance.

STEP 2 Submit Completed Application Form, Development Plan, & Fee

If the proposed development meets the requirements, submit a completed application form to the Secretary of the Plan Commission together with five copies of a preliminary development plan, and a \$300.00 preliminary application fee. (See application form for materials to be included with the development plan.)

STEP 3 Zoning Map Amendments, Subdivision Plats, and/or Subdivision Code Waivers (if necessary)

Should the project require zoning map amendments, subdivision plats, and/or subdivision code waivers, these requests may be submitted concurrently with or subsequently to the PUD application.

STEP 4 Plan Commission review and recommendation

Following receipt of a complete Planned Unit Development application, supporting materials and fees, the Plan Commission will review and hold a public hearing on the application. The Plan Commission will make a recommendation to the City Council to approve, approve with changes, or deny the application.

STEP 5 City Council review

The City Council will review the application and Plan Commission recommendations and either approve, approve with changes, or deny the preliminary Planned Unit Development plan. Any waiver of Zoning Code or Subdivision Ordinance requirements must be expressly written. Approval of the Preliminary Development Plan by the City Council will constitute approval of the basic provisions and outlines of the plan, and approval of the representation and provisions of the applicant regarding the plan. City Council approval is valid for one year from the date of approval.

STEP 6 Final PUD Application

Upon preliminary Planned Unit Development approval, proceed to final Planned Unit Development approval process.



**Preliminary Application
for a Planned Unit
Development**

**Plan
Commission**

PRELIMINARY APPLICATION FEE - \$300.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

PLEASE DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Petition Filed 01-27-2009 Plan Case No. 2100-PUD-09
 Fee Paid - Check No. 18494 Amount: \$300.00 Date 01-27-2009

1. Name of PUD Nabor House Fraternity
2. Location Parcel A: 1002 S. Lincoln Ave., Urbana & Parcel B: 805 W. Iowa St., Urbana
3. PIN # of Location Parcel A: 93-21-17-302-001 & Parcel B: 93-21-17-302-004
4. Name of Petitioner(s) Michael Kinate, Vice President, Nabor House Fraternity
 Phone: (217) 377-3207 Email: mrkinate33@yahoo.com
 Address 32 Briarwood Ave. Apt. 3, Normal IL 61761
 (street/city) (state) (zip)
5. Property interest of Applicant(s) Vice President / Owner's Representative

Applications must be submitted by the owners of more than 50% of the property's ownership

6. Name of Owners(s) Nabor House Fraternity Phone (217) 344-3532
 Address 1002 S. Lincoln Ave., Urbana IL 61801
 (street/city) (state) (zip)

If there are additional owners, please attach extra pages to the application.

7. Name of Professional Site Planner(s) Gary L. Olsen, AIA, Olsen + Associates Architects
 Phone: (217) ~~359-3454~~ Fax: (217) 359-7711 E-mail: olsen@advancenet.net
359-3453
 Address 115 West Church St., Champaign IL 61820
 (street/city) (state) (zip)

8. Name of Architect(s) same as Professional Site Planner above Phone _____

Address _____
(street/city) (state) (zip)

9. Name of Engineers(s) N/A Phone _____

Address _____
(street/city) (state) (zip)

10. Name of Surveyor(s) N/A Phone _____

Address _____
(street/city) (state) (zip)

If there are additional consultants, please attach extra pages to application.

DESCRIPTION, USE, AND ZONING OF PROPERTY:

Legal Description *(NOTE: This applications cannot be processed unless an accurate legal description of the subject parcel(s) is/are provided)*

Parcel A: Lot 1 and the North 12 feet of Lot 2 in Forest Park Addition to the City of Urbana, Champaign County, Illinois

Parcel B: Lots 7 and 8 in Forest Park Addition to the City of Urbana as Recorded in Book D at Page 62, Champaign County, Illinois

Parcel A:

Lot Size: 80 ft x 135 ft = 10,800 square feet

Parcel B:

Lot Size: 104 ft x 135 ft = 14,040 square feet

Combined:

Total Area: 24,840 square feet

Present Use Parcel A: Fraternity House Parcel B: Vacant lot

Zoning Designation Parcel A: R-7 Parcel B: R-3

The Preliminary Development Plan should be conceptual but must minimally include the following materials:

1. A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
2. A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings, and public lands.
3. A conceptual site plan with the following information:
 - a. Any adjacent and/or contiguous parcels of land owned or controlled by the petitioner(s).
 - b. Proposed land uses, building locations, and any conservation areas.
 - c. Existing and proposed streets, sidewalks, and multi-use paths.
 - d. Buffers between different land uses.
4. Any other information deemed necessary by Secretary of the Plan Commission.

JAN 27 2009

WHEREFORE, petitioner prays that this petition be heard by the Urbana Plan Commission and the Urbana City Council and the Application for Preliminary Planned Unit Development be granted.

Respectfully submitted this 26th day of January, 2009.

Michael R Kinate, VICE PRESIDENT
Signature of Petitioner
NABOR HOUSE FRATERNITY

STATE OF ILLINOIS }
M^cLean } SS
CHAMPAIGN COUNTY }

I Peg Schieber, being duly sworn on oath, deposes and says, that Michael Kinate is the same person named in and who subscribed the above and foregoing petition, that (he/she) has read the same and knows the contents thereof, and that the matters and things set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to me this 26th day of January, 2009

Peg Schieber
Notary Public



Petitioner's Attorney _____

Address _____

Phone _____

**TABLE XIII-2. OF THE URBANA ZONING ORDINANCE
 PLANNED UNIT DEVELOPMENT RECOMMENDED DESIGN FEATURES**

General Site Design	Recommended Design Feature	Applicable PUD Type
Building Layout	Buildings should be placed in a manner that facilitates the recommended design features of this Article.	All
Transition Area	The development shall incorporate general design features from the surrounding area, including street design, building configuration, landscaping and setbacks, to ensure compatibility and to provide a transition between differing land use intensities.	All
Lighting	Lighting design, amount, angles, and placement should reduce excessive lighting and minimize negative impacts on nearby residential areas.	All
Street Lights	Street lighting approved by the City Engineer should be provided to enhance public safety and visibility.	All
Pedestrian Connectivity		
Crosswalks	Crosswalks through intersections of sidewalks and streets should be designed with clearly defined edges, either by contrasting paving materials or striping.	All
Connectivity	All pedestrian facilities should connect to on-street and off-street bicycle facilities, existing and planned bicycle and shared-use paths identified in the <i>Champaign County Greenways and Trails Plan</i> , the Urbana Capital Improvements Plan, and the Comprehensive Plan.	All
Transit	Adequate space for well-lit transit shelters should be provided to clearly identify bus stops. Curb cuts, bump outs, and other infrastructure should be provided as necessary to facilitate transit provision.	All
Internal Connectivity	A network of sidewalks, bicycle paths and trails should be included in a development to link buildings within a site and to the surrounding neighborhood.	All
Bicycle Parking	Bicycle racks should be placed convenient to building entrances, and under canopies whenever possible. The minimum amount of bicycle parking required is stipulated in Table VIII-1, and should be increased when necessary.	All

Vehicular Connectivity	Recommended Design Feature	Applicable PUD Type
Access	Roads and Access drives that connect to major roads should be spaced in accordance with the <i>Champaign County Access Management Guidelines</i> . The number of access points drives shall be minimized, and all access points are subject to approval by the City Engineer.	All
Internal Connectivity	The internal street system of a development should promote efficient traffic movement and be generally consistent with the goals and objectives of the 2005 Urbana Comprehensive Plan.	All
External Connectivity	The internal street system of a development should connect to adjacent roadways to promote an efficient citywide transportation system consistent with the Mobility Map of the 2005 Urbana Comprehensive Plan.	All
Parking Areas		
Permeable Parking	Where appropriate and feasible, parking areas should utilize permeable materials to minimize stormwater runoff. Any such material is subject to approval by the City Engineer.	All
Maximum Parking	The amount of parking provided should be reduced to the minimum amount required by the use, as identified in Table VIII-3, or by additional data related to parking demand.	All
Rear Parking	Parking areas should be located behind the principal structure whenever possible to encourage a more pedestrian-friendly environment.	Commercial Mixed Use Industrial
Parking Area Landscaping	The corners of parking lots, tree islands, and all other areas not used for parking or vehicular circulation should be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs, or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking	Residential Commercial Mixed Use
Shared Parking	Design parking lots to take advantage of potential sharing among nearby commercial, office, residential, and industrial uses with differing operating hours and peak parking demand times in order to minimize the amount of parking area.	All

Landscaping and Screening	Recommended Design Feature	Applicable PUD Type
Landscape Identity	Distinct landscaping, such as prairie plantings or large caliper trees, should be used to link signage, pedestrian facilities, parking areas, drainage areas, and buildings together in order to distinguish the site. A listing of approved materials is provided in Table VI-1 and Table VI-2. Additional materials may be approved by the City Arborist.	All
Tree Preservation	Significant trees, as identified by the City Arborist, should be protected and incorporated into the development to the greatest extent possible.	All
Street Trees	Deciduous canopy street trees shall be provided along all streets in a development. Trees need not be evenly spaced, and should be placed in the landscaped area of a boulevard, or in tree wells.	All
Screening	Screening shall be required in accordance with Section VI-6 and Section VIII-3.F.	All
Open Space		
Open Space Provision	Open space uses, such as environmental corridors, protected natural areas, community parks, water bodies, and stormwater facilities, should be either retained or created and incorporated into the development plan as appropriate, and in accordance with the Comprehensive Plan.	All
Open Space Purpose	Open space uses should protect significant natural, cultural, and historical resources such as wooded and other natural areas, natural detention areas, vistas, drainage ways, and historic structures or properties.	All
Greenways and Trails	Provide connections to existing and planned bicycle, shared-use paths, and greenways identified in the <i>Champaign County Greenways and Trails Plan</i> , the Capital Improvements Plan, and the Comprehensive Plan.	Residential Commercial Mixed Use
Drainage Areas	Drainage areas may count as open space, but should not constitute the majority of open space. Drainage areas should be permanently accessible to the public and link to other such areas within a development.	All
Passive Recreation	Provide passive recreation areas that appeal to a wide demographic, such as off-street nature trails, sculpture gardens, community garden plots, and covered picnic areas, where appropriate in the development.	Residential Commercial Mixed Use

Open Space	Recommended Design Feature	Applicable PUD Type
Active Recreation	Provide areas for active recreation that appeal to a wide demographic, such as play lots and sports fields, where appropriate in the development.	Residential Commercial Mixed Use
Connected Open Space	Open space throughout the development should be linked by sidewalks, trails, or across public right-of-way in order to avoid separate isolated open space areas.	All
Architectural Design		
Architectural Consistency	Incorporate common patterns and architectural characteristics found throughout the development and the surrounding area, such as porches, roof types, and building massing.	Residential Commercial Mixed Use
Architectural Identity	Utilize a number of architectural features, landscaping, public art, and other methods to ensure buildings create an identity for the development.	Residential Commercial Mixed Use
Articulated Design	Buildings should look "complex and engaging," including varying roof heights and pitches, forward and back progressions, exterior trim details, outdoor living space and other decorative details and exterior materials.	Residential Commercial Mixed Use
Openings	Windows, doors and other openings should be in scale and proportionate with each other. Openings should display a consistent pattern and rhythm in order to "break up" large wall spaces.	Residential Commercial Mixed Use
Exterior Surfaces	Exterior treatment, such as brick, or siding should protect the integrity of the structure and provide an enhanced visual aesthetic to the block.	Residential Commercial Mixed Use
Fences	Walls and fences should be compatible with the architecture of the site and surrounding properties.	All
Building-Street Relationship	The principal entrance of a building should be oriented towards the street. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements should be used to define the principal entrance of a building.	Residential Commercial Mixed Use
Garages	Garages may be located within the principal building or as an accessory building provided that the accessory building conforms to Section V-2. When possible, garages should be accessed from behind the front façade of a building.	Residential Mixed Use

Architectural Design	Recommended Design Feature	Applicable PUD Type
Energy Efficient Construction	Whenever possible, a development should utilize building construction and site design that incorporate innovative and effective techniques in energy conservation. A development that achieves at least enough points to attain LEED "Certified" status is highly recommended.	All
Materials	Utilize exterior treatments or siding that protect the integrity of a structure and provide an enhanced visual aesthetic for the development consistent with other architectural features.	Residential Commercial Mixed Use
Accessibility / Visitability	Individual buildings should incorporate design features that encourage accessibility and visitability, such as wide doorways, bathrooms on the main floor, and "zero step" entryways.	All
Signage		
General Signage	The amount and type of signage in a development should be architecturally compatible with the building design and development in general, including materials, scale, colors, lighting and general character in order to promote better recognition of a specific business.	Commercial Mixed Use Industrial
Freestanding Signs	Freestanding signs should incorporate design elements, such as landscaping, strategic placement, and compatible materials, to draw attention. Monument signage (as opposed to pylon signs) is strongly encouraged when appropriate, especially near residential areas.	Commercial Mixed Use Industrial
Group Signage	Multiple businesses or shopping centers shall group signage near main access drives and utilize landscaping or other means to visually link signs to the site and building.	Commercial Mixed Use Industrial



**ZONING PLAN of
AREA SURROUNDING
NABOR HOUSE FRATERNITY
URBANA, IL**

SCALE: 1" = 50'-0" 2-3-09 O+A 0532



ZONING LEGEND

-  CRE - CONSERVATION-RECREATION-EDUCATION
-  R2 - SINGLE FAMILY RESIDENTIAL
-  R3 - SINGLE AND TWO-FAMILY RESIDENTIAL
-  R5 - MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL
-  R7 - UNIVERSITY RESIDENTIAL



OLSEN + ASSOCIATES
Architecture • Engineering • Planning
115 N. CHURCH STREET • CHAMPAIGN • ILLINOIS • 61820 • 317-388-1455





PHOTO of EXISTING SITE PLAN for
NABOR HOUSE FRATERNITY, URBANA, IL
 NO SCALE 2-3-09 O+A 0532



OLSEN + ASSOCIATES
 Architecture • Engineering • Planning
 115 W. CUMMIS STREET • CHAMPAIGN • ILLINOIS • 61820 • 217-288-1043

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: February 19, 2009

TIME: 7:30 P.M.

PLACE: Urbana City Building – City Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Jane Burris, Ben Grosser, Lew Hopkins, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, Don White

MEMBERS EXCUSED: Tyler Fitch

STAFF PRESENT: Robert Myers, Planning Manager; Lisa Karcher, Planner II; Rebecca Bird, Planner I; Teri Andel, Planning Secretary

OTHERS PRESENT: Liila Bagby, Brian Craine, Justin Gholson, Andrew Fulton, Victor Johnson, Michael Kinate, Georgia Morgan, Phillip Newmark, Danielle Ross, Steve Ross, Bob Stewart, Susan Taylor, Janet Torres, Joshua Vonk, Jack Washington, Trars Wilkinson

COMMUNICATIONS

↓ Letter from William Gray regarding Plan Case No. 2100-PUD-09

NEW PUBLIC HEARINGS

Plan Case No. 2100-PUD-09: A request by the Nabor House Fraternity for approval of a Preliminary Development Plan for the Nabor House Fraternity Planned Unit Development (PUD) located at 1002 South Lincoln Avenue, zoned R-7 – University Residential, and 805 West Iowa Street, zoned R-3 – Single and Two-Family Residential.

Lisa Karcher, Planner II, gave the staff report on this case to the Plan Commission. She gave a description of the proposed site as well as for the surrounding adjacent properties noting their current zoning and land uses. She discussed the applicability of the proposed planned unit development (PUD) to Section XIII-3 of the Urbana Zoning Ordinance, which outlines the requirements for a PUD. Referring to Exhibits D and E, she talked about the existing structure and what the Nabor House Fraternity is proposing to develop. She pointed out that the two existing driveways would be removed and a new curb cut is being proposed further from Lincoln

Avenue into the proposed new parking lot. She mentioned that there is a letter from William Gray, City Engineer, concerning traffic safety along Iowa Street, which was handed out prior to the start of the meeting.

Ms. Karcher talked about the goals outlined in Section XIII-3.C of the Urbana Zoning Ordinance and how the proposed PUD is generally consistent with the 2005 Comprehensive Plan. She stated the permitted uses that are listed in Section XIII-3.M of the Urbana Zoning Ordinance and talked about the minimum developments standards and noted the recommended design features. She summarized staffs' findings and read the options of the Plan Commission. She presented staffs' recommendation, which is as follows:

Based on the evidence presented in the written staff report, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommends that the Plan commission recommend approval of the proposed Preliminary Development Plan to the City Council with the approval of the following waivers:

- 1. Maximum height of 37 feet for a principal structure.*
- 2. Floor area ratio of 0.66.*

Mr. Grosser asked for clarification regarding whether or not a dormitory would be allowed to be built at 805 West Iowa Street without the PUD classification. Ms. Karcher said no, it would not be allowed.

Ms. Stake wondered if 805 West Iowa Street was still zoned R-3, Single and Two-Family Residential. Ms. Karcher said yes. The underlying zoning will remain R-3. The PUD will just cover the development of the proposed site.

With no further questions from the Plan Commission members for City staff, Chair Pollock opened the hearing up for public input.

Bob Stewart and Michael Kinate, President and Vice-President, respectively, of the Nabor House Fraternity Board, approached the Plan Commission to present their plans and to answer any questions and/or address any concerns. Mr. Stewart talked about the fraternity, which is a cooperative fraternity where the tenants manage the house and perform all of the cooking and cleaning jobs themselves. He, then, gave a brief background on the history of the fraternity and the house.

Mr. Kinate continued the presentation by talking about the history of the fraternity for the past ten years. In 2005, the Board hired Gary Olsen to perform a study of the house to see if it would be feasible to remodel the existing fraternity house. The bottom line of the study is that there are over \$500,000 worth of upgrades that would be needed just to bring it up to building code. Based on this study, the Board felt the best course would be to demolish the house that was located at 805 West Iowa Street and the existing fraternity house at 1002 South Lincoln Avenue and build a new fraternity facility that meets all of the current building codes and is energy efficient.

He explained that they need to use part of the 805 West Iowa Street property in order to construct a facility equal in size to the existing fraternity house. The current house is about 8,600 square feet. If they only built on 1002 South Lincoln Avenue, current City codes would only allow them to build a new facility up to 5,400 square feet.

Some of the advantages of building a new facility would be to have lower maintenance costs. They budget around \$12,000 annually for maintenance, and he stated that they meet or exceed the budget amount each year. He listed the recent renovations that they have made to the existing facility. These include new carpeting (\$10,000) in the main areas of the house and repairing a boiler unit (\$4,000 - \$5,000). They are looking into using geothermal heating and cooling systems, energy efficient appliances and green building materials in the new facility.

Ms. Upah-Bant wondered if the fraternity was planning to increase their number of residents once the new facility is built since they are planning to build enough rooms to house 48 people. Mr. Kinate replied that there has been some internal discussion about increasing the size of the house. The Board wants to make a small increase in the size of the proposed house from what they currently have and maybe increase their membership by 2 or 3 people. They decided to ask for what the guidelines would allow and may actually build something smaller.

Ms. Upah-Bant wondered if they had a waiting list. Mr. Stewart responded that it is actually hard to find the type of people who live at the house. They are an agriculture-based fraternity which houses only men. There are more women going into Agriculture and fewer men. They are hoping with a better house, they will be able to fill it.

Ms. Stake asked if the Nabor House Fraternity had spoken with the neighbors. Mr. Kinate said yes. First, they met with their Council member, Charlie Smyth. Then, they met with the neighbors to show them the building plans and address any concerns they may have. The neighbors actually asked for the rain garden to help buffer the parking lot from the single-family neighborhood.

Ms. Stake asked if they would want to change the plans in the future once this is approved. Mr. Kinate explained that they want to have green space where the residents could throw a football around, etc. They really like the layout with the parking closer to the proposed fraternity house. Mr. Stewart understood that they would not be able to change the plans once they are approved without seeking further approval.

Ms. Stake commented that she will be sad to see the existing fraternity house demolished. Mr. Kinate replied that they hope to build another beautiful house to replace it. The existing structure is a great looking house, but it is an older facility that has been expanded over the years. There are a lot of mechanical issues and does not meet the current building codes.

Chair Pollock asked City staff if the petitioner would be able to make any changes if the proposed PUD was approved without further review. Ms. Karcher explained that they would not be able to make any major changes without further review. They would be allowed to make minor changes, but they would not be able to significantly reduce the approved open space setback, off-street parking, loading, etc.

Gary Olsen, architect for the proposed project, showed a slide show of the street front of every property along Lincoln Avenue from Green Street to Florida Avenue, of the proposed site, and of the properties that surround the existing Nabor House Fraternity. He talked about the proposed new facility. He talked about the types of materials and architectural style that would be used to construct the new facility.

He mentioned that they have been studying this project for almost three years and have met with the neighborhood three times after initially meeting with Councilmember Smyth. The Nabor House Fraternity incorporated all of the suggestions made by the neighbors and Mr. Smyth. They spoke with City staff in the Engineering Division to get input about the placement of the parking lot and driveway.

He stated that they plan to go with the larger building for now, but may come back in the final plans asking for a slightly smaller building. Initially the basement would be used for mechanical equipment, storage and laundromat for the residents. Over time, they would like to have some social equipment, such as a large screen TV perhaps in the basement. They would not use the basement for bedroom space though.

Ms. Stake thanked Mr. Olsen for his presentation. Mr. Grosser thanked the Nabor House representatives for their extensive legwork of talking to the neighbors and to Mr. Smyth.

Mr. Grosser questioned whether they would be over the required Floor Area Ratio (FAR) if the basement was not counted. Mr. Olsen said no, they would not be over.

Mr. Grosser stated that it appears that the chimney encroaches into the setback, is this correct? Ms. Karcher explained that chimneys are allowed to encroach to a certain point. The roof overhang is allowed to encroach as well.

Mr. Olsen added that there are two frontages – one on Lincoln Avenue and the other on Iowa Street. So under the Zoning Ordinance they this project would typically have two front-yard setbacks. They want the new house to be set back the same as the existing house, so it will have a 25-foot setback off of Lincoln Avenue. Chimneys can encroach into setback anyway.

Mr. Kinate noted that they have been planning the new facility for about ten years. They have about 600 alumni. The alumnus has really supported them in this mission. They have been able to raise the money to purchase the property at 805 West Iowa Street and to pay off the mortgage of the property at 1002 South Lincoln Avenue. They currently are debt free. He stated that until they get the development plans approved and know that they can build, it is hard to ask the alumni to raise the substantial funds it will take to build a multi structure that will probably cost \$2 million or more. They are hoping once they get approval from the City to start raising the funds and finalize the plans so they can start building in the next four years.

Chair Pollock wondered what would happen to the residents while this project is being built. Mr. Kinate said that the Board has talked about leasing another property for one year to house the current members. He recently spoke with Susan Frobish, who purchased an old fraternity house

and remodeled it. Ms. Frobish has offered to rent it to the Nabor House Fraternity if the house is available.

Mr. Olsen talked about the timing of the project. He mentioned that demolition would take place after school would be over and the residents moved out. The project will take about 15 months from start to finish.

Robert Myers, Planning Manager, asked how many people currently sleep in one room. Mr. Kinate explained that there are two dorms. One dorm has 10 to 12 beds, and the other dorm has 24 to 26 beds. Mr. Myers stated that the only reason he asked is because a retroactive building code requirement to install sprinklers in all Urbana dormitories, fraternities and sororities currently lacking them. This is a cost that figured in renovating the existing facility. Mr. Stewart added that none of the mechanical equipment really works either. None of the existing facility is handicap accessible. The new fraternity house would have a full elevator that would be accessible from the basement to the third floor. It would be a fully ADA compliant fraternity house.

Mr. Myers pointed out another positive aspect of the plan, from City staff's perspective, is that two driveways would be combined into one. The new driveway would also be moved further away from the intersection at Lincoln Avenue and Iowa Street.

Ms. Stake wondered about the letter from Mr. Gray. Mr. Stewart stated that the letter confirms exactly what they have done. City staff now agrees with the location and safety of the driveway and parking lot.

With no further questions or comments from the audience, the public input portion of the hearing was closed. Chair Pollock opened the hearing up for Plan Commission debate and/or motion(s).

Mr. White moved that the Plan Commission forward Plan Case No. 2100-PUD-09 to the City Council with a recommendation for approval along with the two waivers as suggested by City staff. Ms. Stake seconded the motion.

Chair Pollock commented that this is a picture perfect way of going about a project like this, especially when there is a lot of neighborhood interest. The Nabor House Fraternity has done a great job, which makes the Plan Commission's job much easier.

Roll call on the motion was as follows:

Ms. Burris	-	Yes	Mr. Grosser	-	Yes
Mr. Hopkins	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes	Ms. Upah-Bant	-	Yes
Mr. White	-	Yes			

The motion was approved. Mr. Myers noted that this case would go before City Council on March 2, 2009.

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: February 19, 2009

TIME: 7:30 P.M.

PLACE: Urbana City Building – City Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Jane Burris, Ben Grosser, Lew Hopkins, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, Don White

MEMBERS EXCUSED: Tyler Fitch

STAFF PRESENT: Robert Myers, Planning Manager; Lisa Karcher, Planner II; Rebecca Bird, Planner I; Teri Andel, Planning Secretary

OTHERS PRESENT: Liila Bagby, Brian Craine, Justin Gholson, Andrew Fulton, Victor Johnson, Michael Kinate, Georgia Morgan, Phillip Newmark, Danielle Ross, Steve Ross, Bob Stewart, Susan Taylor, Janet Torres, Joshua Vonk, Jack Washington, Trars Wilkinson

COMMUNICATIONS

 Letter from William Gray regarding Plan Case No. 2100-PUD-09

NEW PUBLIC HEARINGS

Plan Case No. 2100-PUD-09: A request by the Nabor House Fraternity for approval of a Preliminary Development Plan for the Nabor House Fraternity Planned Unit Development (PUD) located at 1002 South Lincoln Avenue, zoned R-7 – University Residential, and 805 West Iowa Street, zoned R-3 – Single and Two-Family Residential.

Lisa Karcher, Planner II, gave the staff report on this case to the Plan Commission. She gave a description of the proposed site as well as for the surrounding adjacent properties noting their current zoning and land uses. She discussed the applicability of the proposed planned unit development (PUD) to Section XIII-3 of the Urbana Zoning Ordinance, which outlines the requirements for a PUD. Referring to Exhibits D and E, she talked about the existing structure and what the Nabor House Fraternity is proposing to develop. She pointed out that the two existing driveways would be removed and a new curb cut is being proposed further from Lincoln

Avenue into the proposed new parking lot. She mentioned that there is a letter from William Gray, City Engineer, concerning traffic safety along Iowa Street, which was handed out prior to the start of the meeting.

Ms. Karcher talked about the goals outlined in Section XIII-3.C of the Urbana Zoning Ordinance and how the proposed PUD is generally consistent with the 2005 Comprehensive Plan. She stated the permitted uses that are listed in Section XIII-3.M of the Urbana Zoning Ordinance and talked about the minimum developments standards and noted the recommended design features. She summarized staffs' findings and read the options of the Plan Commission. She presented staffs' recommendation, which is as follows:

Based on the evidence presented in the written staff report, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommends that the Plan commission recommend approval of the proposed Preliminary Development Plan to the City Council with the approval of the following waivers:

- 1. Maximum height of 37 feet for a principal structure.*
- 2. Floor area ratio of 0.66.*

Mr. Grosser asked for clarification regarding whether or not a dormitory would be allowed to be built at 805 West Iowa Street without the PUD classification. Ms. Karcher said no, it would not be allowed.

Ms. Stake wondered if 805 West Iowa Street was still zoned R-3, Single and Two-Family Residential. Ms. Karcher said yes. The underlying zoning will remain R-3. The PUD will just cover the development of the proposed site.

With no further questions from the Plan Commission members for City staff, Chair Pollock opened the hearing up for public input.

Bob Stewart and Michael Kinate, President and Vice-President, respectively, of the Nabor House Fraternity Board, approached the Plan Commission to present their plans and to answer any questions and/or address any concerns. Mr. Stewart talked about the fraternity, which is a cooperative fraternity where the tenants manage the house and perform all of the cooking and cleaning jobs themselves. He, then, gave a brief background on the history of the fraternity and the house.

Mr. Kinate continued the presentation by talking about the history of the fraternity for the past ten years. In 2005, the Board hired Gary Olsen to perform a study of the house to see if it would be feasible to remodel the existing fraternity house. The bottom line of the study is that there are over \$500,000 worth of upgrades that would be needed just to bring it up to building code. Based on this study, the Board felt the best course would be to demolish the house that was located at 805 West Iowa Street and the existing fraternity house at 1002 South Lincoln Avenue and build a new fraternity facility that meets all of the current building codes and is energy efficient.

He explained that they need to use part of the 805 West Iowa Street property in order to construct a facility equal in size to the existing fraternity house. The current house is about 8,600 square feet. If they only built on 1002 South Lincoln Avenue, current City codes would only allow them to build a new facility up to 5,400 square feet.

Some of the advantages of building a new facility would be to have lower maintenance costs. They budget around \$12,000 annually for maintenance, and he stated that they meet or exceed the budget amount each year. He listed the recent renovations that they have made to the existing facility. These include new carpeting (\$10,000) in the main areas of the house and repairing a boiler unit (\$4,000 - \$5,000). They are looking into using geothermal heating and cooling systems, energy efficient appliances and green building materials in the new facility.

Ms. Upah-Bant wondered if the fraternity was planning to increase their number of residents once the new facility is built since they are planning to build enough rooms to house 48 people. Mr. Kinate replied that there has been some internal discussion about increasing the size of the house. The Board wants to make a small increase in the size of the proposed house from what they currently have and maybe increase their membership by 2 or 3 people. They decided to ask for what the guidelines would allow and may actually build something smaller.

Ms. Upah-Bant wondered if they had a waiting list. Mr. Stewart responded that it is actually hard to find the type of people who live at the house. They are an agriculture-based fraternity which houses only men. There are more women going into Agriculture and fewer men. They are hoping with a better house, they will be able to fill it.

Ms. Stake asked if the Nabor House Fraternity had spoken with the neighbors. Mr. Kinate said yes. First, they met with their Council member, Charlie Smyth. Then, they met with the neighbors to show them the building plans and address any concerns they may have. The neighbors actually asked for the rain garden to help buffer the parking lot from the single-family neighborhood.

Ms. Stake asked if they would want to change the plans in the future once this is approved. Mr. Kinate explained that they want to have green space where the residents could throw a football around, etc. They really like the layout with the parking closer to the proposed fraternity house. Mr. Stewart understood that they would not be able to change the plans once they are approved without seeking further approval.

Ms. Stake commented that she will be sad to see the existing fraternity house demolished. Mr. Kinate replied that they hope to build another beautiful house to replace it. The existing structure is a great looking house, but it is an older facility that has been expanded over the years. There are a lot of mechanical issues and does not meet the current building codes.

Chair Pollock asked City staff if the petitioner would be able to make any changes if the proposed PUD was approved without further review. Ms. Karcher explained that they would not be able to make any major changes without further review. They would be allowed to make minor changes, but they would not be able to significantly reduce the approved open space setback, off-street parking, loading, etc.

Gary Olsen, architect for the proposed project, showed a slide show of the street front of every property along Lincoln Avenue from Green Street to Florida Avenue, of the proposed site, and of the properties that surround the existing Nabor House Fraternity. He talked about the proposed new facility. He talked about the types of materials and architectural style that would be used to construct the new facility.

He mentioned that they have been studying this project for almost three years and have met with the neighborhood three times after initially meeting with Councilmember Smyth. The Nabor House Fraternity incorporated all of the suggestions made by the neighbors and Mr. Smyth. They spoke with City staff in the Engineering Division to get input about the placement of the parking lot and driveway.

He stated that they plan to go with the larger building for now, but may come back in the final plans asking for a slightly smaller building. Initially the basement would be used for mechanical equipment, storage and laundromat for the residents. Over time, they would like to have some social equipment, such as a large screen TV perhaps in the basement. They would not use the basement for bedroom space though.

Ms. Stake thanked Mr. Olsen for his presentation. Mr. Grosser thanked the Nabor House representatives for their extensive legwork of talking to the neighbors and to Mr. Smyth.

Mr. Grosser questioned whether they would be over the required Floor Area Ratio (FAR) if the basement was not counted. Mr. Olsen said no, they would not be over.

Mr. Grosser stated that it appears that the chimney encroaches into the setback, is this correct? Ms. Karcher explained that chimneys are allowed to encroach to a certain point. The roof overhang is allowed to encroach as well.

Mr. Olsen added that there are two frontages – one on Lincoln Avenue and the other on Iowa Street. So under the Zoning Ordinance they this project would typically have two front-yard setbacks. They want the new house to be set back the same as the existing house, so it will have a 25-foot setback off of Lincoln Avenue. Chimneys can encroach into setback anyway.

Mr. Kinate noted that they have been planning the new facility for about ten years. They have about 600 alumni. The alumnus has really supported them in this mission. They have been able to raise the money to purchase the property at 805 West Iowa Street and to pay off the mortgage of the property at 1002 South Lincoln Avenue. They currently are debt free. He stated that until they get the development plans approved and know that they can build, it is hard to ask the alumni to raise the substantial funds it will take to build a multi structure that will probably cost \$2 million or more. They are hoping once they get approval from the City to start raising the funds and finalize the plans so they can start building in the next four years.

Chair Pollock wondered what would happen to the residents while this project is being built. Mr. Kinate said that the Board has talked about leasing another property for one year to house the current members. He recently spoke with Susan Frobish, who purchased an old fraternity house

and remodeled it. Ms. Frobish has offered to rent it to the Nabor House Fraternity if the house is available.

Mr. Olsen talked about the timing of the project. He mentioned that demolition would take place after school would be over and the residents moved out. The project will take about 15 months from start to finish.

Robert Myers, Planning Manager, asked how many people currently sleep in one room. Mr. Kinate explained that there are two dorms. One dorm has 10 to 12 beds, and the other dorm has 24 to 26 beds. Mr. Myers stated that the only reason he asked is because a retroactive building code requirement to install sprinklers in all Urbana dormitories, fraternities and sororities currently lacking them. This is a cost that figured in renovating the existing facility. Mr. Stewart added that none of the mechanical equipment really works either. None of the existing facility is handicap accessible. The new fraternity house would have a full elevator that would be accessible from the basement to the third floor. It would be a fully ADA compliant fraternity house.

Mr. Myers pointed out another positive aspect of the plan, from City staff's perspective, is that two driveways would be combined into one. The new driveway would also be moved further away from the intersection at Lincoln Avenue and Iowa Street.

Ms. Stake wondered about the letter from Mr. Gray. Mr. Stewart stated that the letter confirms exactly what they have done. City staff now agrees with the location and safety of the driveway and parking lot.

With no further questions or comments from the audience, the public input portion of the hearing was closed. Chair Pollock opened the hearing up for Plan Commission debate and/or motion(s).

Mr. White moved that the Plan Commission forward Plan Case No. 2100-PUD-09 to the City Council with a recommendation for approval along with the two waivers as suggested by City staff. Ms. Stake seconded the motion.

Chair Pollock commented that this is a picture perfect way of going about a project like this, especially when there is a lot of neighborhood interest. The Nabor House Fraternity has done a great job, which makes the Plan Commission's job much easier.

Roll call on the motion was as follows:

Ms. Burris	-	Yes	Mr. Grosser	-	Yes
Mr. Hopkins	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes	Ms. Upah-Bant	-	Yes
Mr. White	-	Yes			

The motion was approved. Mr. Myers noted that this case would go before City Council on March 2, 2009.