



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Lorrie Pearson, AICP, Community Development Services Director
Kevin Garcia, Principal Planner

DATE: December 3, 2020

SUBJECT: **An Ordinance Approving a Preliminary Development Plan for a Planned Unit Development** (602 South Lincoln Avenue / CCH Development, LLC & CMH Development, LLC – Plan Case 2411-PUD-20)
An Ordinance Approving a Final Development Plan for a Planned Unit Development (602 South Lincoln Avenue / CCH Development, LLC & CMH Development, LLC – Plan Case 2412-PUD-20)

Introduction

Mode 3 Architecture, on behalf of CCH Development, LLC and CMH Development, LLC, has submitted applications for preliminary and final approval of a residential Planned Unit Development on the western half of the block at West California Avenue, South Lincoln Avenue, and West Oregon Street. The proposed development is located on 10 lots directly across Lincoln Avenue from the Alice Campbell Alumni Center, and is directly west of the Europa House apartments. It is zoned R-4, Medium Density Multiple-Family Residential and R-7, University Residential. The development would include a mix of 70 single-bedroom and studio apartments. The applicant seeks zoning flexibility to increase the floor area ratio, and in exchange will relocate and reconstruct the sidewalk along Lincoln Avenue to make it feel safer and more pedestrian-friendly. The applicant will also preserve several mature trees on the interior of the site.

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a Preliminary and a Final Planned Unit Development (PUD). In this case, since the applications contain the details required for a Final PUD, concurrent review of the Preliminary and Final PUD applications is possible. Since the proposed development is in the Lincoln-Busey Corridor, if the application is approved by City Council, the plans must also be reviewed by the Development Review Board for consistency with the design guidelines for that district.

The Plan Commission unanimously recommended approval of the preliminary and final development plans to City Council. Staff concurs with the Plan Commission's recommendation.

Background

Site Description

The site is approximately 1¼ acres, and is made up of 10 separate parcels containing a mix of residential uses. There are three houses, four duplexes, and two rooming houses. Based on these uses and City records, 65 people are currently allowed to live on the site, collectively.

The nine buildings on the site were built between 1900 and 1930, and, from the exterior, most appear to be in good condition. Seven of the buildings are two-stories tall, while two appear to have some third-floor living space as well. The buildings are set back 10-12 feet from the right-of-way along Lincoln Avenue, 12-26 feet back along California Avenue, and 26-34 feet back along Oregon Street. There are six driveways serving the site, and residents park in driveways and in parking areas behind some of the buildings.

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

The site occupies half of the block between California Avenue and Oregon Street, on the east side of Lincoln Avenue. Nearby are University properties (Alice Campbell Alumni Center); high-, medium-, and low-density residential; and the Joseph Royer Historic District to the southeast. A summary of zoning and land uses for the subject site and surrounding properties is below. Exhibits A, B, and C further illustrate this information.

	Zoning	Existing Land Use	Future Land Use
Site	R-4, Medium Density Multiple-Family Residential R-7, University Residential	Houses, Duplexes, Apartments (All Rental)	Medium-Density Residential / University Residential
North	R-4, Medium Density Multiple-Family Residential	Apartments, House (All Rental)	Medium-Density Residential
South	R-5, Medium High Density Multiple-Family Residential R-7, University Residential	Apartments, Fraternity	High-Density Residential / University Residential
East	R-4, Medium Density Multiple-Family Residential R-7, University Residential	Apartments	Medium-Density Residential / University Residential
West	R-5, Medium High Density Multiple-Family Residential	University of Illinois	Institutional

Proposed Development

The proposed development is a group of three apartment buildings, each 2½- and 3-stories tall, in a U-shape around a central parking area with 49 parking spaces and 76 bike parking spaces. Twenty-two of the car parking spaces and 28 bike parking spaces would be covered and secured in a locked, fenced-in area. The non-covered car parking spaces would use pervious (a.k.a. permeable) pavement. The buildings would contain a mix of 70 single-bedroom and studio apartments. They would be set back about 25 feet from the right-of-way on each street frontage, and would be constructed with high-quality materials, including façades with wood siding and applied stone. The roofs would be pitched to help match the architectural character of the surrounding neighborhood, and the buildings contain design elements to help make the buildings appear smaller (e.g., façades at multiple depths, multiple façade materials and colors, and varied building heights). There are also several mature trees on site, and the buildings and parking areas are designed to help preserve those trees.

The only automobile access to the site would come from a reconstructed driveway on California Avenue. Two existing driveways on California Avenue and one on Oregon Street would be closed. The two existing driveways on Lincoln Avenue would also be closed, which should improve traffic flow and increase safety for people walking and for people driving along Lincoln Avenue. In addition, the applicant is amenable to reconstructing the Lincoln Avenue sidewalk on their property, which would move the

sidewalk further away from Lincoln Avenue, and would make it feel safer and more pleasant for people walking there (see Exhibit E, Sheets A1.0/A1.1).¹

Discussion

Comprehensive Plan

The property is shown in the 2005 Comprehensive Plan on Future Land Use Map #8. As illustrated in Exhibit C, the parcels are listed as “Medium Density Residential” along California Avenue and “University Residential” along Oregon Street. Unlike most other future land use designations identified in the maps, the plan does not define either of these terms; however, the site is within the Lincoln/Busey Corridor, which has a note stating:

“Preserve these uses as they now exist while precluding further encroachment of higher density buildings into this unique residential area.”

The existing uses on the site are all residential, and include a mixture of houses(3), duplexes(4), and rooming houses(2). While staff do not have an entire historical record on the maximum occupancy of each building, a conservative estimate is that 65 people could currently live on the site. The proposed development is for 70 single-bedroom and studio apartments. While more than one person may live in some of the proposed single-bedroom units, the overall density (i.e., the number of people living on site) would likely be very similar to what exists now. Although the maximum floor area ratio in the underlying zoning districts is 0.50, the existing buildings on the site have a floor area ratio of approximately 0.63. The proposed development has a floor area ratio of 0.76, so the buildings would take up about 25 percent more volume than the existing buildings on the site. While somewhat larger than the total of the existing buildings on the site, the proposed design includes greater setbacks along Lincoln Avenue and California Avenue than currently exist, and it incorporates design elements to make the buildings appear smaller than they are.

The proposed Planned Unit Development would help meet the following Comprehensive Plan Goals and Objectives:

Goal 1.0 Preserve and enhance the character of Urbana’s established residential neighborhoods.

Objectives

1.4 Promote established neighborhoods close to campus and the downtown as attractive places for people to live.

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.

2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

¹ The applicant would need to work with City engineering staff on the exact location and dimensions of the sidewalk, and would need to grant an access easement to allow it to be used by the public.

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.

Goal 5.0 Ensure that land use patterns conserve energy.

Objectives

5.1 Encourage development patterns that help reduce dependence on automobiles and promote different modes of transportation.

Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.

Objectives

16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.

Goal 28.0 Develop a diversified and broad, stable tax base.

Goal 34.0 Encourage development in areas where adequate infrastructure already exists.

Goal 42.0 Promote accessibility in residential, commercial and public locations for disabled residents.

Objectives

42.1 Ensure that new developments are sensitive to the mobility and access needs of the disabled.

42.3 Ensure that new developments include adequate access for the disabled through compliance with ADA requirements and adaptable units.

Goal 49.0 Avoid development patterns that can potentially create an over-dependency on the automobile.

Objectives

49.2 Increase land use densities to promote availability of transit service and walkability.

PUD Ordinance Goals

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

The proposed development is generally consistent with goals 1, 2, 3, 4, 5, 6, and 7, as follows:

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

It is unclear what is meant by “non-traditional” in this criteria. It could mean development that is more “modern” in appearance, but it more likely means development that is higher quality

than the conventional development built since World War II. Based on the content of the Comprehensive Plan and the PUD section of the Zoning Ordinance, the latter meaning is most likely the intent of this criteria.

If that is the case, then the proposed PUD is generally consistent with this goal. The design includes elements not found in conventional developments, like parking hidden behind buildings, pitched roofs, quality materials, etc.

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

The proposed development is on Lincoln Avenue, which contains some of the medium- and higher-density residential buildings in Urbana. It is also in a transition area between the University and the West Urbana Neighborhood (of which it is a part). The design, building heights, setbacks, massing, and materials all are consistent with the surrounding neighborhood. The buildings would have slightly less mass than the Europa House, on the adjacent lot to the east.

The proposed PUD is generally consistent with this goal.

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

As stated above, the project meets many goals of the Comprehensive Plan, and is well-designed. To meet the floor area ratio of the underlying zoning (0.50), the amount of floor area of any new development would actually have to be reduced from what currently exists on the site (0.63). While the applicant is asking for an increase of approximately 25 percent over the existing floor area ratio, the design includes many elements to mitigate the increase and to make the buildings appear less large. The proposed development also would not appreciably increase the on-site density (i.e., number of people living), if it increases it at all.

Since the proposal meets so many of the Comprehensive Plans goals, includes design elements to mitigate the increased floor area ratio, and should not appreciably increase residential density, such flexibility is warranted.

The proposed PUD is generally consistent with this goal.

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

As shown in Exhibit E, the applicant is willing to reconstruct the sidewalk along Lincoln Avenue on their property, and to grant an easement for its use (this is not typically a requirement of a developer). The sidewalk will be reconstructed to City standards, at a minimum, and will make walking more pleasant for people along the entire block of Lincoln Avenue.

The proposed development also includes increased setbacks along Lincoln Avenue and California Avenue, preserves mature trees, and is generally well-designed. All of these could be considered public amenities as well.

The proposed PUD is generally consistent with this goal.

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

As stated above, the project is significantly responsive to many of the goals and objectives, and aligns with the note for future land use in the Lincoln-Busey Corridor in the Comprehensive Plan, by preserving the residential use and density of the site.

In addition, the Lincoln-Busey Corridor Design Guidelines, which were adopted in 2009 after being recommended by the Comprehensive Plan², identify the site as being in “Zone 1: Lincoln

² Comprehensive Plan, p.103

Avenue & Higher Intensity Areas.” The guidelines state, “Due to the higher intensity nature of Zone 1 and the need for new development to be compatible, projects proposed in Zone 1 may be of a larger scale than those proposed in Zone 2.”³

The proposed PUD is generally consistent with this goal.

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

While sidewalks already exist on each side of the site, closing five out of six existing driveways should make it more pleasant and safer for people walking past the development. Relocating the sidewalk along Lincoln Avenue would have similar benefits for people walking.

The proposed PUD is generally consistent with this goal.

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

The architectural style, building form, and the relationship of the buildings to their surroundings is consistent with the surrounding neighborhood.

The proposed PUD is generally consistent with this goal.

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

This criteria pertains mainly to larger developments (e.g., residential subdivisions) and is not applicable in this case.

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.*

There are no cultural features or environmentally sensitive areas on the site. The plan would save several mature trees, which may qualify to a small extent as “natural features” (however, this criteria is likely focused on larger resources, such as a stand of trees or a stream running through a site). All of the buildings on the site are historic resources. They were built between 1900 and 1930, and while none of the buildings appear to especially significant from a historic perspective, once removed, they will be gone forever.

The proposed PUD is generally not consistent with this goal.

Applicability

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

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

³ Lincoln-Busey Corridor Design Guidelines, p.13

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

Minimum Development Standards

Planned Unit Developments offer developers flexibility in applying zoning and development regulations. The applicant requests such flexibility in one area of zoning regulations: increasing the allowable floor area ratio from 0.50 to 0.76.

	Required	Proposed	Complies	Notes
Lot Size (min.)	6,000 ft. ²	55,128 ft. ²	Yes	
Lot Width (min.)	60 ft.	238 ft.	Yes	
Building Height (max.)	35 ft.	35 ft.	Yes	Measured to mid-point of pitched roofs
Floor Area-Ratio (max.)	0.50	0.76	No	Waiver requested; current FAR on site is 0.63
Open Space Ratio (min.)	0.35	0.42	Yes	
Front Yard (min.) – California Ave.	15 ft.	23 ft.	Yes	
Front Yard (min.) – Lincoln Ave.	15 ft.	23 ft.	Yes	
Front Yard (min.) – Oregon St.	15 ft.	24 ft. 6 in.	Yes	
Side Yard (min.) – east	5 ft.	8.17 ft.	Yes	
Car Parking	49	49	Yes	
Bike Parking	35	76	Yes	28 spaces covered

Table 1 - Development Standards

Floor Area Ratio Waiver

The Zoning Ordinance allows a maximum floor area ratio of 0.50 in both the R-4 and R-7 zoning districts. The requested floor area ratio of 0.76 is between what is allowed in the R-4/R-7 zoning districts and what is allowed in the R-5 zoning district (0.90).⁴

The site currently has a floor area of 0.63, which is 26 percent greater than what is allowed. The proposed development has a floor area ratio of 0.76, which is 52 percent greater than what is allowed (and is 21 percent greater than the existing floor area ratio). The general purpose of floor area ratio is to limit the mass and scale of buildings, and relatedly, the intensity of the use on a site (e.g., how many people can live there or how big a restaurant can be). The proposed development includes design elements to mitigate how large the buildings appear, in the following ways: setting them back further than the existing buildings; varying the building height; varying the depth of the front façades, and using several different materials on the façades. Regarding the intensity of the use, the proposed development would be about as intense as what exists on the site now, based on the number of units.

Given these factors, it is staff’s position that a waiver to increase the floor area ratio is reasonable.

⁴ While the applicant could have pursued a rezoning to the R-5 district to achieve the desired floor area ratio, planning staff suggested that the PUD process with a waiver request would be a better option, since the PUD process gives the City and neighbors greater assurance that the proposed site plans reflect what is built.

Criteria for Approval

According to Section XIII-3 of the Urbana Zoning Ordinance, the Plan Commission shall determine whether reasons outlined in the submitted application and the evidence presented during the public hearing, justify approval based on the following criteria. (Please see Exhibit D for the petitioner's specific response to each question.)

1. *That the proposed development is conducive to the public convenience at that location.*

The proposed project would be a residential development on a site across the street from the University of Illinois campus, close to businesses on Gregory Street and the Krannert Center for the Performing Arts. The project would provide housing choices for people who would like to live close to the University in a small apartment. The site is convenient for people walking, biking, and taking transit.

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

The proposed development would not be unreasonably injurious to the surrounding area or the public welfare. The scale, massing, and architectural style fit in with the surrounding neighborhood, and the number of people living there would be similar to the number currently permitted to live there. The development would remove five driveways, including two along Lincoln Avenue, which should improve safety for people walking and driving in the area. In addition, relocating the sidewalk along Lincoln Avenue to be further from the street, the project would be beneficial to the neighborhood.

The location and architecture would improve the environment for people walking to and past the site.

3. *That the proposed development is consistent with goals, objectives, and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies.*

The proposed PUD is consistent with many goals and objectives, as detailed above, and is consistent with the future land use identified in Future Land Use Map #8 of the 2005 Urbana Comprehensive Plan.

4. *That the proposed development is consistent with the purpose and goals of Section XIII-3 of the Urbana Zoning Ordinance.*

The proposed PUD is consistent with goals 1, 2, 3, 4, 5, 6, and 7 of Section XIII-3 of the Urbana Zoning Ordinance.

5. *That the proposed development is responsive to the relevant recommended design features identified in Table XIII-2 of the Zoning Ordinance.*

The proposed development incorporates a number of recommended design features suggested in the PUD standards, including:

1. Architectural Design – The building's design features reflect the following PUD goals: architectural consistency, architectural identity, articulated design, openings, exterior surfaces, building-street relationship, garages, materials, and energy-efficient construction.
2. Access – Removing both driveways on Lincoln Avenue, and moving the sidewalk on Lincoln

Avenue further from the street.

3. Bicycle Parking – Providing 76 parking spaces, including 28 covered and secure parking spaces.
4. Permeable Parking – Using permeable pavement for all non-covered parking spaces.
5. Maximum Parking – Providing the minimum amount of parking required.
6. Rear Parking – Placing parking areas behind the buildings, on the interior of the site.
7. Parking Area Landscaping – Landscaping islands and areas adjacent to parking.
8. Tree Preservation – Preserving mature trees on the interior of the site.

Plan Commission

At their November 5, 2020, meeting and a November 24, 2020, special meeting, the Plan Commission held public hearings on these cases. Staff received 20 emails and letters in opposition to the request, and one in support. At the public hearings, four people spoke in favor and three people spoke against the requests.

At the November 5, 2020, meeting, there were concerns expressed during the public comment period about the waiver request to allow a higher floor area ratio than the underlying zoning, the compatibility of the design with the surrounding neighborhood, property values for homeowners, parking, traffic, and the amount of time available to review the proposal. After discussion, the Plan Commission continued the case to give the commissioners more time to review the request, and to allow time for staff to address questions that were raised during the meeting.

At the November 24, 2020 meeting, staff addressed questions and concerns from the previous meeting and from communications they had received from the public. Specifically, staff discussed what would be allowed “by right” under the existing zoning, traffic volume and safety, and the proposal to relocate and widen the sidewalk by the developer. Staff also clarified that the proposal would require review by the Design Review Board if the PUD is approved, which would be an opportunity to address concerns over the design of the buildings. After discussion, the Plan Commission voted unanimously to recommend approval of the Preliminary and Final Development Plans to City Council.

Summary of Findings

1. Mode 3 Architecture has submitted an application on behalf of CCH Development, LLC and CMH Development, LLC, for preliminary and final development plans to construct a residential Planned Unit Development at 805, 807, and 809 West California Avenue; 602 and 604 South Lincoln Avenue; and 804, 806, 808, 808 ½, and 810 West Oregon Avenue in the R-4, Medium Density Multiple-Family Residential and R-7, University Residential zoning districts.
2. The proposed development qualifies for PUD approval per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets one of the four criteria outlined in Section XIII-3.D (Unique Development).
3. The proposed development is generally consistent with most of the goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.
4. The application is generally consistent with several of the goals, objectives, and future land

use map in the 2005 Comprehensive Plan.

5. The proposed final development plan includes a waiver request to increase the maximum floor area ratio from 0.50 to 0.76.
6. The proposed preliminary and final development plans incorporate a number of recommended design features, including architectural design, access, bicycle parking, permeable parking, maximum parking, rear parking, parking area landscaping, and tree preservation.

Options

The City Council has the following options in Plan Case 2411-PUD-20:

1. Approve the Preliminary Development Plan as attached; or
2. Approve the Preliminary Development Plan as attached, including any conditions; or
3. Deny the Preliminary Development Plan as attached.

The City Council has the following options in Plan Case 2412-PUD-20:

1. Approve the Final Development Plan as attached; or
2. Approve the Final Development Plan as attached, including any conditions; or
3. Deny the Final Development Plan as attached.

Recommendation

At its November, 24, 2020, special meeting, the Plan Commission voted with seven ayes and zero nays to forward both requests to the City Council with a recommendation for APPROVAL, with the following conditions:

1. That construction be in general conformance with the attached Site Plan and Elevations, subject to modifications⁵ that may be required by the Design Review Board; and
2. That the sidewalk along Lincoln Avenue be reconstructed further to the east, on the applicant's property and at their expense, and that the applicant provides an access easement to allow the sidewalk's use by the public.
3. That a plan for tree protection be implemented during demolition and construction in coordination with the City's Landscape Supervisor.

⁵ The Plan Commission recommendation read "minor modifications"; however, "modifications" conveys the same intent and is less subjective.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Site Photos
Exhibit E: Zoning Description Sheets R-4 and R-7
Exhibit F: Lincoln-Busey Corridor Design Guidelines, p.13
Exhibit G: Preliminary and Final PUD Applications
Exhibit H: Draft Plan Commission Minutes 11/5/20 and 11/24/20
Exhibit I: Communications

cc: CCH Development, LLC; CMH Development, LLC; Mode 3 Architecture

ORDINANCE NO. 2020-12-070

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

**(602-602 South Lincoln Avenue, 805-809 West California Avenue, and 806-810 West Oregon
Avenue / Plan Case No. 2411-PUD-20)**

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

WHEREAS, Mode 3 Architecture, on behalf of CCH Development, LLC and CMH Properties, LLC, has applied for a residential planned unit development (PUD) for property known as 602 and 604 South Lincoln Avenue, 805, 807 and 809 West California Avenue, and 804, 806, 808, 808 ½ and 810 West Oregon Avenue in the R-4, Medium Density Multiple-Family Residential and R-7, University Residential Zoning Districts; and

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

WHEREAS, the applicant has submitted a preliminary and a final development plan with requested waivers to increase the floor area ratio from 0.50 to 0.76 for the PUD; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on such petition at 7:00 p.m. on November 24, 2020, in Plan Case No. 2411-PUD-20; and

WHEREAS, the Plan Commission voted seven (7) ayes and zero (0) nays to forward the cases to the Urbana City Council with a recommendation to approve the requested preliminary and final Planned Unit Developments; and

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

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

Section 1.

A final development plan for the PUD, as attached hereto in Ordinance Attachment A, is hereby approved for property known as 602 and 604 South Lincoln Avenue, 805, 807 and 809 West California Avenue, and 804, 806, 808, 808 ½ and 810 West Oregon Avenue with the following conditions:

1. That construction be in general conformance with the attached Site Plan and elevations, subject to minor modifications that may be required by the Design Review Board; and
2. That the sidewalk along Lincoln Avenue be reconstructed further to the east on the applicant's property and at their expense, and that the applicant provides an access easement to allow the sidewalks use by the public.

LEGAL DESCRIPTION:

The West 55 feet and 7 inches of Lot 31 of Campbell and Kelley's Addition to Urbana, as per Plat recorded October 6, 1858 in Deed Record "O", at Page 392, situated in Champaign County, Illinois.

P.I.N. 92-21-17-152-004, Address: 805 West California

The East 50 feet 7 inches of Lot 34, and the East 50 feet 7 inches of the North 29 feet 8 inches of Lot 35 all in Campbell and Kelley's Addition to Urbana, Illinois, as per Plat recorded in Deed Book "O" at Page 392, in Champaign County, Illinois.

P.I.N. 92-21-17-152-003, Address: 807 West California

The East 45 feet of the West 135 feet of the North 23 feet 8 inches of Lot 35 in Campbell and Kelly's Addition to Urbana, Illinois, as per Plat recorded in Deed Book "O" at Page 392, situated in Champaign County, Illinois.

P.I.N. 92-21-17-152-002, Address: 809 W California

The North 53 feet of the West 90 feet of Lot 34 in Campbell and Kelly's Addition to Urbana, Illinois, as per Plat recorded in Deed Book "O" at Page 392, situated in Champaign County, Illinois.

P.I.N. 92-21-17-152-001, Address: 602 South Lincoln

The West 90 feet of the South 26 feet 4 inches of Lot 34; the West 90 feet of the North 23 feet 8 inches of Lot 35; The East 45 feet of the West 135 feet of Lot 34; in Campbell and Kelly's Addition to Urbana, Illinois ad per Plat recorded in Deed Bok "O" at page 392, situated in Champaign County, Illinois.
P.I.N. 92-21-17-152-006, Address: 604 South Lincoln

The West 53 feet and 6 inches of Lot 33 and the West 53 feet and 6 inches of the South ½ of Lot 32, and also the East 1 foot and 6 inches of Lot 36 and the East 1 foot and 6 inches of South ½ of Lot 35 in Campbell and Kelly's Addition to Urbana, as per plat recorded in Deed Record "O" at page 392, in Champaign County, Illinois.
P.I.N. 92-21-17-152-011, Address: 804 West Oregon.

All of the East 50 feet 7 inches of Lots 35 and 36 of Campbell and Kelly's Addition to Urbana, as per Deed Record "O" at page 392, except the North 29 feet 8 inches thereof, and also excepting the East 1 foot 6 inches of the South 119 feet thereof, situated in Champaign County, Illinois. And also excepting the East 1 foot, 6 inches of the South 119 feet thereof, including easement for driveway, situated in Champaign County, Illinois.
P.I.N. 92-21-17-152-010, Address: 806 West Oregon

The East 60 feet of the West 135 feet of Lot 36 in Campbell and Kelley's Addition to Urbana, as per Plat recorded in Deed Book "O" at Page 392, in Champaign County, Illinois, EXCEPT as to the rights of the adjoining property owners in the East 4 feet of said described property for driveway purposes as described in Agreement dated June 27, 1921 and recorded in Book 186 at Page 456 as Document Number 168993.
P.I.N. 92-21-17-152-009, Address: 808 West Oregon

The East 60 feet of the West 135 feet of the South 55 feet, 7 inches of Lot 35 in Campbell and Kelley's Addition to Urbana, as per Plat recorded in Deed Book "O" at Page 392, in Champaign County, Illinois, EXCEPT as to the rights of the adjoining property owners in the East 4 feet of said described property for driveway purposes as described in Agreement dated June 27, 1921 and recorded in Book 186 at Page 456 as Document Number 168993.
P.I.N. 92-21-17-152-008, Address: 808 ½ West Oregon

The south 135 feet of the West 75 feet of Lots 35 and 36 of Campbell and Kelly's Addition to Urbana, situated in the city of Urbana, County of Champaign, Illinois.
P.I.N. 92-21-17-152-007, Address: 810 West Oregon

Section 2.

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

Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2020.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2020.

Diane Wolfe Marlin, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly appointed and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2020, 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 (602-602 South Lincoln Avenue, 805-809 West California Avenue, and 806-810 West Oregon Avenue / Plan Case No. 2411-PUD-20)” 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 _____, 2020, 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 _____, 2020.

ORDINANCE NO. 2020-12-071

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

(602-602 South Lincoln Avenue, 805-809 West California Avenue, and 806-810 West Oregon Avenue / Plan Case No. 2412-PUD-20)

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

WHEREAS, Mode 3 Architecture, on behalf of CCH Development, LLC and CMH Properties, LLC, has applied for a residential planned unit development (PUD) for property known as 602 and 604 South Lincoln Avenue, 805, 807 and 809 West California Avenue, and 804, 806, 808, 808 ½ and 810 West Oregon Avenue in the R-4, Medium Density Multiple-Family Residential and R-7, University Residential Zoning Districts; and

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

WHEREAS, the applicant has submitted a preliminary and a final development plan with requested waivers to increase the floor area ratio from 0.50 to 0.76 for the PUD; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on such petition at 7:00 p.m. on November 24, 2020, in Plan Case No. 2411-PUD-20; and

WHEREAS, the Plan Commission voted seven (7) ayes and zero (0) nays to forward the cases to the Urbana City Council with a recommendation to approve the requested preliminary and final Planned Unit Developments; and

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

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

Section 1.

A final development plan for the PUD, as attached hereto in Ordinance Attachment A, is hereby approved for property known as 602 and 604 South Lincoln Avenue, 805, 807 and 809 West California Avenue, and 804, 806, 808, 808 ½ and 810 West Oregon Avenue with the following conditions:

1. That construction be in general conformance with the attached Site Plan and elevations, subject to minor modifications that may be required by the Design Review Board; and
2. That the sidewalk along Lincoln Avenue be reconstructed further to the east on the applicant's property and at their expense, and that the applicant provides an access easement to allow the sidewalks use by the public.

LEGAL DESCRIPTION:

The West 55 feet and 7 inches of Lot 31 of Campbell and Kelley's Addition to Urbana, as per Plat recorded October 6, 1858 in Deed Record "O", at Page 392, situated in Champaign County, Illinois.

P.I.N. 92-21-17-152-004, Address: 805 West California

The East 50 feet 7 inches of Lot 34, and the East 50 feet 7 inches of the North 29 feet 8 inches of Lot 35 all in Campbell and Kelley's Addition to Urbana, Illinois, as per Plat recorded in Deed Book "O" at Page 392, in Champaign County, Illinois.

P.I.N. 92-21-17-152-003, Address: 807 West California

The East 45 feet of the West 135 feet of the North 23 feet 8 inches of Lot 35 in Campbell and Kelly's Addition to Urbana, Illinois, as per Plat recorded in Deed Book "O" at Page 392, situated in Champaign County, Illinois.

P.I.N. 92-21-17-152-002, Address: 809 W California

The North 53 feet of the West 90 feet of Lot 34 in Campbell and Kelly's Addition to Urbana, Illinois, as per Plat recorded in Deed Book "O" at Page 392, situated in Champaign County, Illinois.

P.I.N. 92-21-17-152-001, Address: 602 South Lincoln

The West 90 feet of the South 26 feet 4 inches of Lot 34; the West 90 feet of the North 23 feet 8 inches of Lot 35; The East 45 feet of the West 135 feet of Lot 34; in Campbell and Kelly's Addition to Urbana, Illinois ad per Plat recorded in Deed Bok "O" at page 392, situated in Champaign County, Illinois.
P.I.N. 92-21-17-152-006, Address: 604 South Lincoln

The West 53 feet and 6 inches of Lot 33 and the West 53 feet and 6 inches of the South ½ of Lot 32, and also the East 1 foot and 6 inches of Lot 36 and the East 1 foot and 6 inches of South ½ of Lot 35 in Campbell and Kelly's Addition to Urbana, as per plat recorded in Deed Record "O" at page 392, in Champaign County, Illinois.
P.I.N. 92-21-17-152-011, Address: 804 West Oregon.

All of the East 50 feet 7 inches of Lots 35 and 36 of Campbell and Kelly's Addition to Urbana, as per Deed Record "O" at page 392, except the North 29 feet 8 inches thereof, and also excepting the East 1 foot 6 inches of the South 119 feet thereof, situated in Champaign County, Illinois. And also excepting the East 1 foot, 6 inches of the South 119 feet thereof, including easement for driveway, situated in Champaign County, Illinois.
P.I.N. 92-21-17-152-010, Address: 806 West Oregon

The East 60 feet of the West 135 feet of Lot 36 in Campbell and Kelley's Addition to Urbana, as per Plat recorded in Deed Book "O" at Page 392, in Champaign County, Illinois, EXCEPT as to the rights of the adjoining property owners in the East 4 feet of said described property for driveway purposes as described in Agreement dated June 27, 1921 and recorded in Book 186 at Page 456 as Document Number 168993.
P.I.N. 92-21-17-152-009, Address: 808 West Oregon

The East 60 feet of the West 135 feet of the South 55 feet, 7 inches of Lot 35 in Campbell and Kelley's Addition to Urbana, as per Plat recorded in Deed Book "O" at Page 392, in Champaign County, Illinois, EXCEPT as to the rights of the adjoining property owners in the East 4 feet of said described property for driveway purposes as described in Agreement dated June 27, 1921 and recorded in Book 186 at Page 456 as Document Number 168993.
P.I.N. 92-21-17-152-008, Address: 808 ½ West Oregon

The south 135 feet of the West 75 feet of Lots 35 and 36 of Campbell and Kelly's Addition to Urbana, situated in the city of Urbana, County of Champaign, Illinois.
P.I.N. 92-21-17-152-007, Address: 810 West Oregon

Section 2.

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

Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2020.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

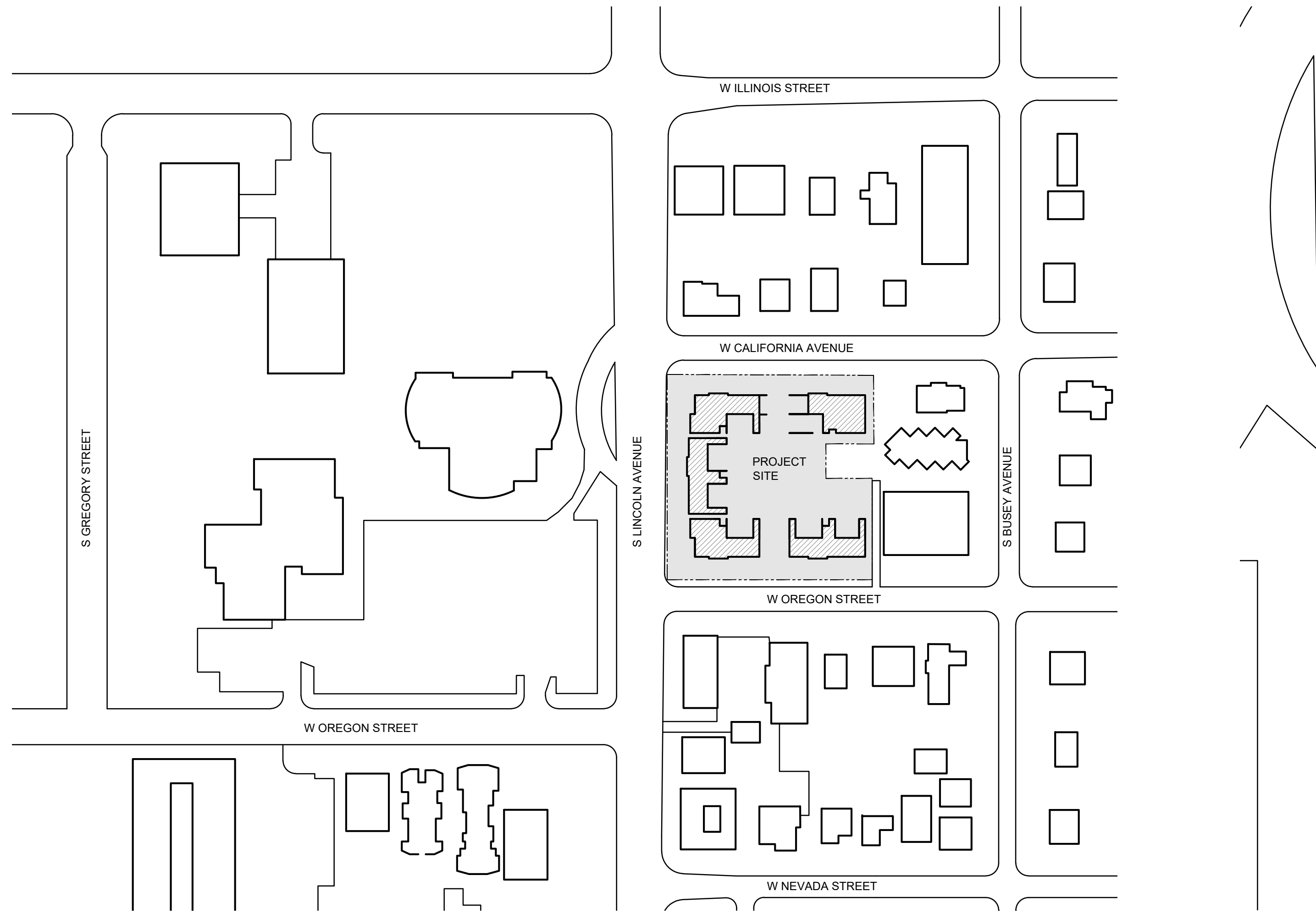
APPROVED BY THE MAYOR this ____ day of _____, 2020.

Diane Wolfe Marlin, Mayor

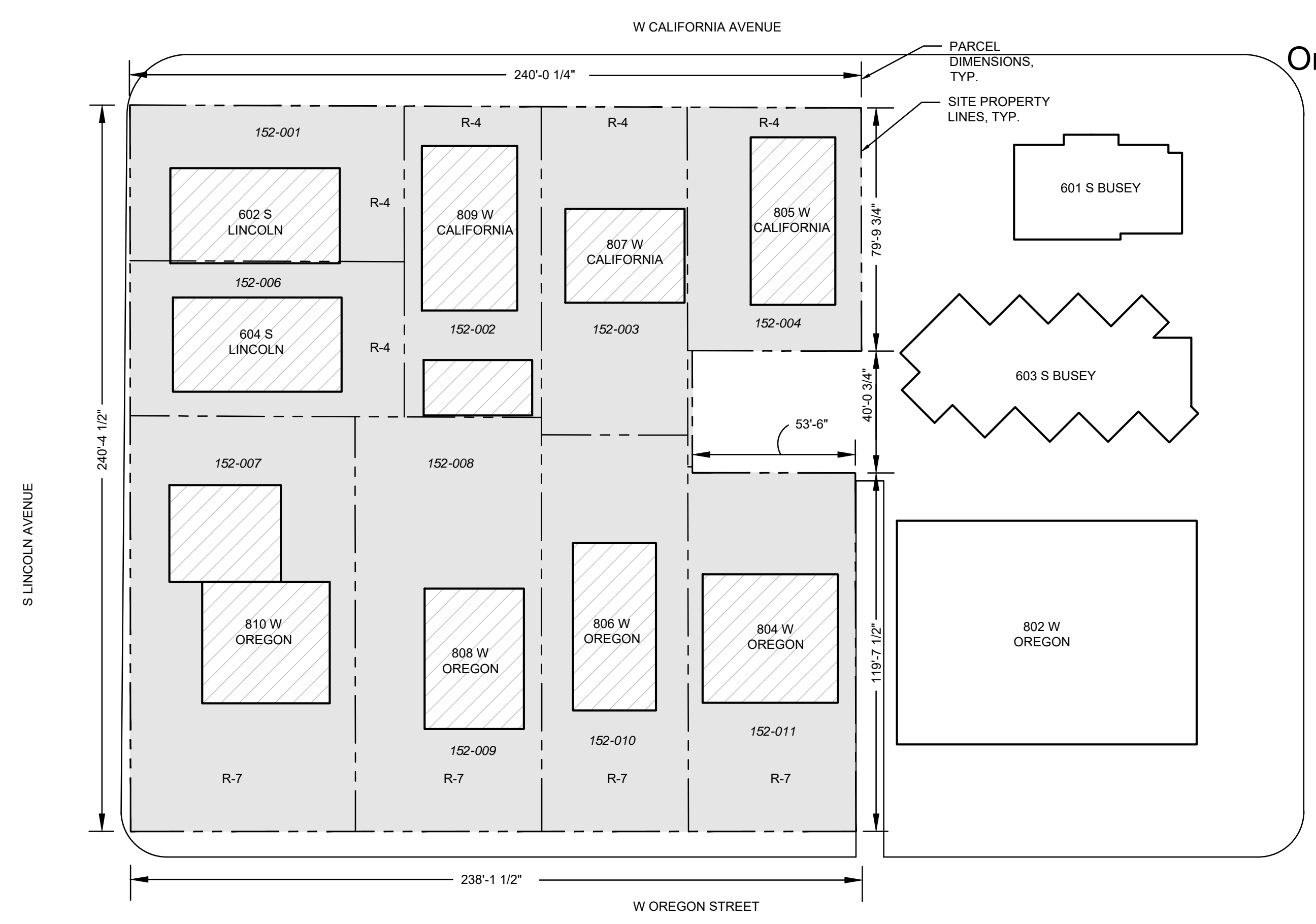
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly appointed and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2020, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled “An Ordinance Approving a Final Development Plan for a Planned Unit Development (602-602 South Lincoln Avenue, 805-809 West California Avenue, and 806-810 West Oregon Avenue / Plan Case No. 2412-PUD-20)” 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 _____, 2020, 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 _____, 2020.



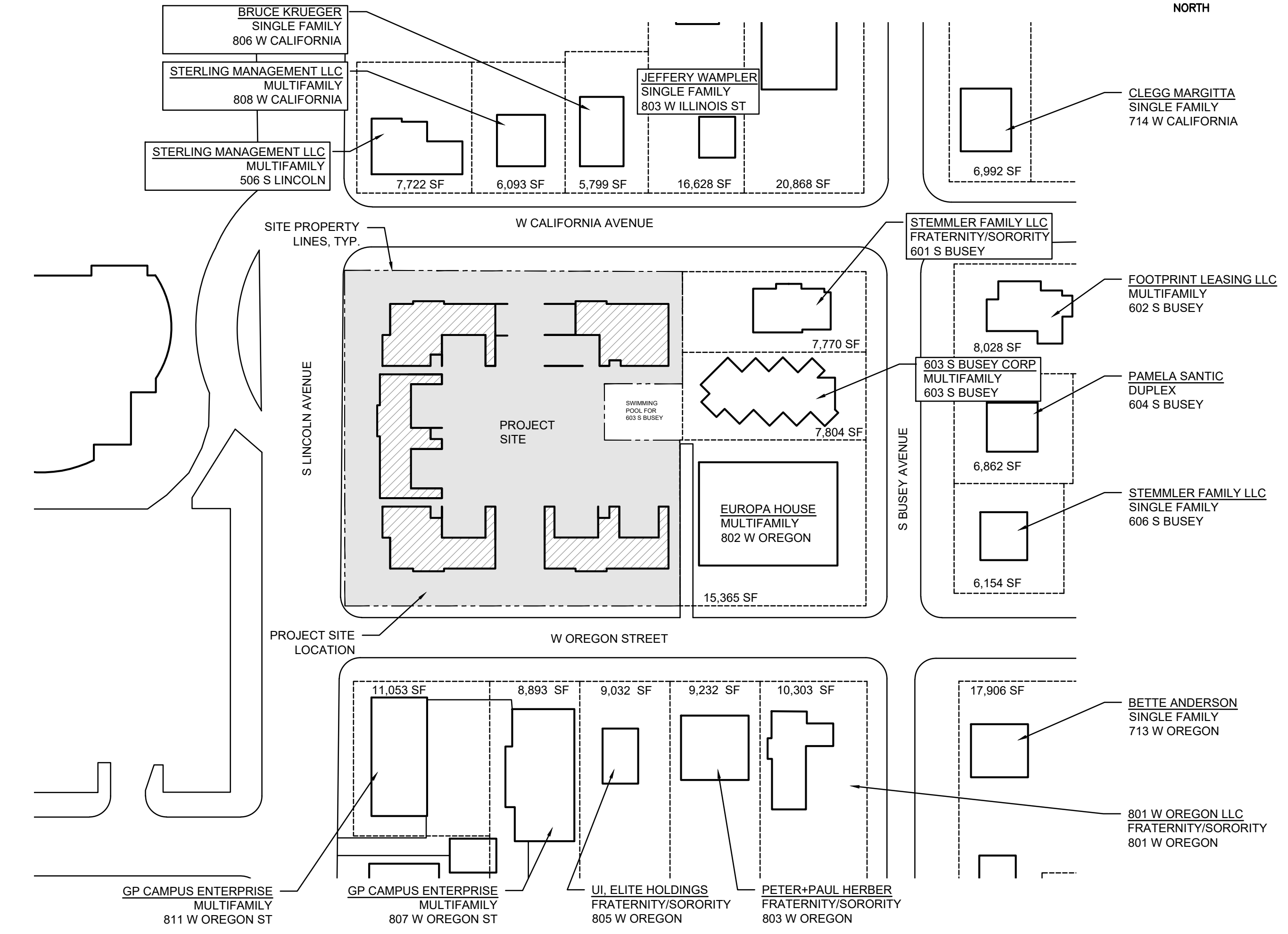
A
A0.1 SITE LOCATION AND VICINITY PLAN
NO SCALE



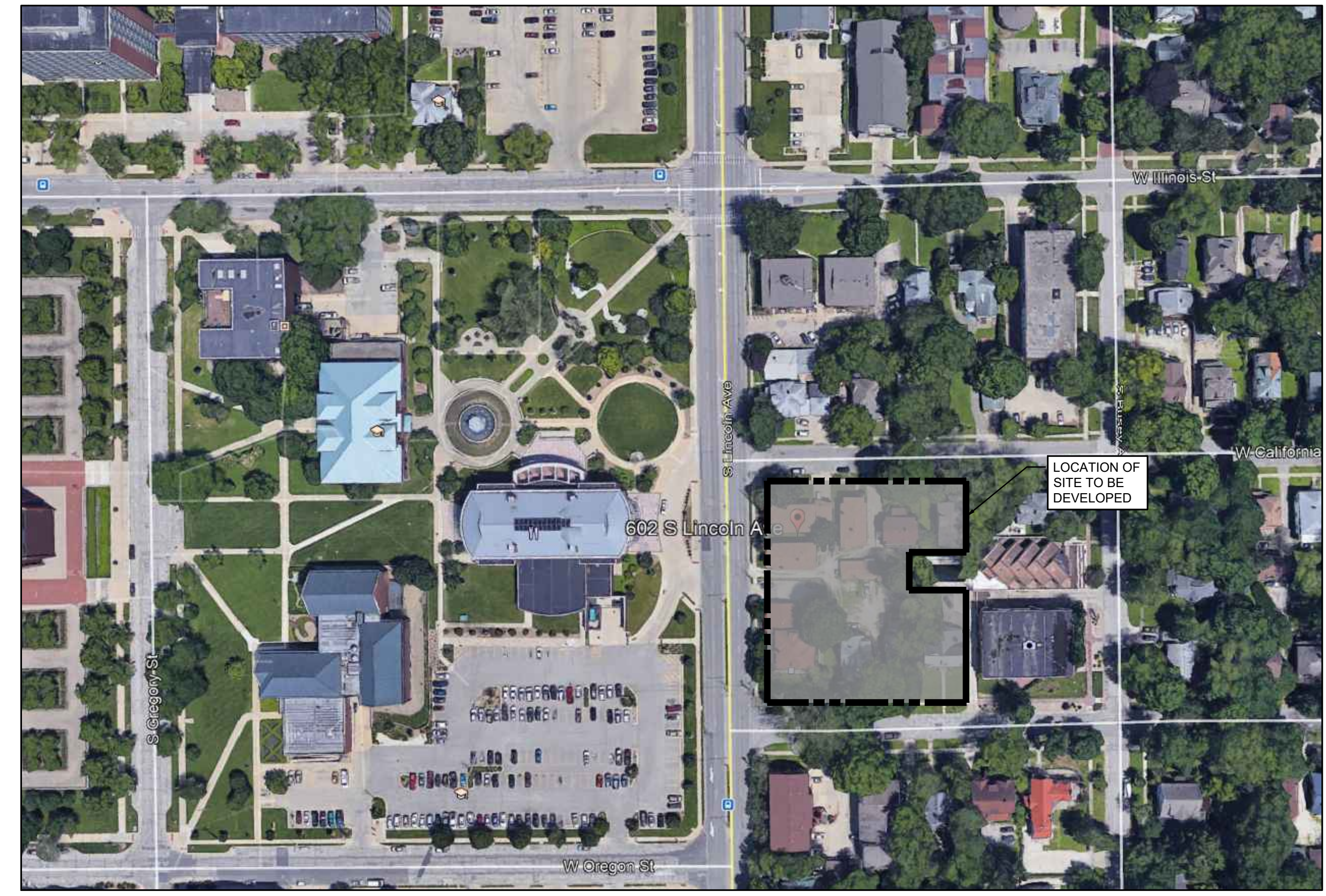
B
A0.1 EXISTING STRUCTURES SITE PLAN
NO SCALE



URBANA ZONING ANALYSIS
 LOTS 152-001 +002 +003 + 004 + 006 = ZONED R-4
 LOTS 152-007 +008 +009 +010 + 011 ZONED R-7
 TOTAL LOTS COMBINED AREA = 55,128 sf



C
A0.1 ADJACENT PARCELS AND STRUCTURES SITE PLAN
NO SCALE



D
A0.1 EXISTING SATELLITE IMAGE
NO SCALE



M O D E 3
ARCHITECTURE
 217 S. NEIL STREET SUITE D
 CHAMPAIGN, IL 61820
 PH: 217-355-8731 EMAIL: josh@mode3arch.com
 IL PROF. DESIGN FIRM #184-006697
 © 2020 MODE 3 ARCHITECTURE INC.

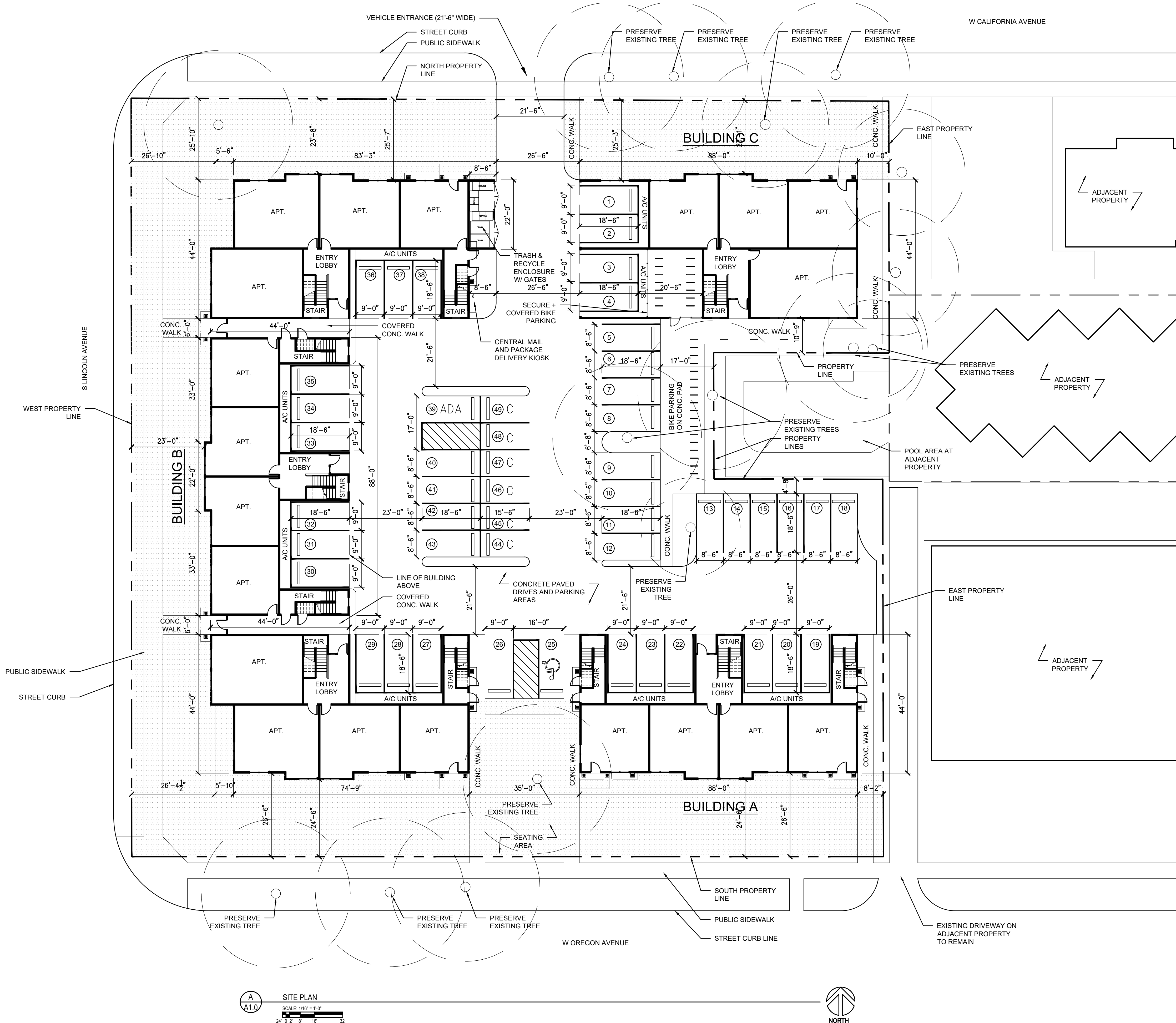
PROJECT TITLE:
 602 S. LINCOLN AVENUE DEVELOPMENT
 P.U.D. APPLICATION

P.U.D. APPLICATION		
REVISIONS OR ADDED SHEETS		
No.	DATE	DESCRIPTION

SHEET TITLE

SITE DIAGRAMS

DATE: OCTOBER 30, 2020



BUILDING A
15 APARTMENTS (9) STUDIO (6) 1BR
3 STORIES TOTAL - 34'-2" HEIGHT
8,868 G.S.F.

BUILDING B
43 APARTMENTS (19) STUDIOS (24) 1BR
3 STORIES TOTAL - 34'-2" HEIGHT
25,998 G.S.F.

BUILDING C
12 APARTMENTS (5) STUDIO (7) 1BR
3 STORIES TOTAL HEIGHT 34'-2"
7,294 G.S.F.

TOTAL UNITS/BEDS = 70 (33) STUDIO (37) 1BR
TOTAL VEHICLE PARKING = 49
TOTAL BICYCLE PARKING = 70
TOTAL BUILDING G.S.F. = 42,160 sf

OPEN SPACE RATIO CALCULATION
BUILDING GROSS SF X .35 BASED ON USING R-4 AND R-7 ZONING
42,160 X .35 = 14,756sf REQUIRED
ACHIEVED ACTUAL = 17,571sf = OK
(SEE SHADED FRONT YARD
AREAS ON PLAN AT LEFT)
(EXCEEDS THAT REQUIRED BY R-4, R-7 AND R-5)

FLOOR AREA RATIO CALCULATION
BUILDING GROSS SF / LOT AREA
42,160 / 55,128 = .76

GOAL OF PROJECT IS TO MIMIC R-5 ZONING
R-5 = .30 O.S.R. AND .90 F.A.R. MAX. HEIGHT = 35FT
MEDIUM HIGH DENSITY MULTIPLE FAMILY

PROJECT TITLE:
602 S. LINCOLN AVENUE DEVELOPMENT
P.U.D. APPLICATION

P.U.D. APPLICATION

REVISIONS OR ADDED SHEETS

No.	DATE	DESCRIPTION

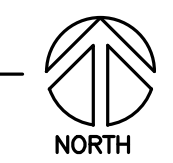
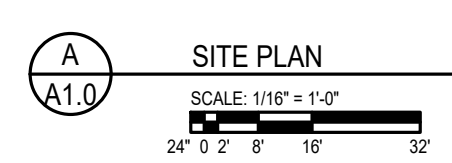
SHEET TITLE

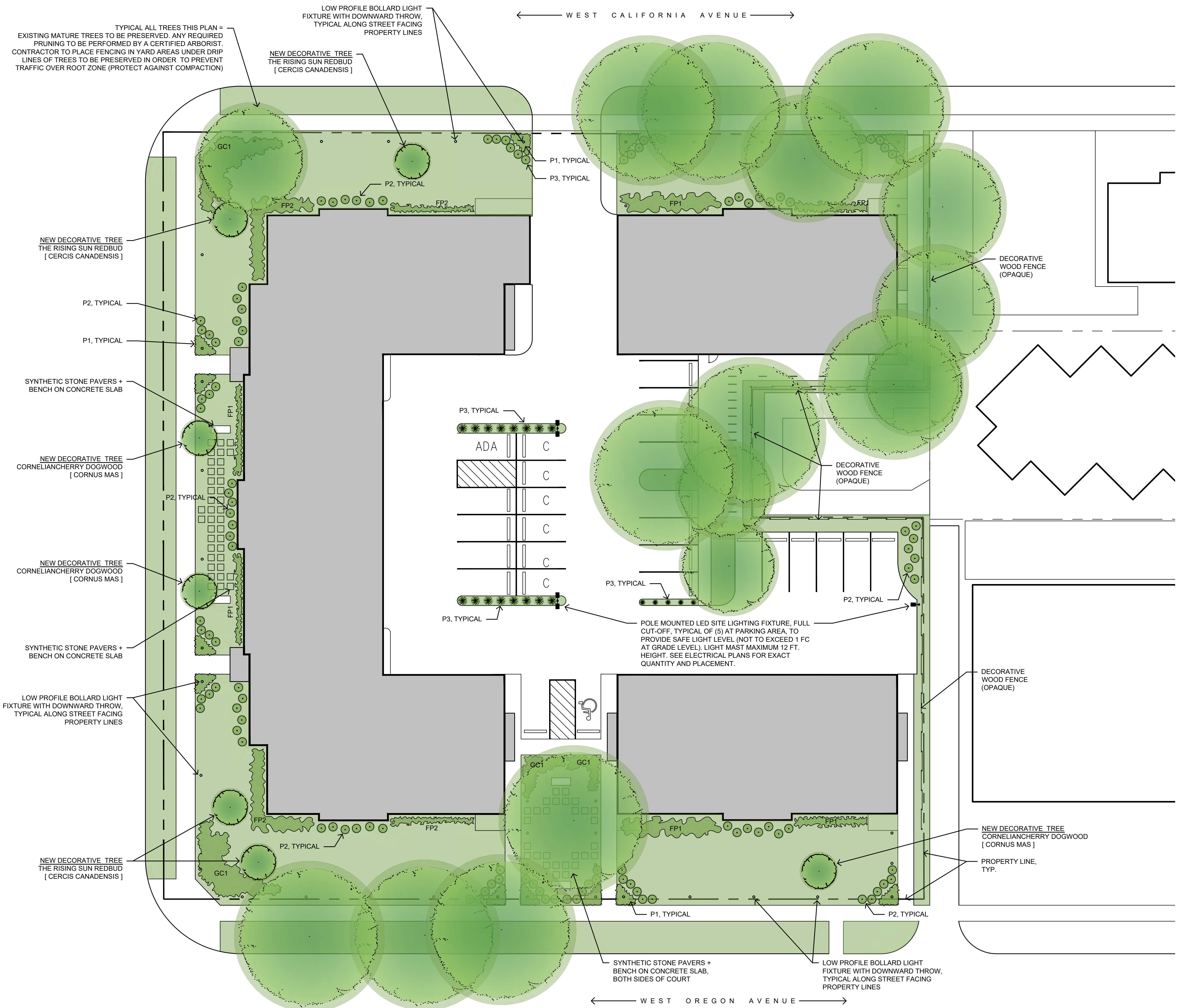
SITE PLAN

DATE: OCTOBER 30, 2020

A1.0

SHEET #





A
A1.1
SITE LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"
24 0 2 4 8 12 24



LANDSCAPING LEGEND

FP1 = FOUNDATION PLANT
BLUE OAT GRASS
[HELICTOTRICHON SEMPERVIRENS]

FP2 = FOUNDATION PLANT
FRANCEE + FRANCES WILLIAMS HOSTAS
[FORTUNEI + SIEBOLDIANA]

GC1 = GROUNDCOVER
WILD GINGER
[ASARUM CANADENSE]

P1 = DECORATIVE PLANT
GOLDMOSS STONECROP
[SEDUM ACRE]

P2 = SHRUB PLANT
KOREAN BOXWOOD
[BUXUS SINICA]

P3 = SHRUB PLANT
'FIRE CHIEF' EASTERN ARBORVITAE
[THUJA OCCIDENTALIS CONGABE]

P.U.D. APPLICATION

REVISIONS OR ADDED SHEETS

No.	DATE	DESCRIPTION

SHEET TITLE

LANDSCAPE PLAN

DATE: OCTOBER 30, 2020



B
A2.0
 NORTH ELEVATION (CALIFORNIA AVE)
 SCALE: 1/16" = 1'-0"
 24' 0" 2' 8" 16" 32'



A
A2.0
 SOUTH ELEVATION (OREGON ST)
 SCALE: 1/16" = 1'-0"
 24' 0" 2' 8" 16" 32'

PROJECT TITLE:
 602 S. LINCOLN AVENUE DEVELOPMENT
 P.U.D. APPLICATION

P.U.D. APPLICATION
 REVISIONS OR ADDED SHEETS

No.	DATE	DESCRIPTION

SHEET TITLE
 EXTERIOR ELEVATIONS

DATE: OCTOBER 30, 2020

A2.0
 SHEET #



A
A2.2 AERIAL VIEW LOOKING NORTH-EAST
NO SCALE

M O D E 3
ARCHITECTURE
217 S. NEIL STREET, SUITE D
CHAMPAIGN, IL 61820
PH: 217-355-8731 EMAIL: josh@mode3arch.com
IL PROF. DESIGN FIRM #184-006697
© 2020 MODE 3 ARCHITECTURE INC.

PROJECT TITLE:
602 S. LINCOLN AVENUE DEVELOPMENT
P.U.D. APPLICATION

P.U.D. APPLICATION

REVISIONS OR ADDED SHEETS

No.	DATE	DESCRIPTION

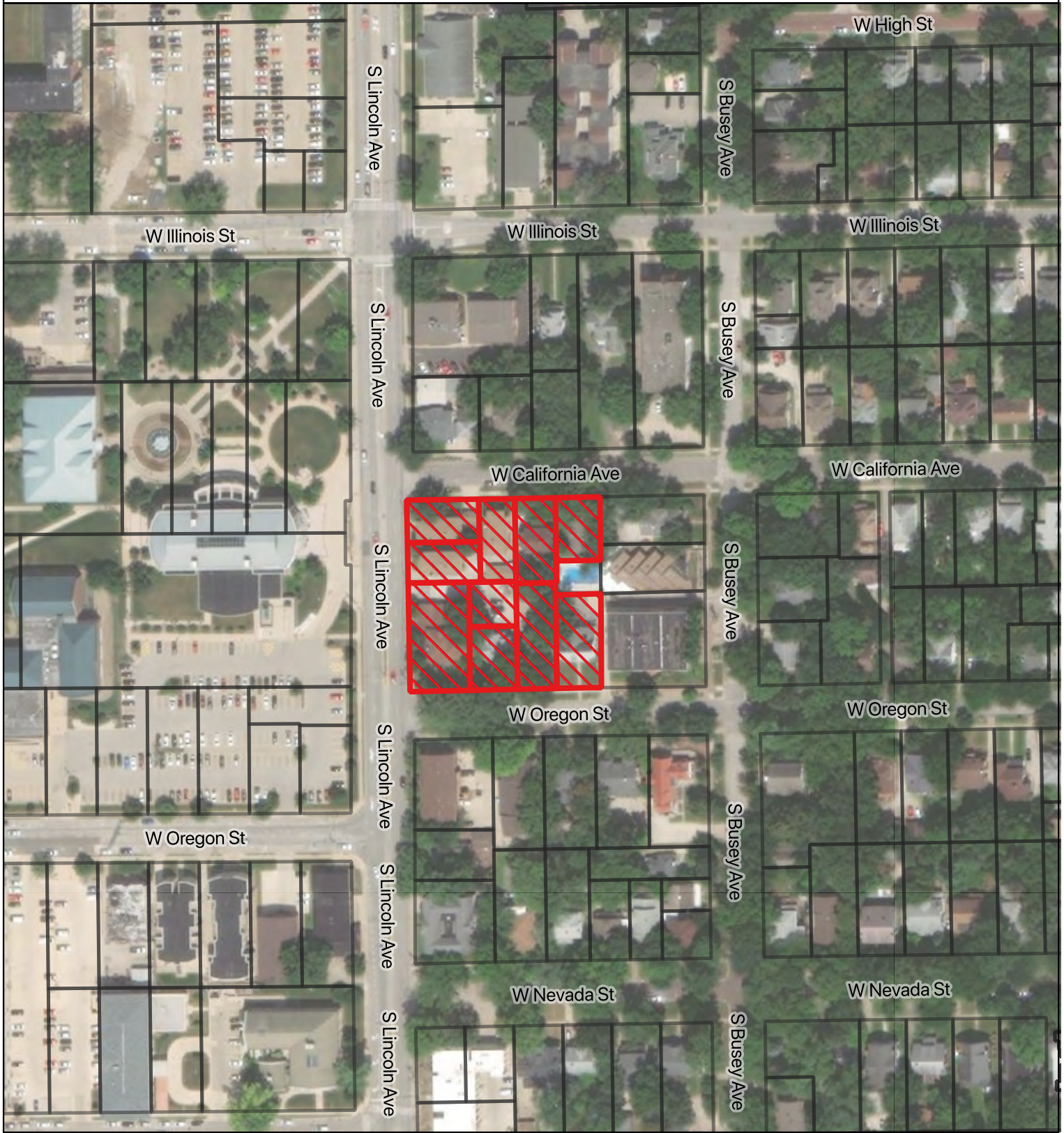
SHEET TITLE

PERSPECTIVE IMAGE

DATE: OCTOBER 30, 2020

A2.2
SHEET #

Exhibit A - Location Map



Case No. 2411-PUD-20 and 2412-PUD-20
 Subject CCH Development, LLC Residential Planned Unit Development
 Address 805, 807 & 809 W. California Ave.
 602 & 604 S. Lincoln Ave.; and
 804, 806, 808, 808 1/2 & 810 W. Oregon Ave.
 Petitioner CCH Development, LLC

Legend


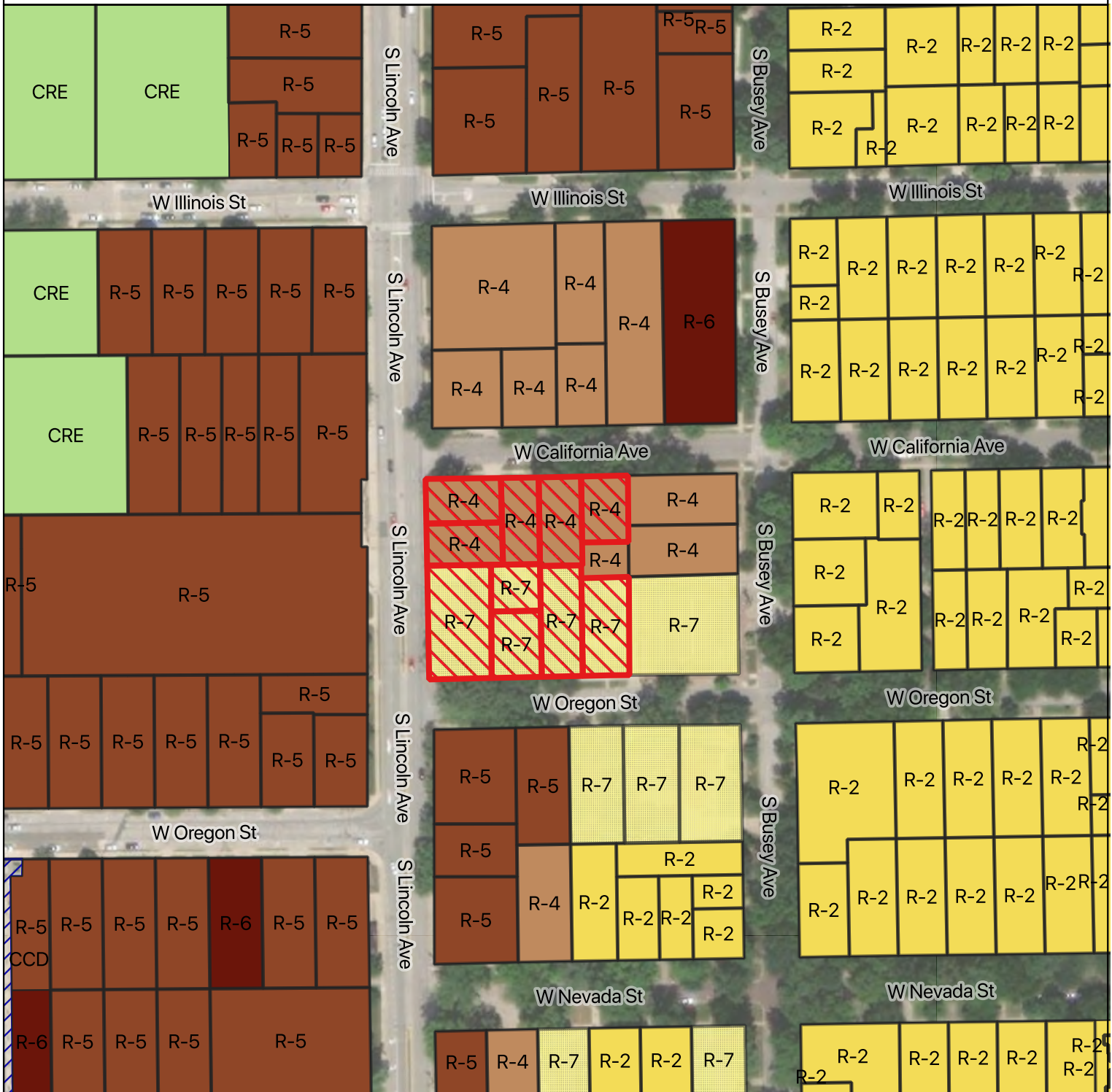
 Subject Properties




Exhibit B - Zoning Map



Case No. 2411-PUD-20 and 2412-PUD-20
 Subject CCH Development, LLC Residential Planned Unit Development
 Address 805, 807 & 809 W. California Ave.
 602 & 604 S. Lincoln Ave.; and
 804, 806, 808, 808 1/2 & 810 W. Oregon Ave.
 Petitioner CCH Development, LLC

Legend

 Subject Properties

Zoning












-  CRE
-  R-2
-  R-3
-  R-4
-  R-5
-  R-6
-  R-7



Exhibit C - Future Land Use Map



Case No. 2411-PUD-20 and 2412-PUD-20
 Subject CCH Development, LLC Residential Planned Unit Development
 Address 805, 807 & 809 W. California Ave.
 602 & 604 S. Lincoln Ave.; and
 804, 806, 808, 808 1/2 & 810 W. Oregon Ave.
 Petitioner CCH Development, LLC

- Legend**
-  Subject Properties
 - Future Land Use**
 -  Campus Mixed Use
 -  High Density
 -  Institutional
 -  Medium Density
 -  Mixed Residential
 -  Multifamily
 -  Residential
 -  University Residential













R-4 – MEDIUM DENSITY MULTIPLE-FAMILY ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

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

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

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

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

Residential

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

SPECIAL USES:

Business – Professional and Financial Services

Professional and Business Office

Residential

Dwelling, Home for Adjustment

Public and Quasi-Public

Police or Fire Station
 Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

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

Residential

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

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Public and Quasi-Public

Electrical Substation

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Residential

Assisted Living Facility
 Bed and Breakfast, Owner Occupied
 Dwelling, Transitional Home, Category II
 Nursing Home

Business - Recreation

Lodge or Private Club

Table V-1 Notes:

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

DEVELOPMENT REGULATIONS IN THE R-4 DISTRICT

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

FAR = Floor Area Ratio

OSR = Open Space Ratio

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

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

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

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



R-7 – UNIVERSITY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-7 Zoning District is as follows:

"The R-7, *University Residential District* is intended to provide areas in proximity to the University of Illinois for dormitories and rooming houses, which are occupied primarily by students, to insure the longevity of the architectural character and use of these existing buildings, and to protect nearby low-density residential districts from incompatible developments. (*Ordinance No. 8384-25, § 3, 10-17-83*) (*Ordinance No. 9091-62, § 2, 11-19-90*)"

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-7 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Residential

Boarding or Rooming House
 Dormitory
 Dwelling, Community Living Facility, Category I, Category II and Category III
 Dwelling, Multiple-Unit Common-Lot-Line***
 Dwelling, Single Family
 Dwelling, Single Family (Extended Occupancy)

SPECIAL USES:

Public and Quasi-Public

Church, Temple or Mosque

Residential

Dwelling, Home for Adjustment
 Dwelling, Transitional Home, Category II

PLANNED UNIT DEVELOPMENT USES:

Business - Miscellaneous

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

Residential

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

CONDITIONAL USES:

Residential

Bed and Breakfast, Owner Occupied
 Dwelling, Transitional Home, Category I

Table V-1 Notes:

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

DEVELOPMENT REGULATIONS IN THE R-7 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)¹	MIN SIDE YARD (in feet)¹	MIN REAR YARD (in feet)¹
R-7	6,000	60	35	0.50	0.35	15⁹	5	10

FAR = Floor Area Ratio
 OSR = Open Space Ratio

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

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

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

City of Urbana
Community Development Services Department
 400 South Vine Street, Urbana, Illinois 61801
 (217) 384-2440 phone / (217) 384-2367 fax
www.urbanaininois.us

Lincoln-Busey Corridor Character

Much of the existing built environment in the corridor (72 percent) is in the form of a house, while less than half of the parcels (42 percent) are currently zoned for single- and two-family homes. Because much of the corridor is zoned for a higher urban intensity than single-family residential, these design guidelines outline how a higher-intensity development can remain compatible in character with the single-family residential character of the neighborhood. To achieve compatibility, these guidelines address the façade zone, massing and scale, building orientation, patterns and rhythms, roof lines, window and door openings, outdoor living space, materials, landscaping, and parking.

The Lincoln-Busey Corridor naturally sub-divides into two zones with Lincoln Avenue and the higher intensity northern part of the corridor differing from the remainder of the corridor:

Zone 1: Lincoln Avenue & Higher Intensity Areas

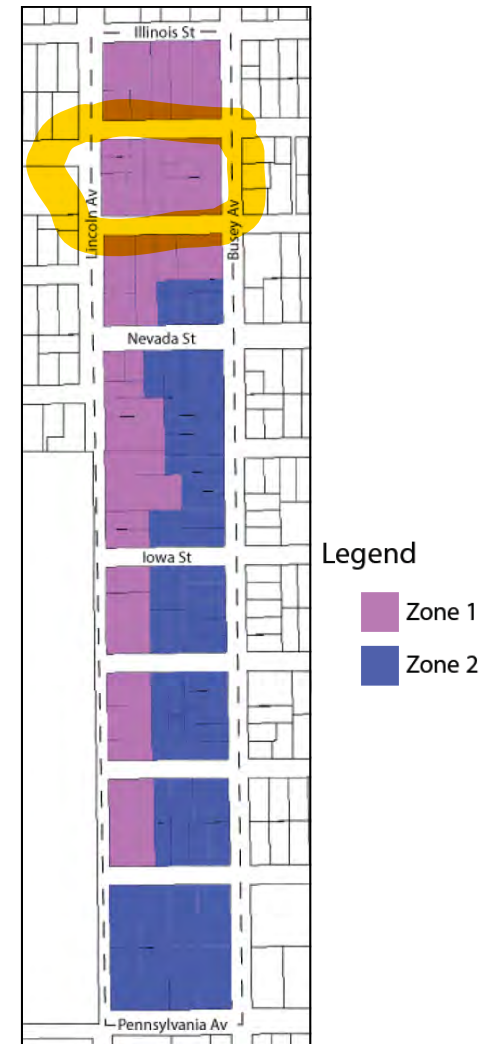
Zone 2: Busey Avenue & Lower Intensity Areas

Differences Between Zone 1 & Zone 2

The zoning along Lincoln Avenue is generally higher. There is almost no owner-occupied housing, and the building masses are generally larger. Additionally, Lincoln Avenue is a main entryway to the City and to the University. Illinois, California, and Oregon Streets have been included in Zone 1 as they are zoned higher and are generally a higher intensity.

Due to the higher intensity nature of Zone 1 and the need for new development to be compatible, projects proposed in Zone 1 may be of a larger scale than those proposed in Zone 2.

Lincoln-Busey Corridor Zones





**Application for a Planned Unit
Development - Preliminary**

**PLAN
COMMISSION**

The application fee must accompany the application when submitted for processing. Please refer to the City’s website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Petition Filed _____ Plan Case No. _____
 Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **CCH Development, LLC / CMH Properties, LLC** Phone: **217-239-0911**
 Address (*street/city/state/zip code*): **c/o Fairlawn Capital, 2500 Galen Dr, Ste 10, Champaign, IL 61821**
 Email Address: **chris@fairlawnre.com; wthompson@fairlawnre.com**
 Property interest of Applicant(s) (*Owner, Contract Buyer, etc.*): **Owner / Contract Purchaser**

2. OWNER INFORMATION

Name of Owner(s): **see applicant** Phone: **see applicant**
 Address (*street/city/state/zip code*): **see applicant**
 Email Address: **see applicant**

Is this property owned by a Land Trust? Yes No

If yes, please attach a list of all individuals holding an interest in said Trust.

NOTE: Applications must be submitted and signed by the owners of more than 50% of the property’s ownership.

3. PROPERTY INFORMATION

Name of Planned Unit Development: **602 S Lincoln**
 Address/Location of Subject Site: **602-604 S Lincoln, 805-809 W California, 804-810 W Oregon, Urbana, IL 61801**
 PIN # of Location: **see attached**
 Lot Size: **55,128 SF / 1.27 acres**
 Current Zoning Designation: **R4 + R7**

Current Land Use (*vacant, residence, grocery, factory, etc*): **Residential**

Proposed Land Use: **Multi-Family Residential**

Present Comprehensive Plan Designation: **Multi-Family Residential + University Mixed Use**

How does this request conform to the Comprehensive Plan? *the project aligns with the Multi-Family Residential designation*

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

See attached.

4. CONSULTANT INFORMATION

Name of Architect(s): Mode 3 Architecture, Inc. Phone: 217-355-8731

Address (*street/city/state/zip code*): 217 S Nell Street, Suite D, Champaign, IL 61820

Email Address: josh@mode3arch.com; jacob@mode3arch.com

Name of Engineers(s): Phone:

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

Email Address:

Name of Surveyor(s): Phone:

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

Email Address:

Name of Professional Site Planner(s): Phone:

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

Email Address:

Name of Attorney(s): Phone:

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

Email Address:

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has the applicant arranged for a preliminary conference as specified in Section XIII-3.F of the Zoning Ordinance?

Yes No Date of Preliminary Conference: 09.18.20

Type of PUD proposed: (*See Section XIII-3.A for descriptions of the following.*)

Residential Commercial Mixed Use Industrial

In order to qualify as a PUD, the development plan must include a gross site area of **at least one-half acre** and meet **at least one** of the following:

- a) *Mixed-Use*. Either in the same building or with a “campus” approach, provide for a mixture of single-family, two-family, multi-family, commercial, office, and/or recreational uses.
- b) *Conservation*. Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.
- c) *Infill*. Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.
- d) *Unique Development*. Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

Briefly describe the proposed PUD and how it meets the above criteria. (Attach additional sheets if necessary)

The proposed development includes a gross site area of 1.27 acres and meets category d, 'Unique Development', by significantly responding to the goals and objectives of the Comprehensive Plan.

Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

- a) To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
- b) To promote infill development in a manner consistent with the surrounding area;
- c) To promote flexibility in subdivision and development design where necessary;
- d) To provide public amenities not typically promoted by the Zoning Ordinance;
- e) To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
- f) To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
- g) To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
- h) 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;
- i) 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.

(Attach additional sheets if necessary)

The proposed development exceeds the minimum standards in terms of its design and adherence to the Comprehensive Plan, particularly pursuing goals 2, 3, 5, 6, 7, 8 and 9 of XIII-3.C (items b, c, e, f, g, h, i above).

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

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

A. **Floor Area Ratio - See Attached.**

B.

C.

D.

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

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

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are anticipated to be incorporated into the proposed PUD.

**Elements in the following categories have been incorporated into the proposed PUD:
General Site Design, Pedestrian Connectivity, Parking Areas, Landscaping and Screening,
Open Space and Architectural Design.**

5. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:

A preliminary development plan must be submitted with this application and should be conceptual but must minimally include the following materials: *(Blanks are provided to help in determining whether submission is complete)*


- A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
- 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.
- A conceptual site plan with the following information:
 - Any adjacent and/or contiguous parcels of land owned or controlled by the petitioner(s).
 - Proposed land uses, building locations, and any conservation areas.
 - Existing and proposed streets, sidewalks, and multi-use paths.
 - Buffers between different land uses. *N/A*
- Any other information deemed necessary by Secretary of the Plan Commission.

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

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

CERTIFICATION BY THE APPLICANT

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


Applicant's Signature

10/6/2020
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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



Application for a Planned Unit Development - Final

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is responsible for paying the cost of the recording fee**, which generally begins at a minimum of \$75.00 and ranges upward depending upon the number of pages of required associated documents. Staff will calculate the final recording fee and request a check from the applicant to be made out to the Champaign County Recorder prior to the document being recorded. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Petition Filed _____ Plan Case No. _____

Fee Paid - Check No. _____ Amount: _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): CCH Development, LLC / CMH Properties, LLC Phone: 217-239-0911

Address (street/city/state/zip code): c/o Fairlawn Capital, 2500 Galen Dr, Ste 10, Champaign, IL 61821

Email Address: chris@fairlawnre.com; wthompson@fairlawnre.com

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Owner / Contract Purchaser

2. OWNER INFORMATION

Name of Owner(s): see applicant Phone: see applicant

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

Email Address: see applicant

Is this property owned by a Land Trust? Yes No

If yes, please attach a list of all individuals holding an interest in said Trust.

NOTE: Applications must be submitted and signed by the owners of more than 50% of the property's ownership.

3. PROPERTY INFORMATION

Name of Planned Unit Development: 602 S Lincoln

Address/Location of Subject Site: 602-604 S Lincoln, 805-809 W California, 804-810 W Oregon, Urbana, IL 61801

PIN # of Location: see attached

Lot Size: 55,128 SF / 1.27 acres

Current Zoning Designation: R-4 + R-7

Current Land Use (*vacant, residence, grocery, factory, etc*): Residential

Proposed Land Use: Multi-Family Residential

Present Comprehensive Plan Designation: Multi-Family Residential + University Mixed Use

How does this request conform to the Comprehensive Plan? the project aligns with the Multi-Family Residential designation

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

See attached.

4. CONSULTANT INFORMATION

Name of Architect(s): Mode 3 Architecture, Inc.

Phone: 217-355-8731

Address (*street/city/state/zip code*): 217 S Neil Street, Suite D, Champaign, IL 61820

Email Address: josh@mode3arch.com; jacob@mode3arch.com

Name of Engineers(s):

Phone:

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

Email Address:

Name of Surveyor(s):

Phone:

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

Email Address:

Name of Professional Site Planner(s):

Phone:

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

Email Address:

Name of Attorney(s):

Phone:

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

Email Address:

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

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

Date City Council Approval:

Ordinance No.:

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

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

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

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

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

A. **Floor Area Ratio - See Attached.**

B.

C.

D.

6. CRITERIA FOR APPROVAL

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

The proposed project aims to provide housing for University of Illinois students with easy pedestrian access to campus and access via transit routes along Lincoln Avenue to downtown Urbana.

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

Main pedestrian entry is off of Lincoln, facing campus. Vehicular parking is internal (behind structures) and is accessed off of California. Due to proximity, it is anticipated that residents will not require regular vehicular use. The parking is also screened from adjacent properties by opaque fencing. Several large, mature trees are being preserved at this site in order to provide an un-interrupted natural setting.

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

The site layout and building design compliment the existing neighborhood's character (Goal 2.0); the site provides the minimum vehicular parking, but double the required bike parking, and is situated near a major destination for residents (5.0); the project preserves several mature trees and provides additional under-story plantings to enhance the natural setting (6.0); the development will meet the demand for housing that provides generous open space that is also well connected via walking, biking and transit to school, work, shopping + entertainment (19.0); the development also adheres to the future land use for the property (multi-family residential).

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

The proposed development exceeds the minimum standards in terms of its design and adherence to the Comprehensive Plan, particularly pursuing goals 2, 3, 5, 6, 7, 8 and 9 of XIII-3.C.

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

- A. **General Site Design** - several structures are provided, rather than one large structure. The individual structures are scaled to compliment the existing neighborhood character, and are set back generously from the street. Several mature trees are preserved. New site lighting for illuminating walkways provide safety.
- B. **Pedestrian Connectivity** - internal walks link buildings with the remainder of the site, bicycle parking areas and the surrounding neighborhood. Bicycle parking spaces exceed the required amount by a rate of 2:1 and are situated conveniently near building entrances.
- C. **Parking Areas** - Parking is located behind structures and is visually screened from the street, and existing mature trees are being preserved to shade the parking surface. Additional landscaping is being provided at parking islands and at the perimeter boundary.
- D. **Landscaping and Screening** - Several large mature trees are planned for preservation, including trees at the interior of the site. Existing street trees are also planned for preservation, with buildings being set back a generous distance from the street to protect them and provide open space in excess of the zoning requirement.
- E. **Open Space** - the open space provided in the design exceeds the zoning requirement for the district, and is situated primarily in the front yard areas, providing easy connectivity.
- F. **Architectural Design** - building massing, roof types, details have all been selected based upon the surrounding context, with varying roof heights, facade articulation and material variation that enhance the appearance and integrate the development with the existing neighborhood fabric. Building materials are of high-quality and designed for longevity, with sustainable wood siding. Primary entrances to the development are embellished with covered porch-type roofs and face Lincoln Avenue, where pedestrian traffic is expected to be more intense.
- G.

7. FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

- A general location map at a suitable scale which shows the location of the property within the community and adjacent parcels.
- A specific site plan with the following information:
 - The location of proposed structures and existing structures that will remain, with height and gross floor area notes for each structure.

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

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

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

CERTIFICATION BY THE APPLICANT

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


Applicant's Signature

10/6/2020
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

TABLE XIII-3
REQUESTED WAIVERS

A. Floor Area Ratio

Floor Area Ratio of R4 + R7 Zoning = 0.50 maximum

Building as currently designed totals 42,160 sf

Lot Area = 55,128 sf

Floor Area Ratio = $42,160 / 55,128 = 0.76$

Requested Maximum Floor Area Ratio = 0.9

This request for an FAR of 0.9 places the proposed project in line with the FAR requirements of the R5 District.

**602 South Lincoln
Development Program**

	Studio	1 Bedroom	Apartment Subtotal	Building Area (GSF)
Building 'A'	9	6	15	8,868
Building 'B'	19	24	43	25,998
Building 'C'	5	7	12	7,294
Total	33	37	70	42,160

**602 South Lincoln
Anticipated Development Schedule**

October 2020 – Submittal of PUD Applications

November 5, 2020 – Planning Commission Hearing and Approval

November 25, 2020 – City Council Meeting and Approval

May 2021 – June 30, 2020 – Demolition of existing structures

July 1, 2021 – Construction Begins

July 1, 2022 – Substantial Completion

August 1, 2022 – Certificate of Occupancy Issued

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: November 5, 2020

TIME: 7:00 P.M.

PLACE: Zoom Webinar

MEMBERS ATTENDING REMOTELY: Dustin Allred, Jane Billman, Andrew Fell, Lew Hopkins, Jonah Weisskopf, Chenxi Yu

MEMBER ATTENDING AT CITY BUILDING: Tyler Fitch

STAFF PRESENT: City of Urbana (Host); Jason Liggett, UPTV Manager, Kevin Garcia, Principal Planner; Marcus Ricci, Planner II; Kat Trotter, Planner I

OTHERS ATTENDING REMOTELY: Tracy Chong, Dan Corkery, Josh Daly, James Dobrovolny, Christopher Hansen, Mary Pat McGuire, Richard Moore, Erik Sacks, Leslie Sherman, Jacob Unzicker

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chair Fitch called the meeting to order at 7:03 p.m. Roll call was taken, and there was a quorum with all members present.

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4. COMMUNICATIONS

PLAN CASE No. 2410-M-20

Communications received in Opposition:

- Email from Tom Bassett and Carol Spindel
- Email from Richard Colby
- Email and related articles from Dan Corkery
- Email from Steve Drake and Diane Beck
- Letter from C. K. Gunsalus and Michael W. Walker
- Email from Kevin Hamilton
- Email from Paul and Jennifer Hixson
- Email from Sharon Irish
- Email from Becky Mead and Tim Stelzer
- Email from Tacey Miller

- Email from Richard Mohr
- Email from Laura O'Donnell
- Letter from Andrew Orta and Ingrid Melief
- Email from Dannie Otto and Barbara Shenk
- Letter from Michael and Elizabeth Plewa
- Email from Steve Ross
- Letter from Erik Sacks
- Email from Thomas Schmidt
- Email from Trent Shepard
- Email from Lisa Treul
- Email from Dallas Trinkle
- Email from Ann Wymore

PLAN CASE Nos. 2411-PUD-20 and 2412-PUD-20
Communications received in Opposition:

- Email from Karen Acton
- Letter from Elizabeth Cardman
- Email from Cope Cumpston
- Email from Beverly Fagan
- Letter from C. K. Gunsalus and Michael W. Walker
- Email from Paul and Jennifer Hixson
- Email from Sharon Irish
- Email from Patricia Jones
- Email from Jo Kibbee
- Letter from Mary Pat McGuire
- Email from Becky Mead and Tim Stelzer
- Email from Tacey Miller
- Letter from Andrew Orta and Ingrid Melief
- Email from Peggy Patten
- Letter from Michael and Elizabeth Plewa
- Email from Thomas Rauchfuss
- Email from Lois Steinberg
- Email from Lisa Treul
- Christine Yerkes and Antony Crofts

Chair Fitch stated that he would summarize the communications at the start of each public hearing due to the number of communications received.

...

7. NEW PUBLIC HEARINGS

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Plan Case No. 2411-PUD-20 and 2412-PUD-20 – A request by CCH Development, LLC for preliminary and final approvals of a residential Planned Unit Development at 805, 807 and 809 West California Avenue, 602 and 604 South Lincoln Avenue; 804, 806, 808, 808-1/2 and 810 West Oregon Avenue under Section XIII-3 of the Urbana Zoning Ordinance.

Chair Fitch opened the two cases together.

Kevin Garcia, Principal Planner, presented the staff report to the Plan Commission. He began by noting the location of the proposed development and talking about the plans for the development. He gave a description of the subject properties, showed photos of the existing buildings on each property and stated the zoning and current use of the properties. He showed the Site Plan (*Page A1.0 of Exhibit E*) and talked about the layout, parking, and other details of the proposed development. He discussed how the proposed development relates to the City's 2005 Comprehensive Plan and to Section XIII-3.C (*General Goals for Planned Unit Developments*) of the Zoning Ordinance. He reviewed the Criteria for Approval according to Section XIII-3 of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented staff's recommendation for APPROVAL with the following conditions:

1. That construction be in general conformance with the Site Plan and Elevations attached to the written staff report, subject to minor modifications that may be required by the Design Review Board.
2. That the sidewalk along Lincoln Avenue be reconstructed further to the east, on the applicant's property and at their expense, and that the applicant provides an access easement to allow the sidewalk's use by the public.

Chair Fitch asked if any member of the Plan Commission had questions for City staff.

Mr. Allred asked if the buffered area between the street and the proposed sidewalk would be grass or if there would be trees planted as well. Mr. Garcia replied that this would be a good question for the applicant. The sidewalk shown in the Site Plan is an approximation of where it would be located. The applicant would need to consult with the City engineers to determine an exact location.

Chair Fitch asked for clarification on the purpose of asking for a Planned Unit Development (PUD). Mr. Garcia explained that the applicant had two options for development: one option is to request a PUD to allow apartment buildings in the R-7 (University Residential) Zoning District, and the other option was to request a rezoning of the properties to the R-5 (Medium High Density Multiple Family Residential) Zoning District. From City staff's point of view, rezoning to R-5 would not come with any certainty for the City or the neighborhood. In PUDs, we actually get to see the plans when reviewing the development for approval. However, once a rezoning request is granted, the development could be built to the maximum development standards, which could be different than what was being proposed in a rezoning case.

With no further questions for City staff, Chair Fitch opened the hearing for public input. He stated the procedure for a public hearing. He stated that there were 19 written communications received in opposition to the proposed PUD cases. Reasons for opposition included:

- Character of the neighborhood
- Traffic and Parking
- Violation of the City's Comprehensive Plan
- Surplus of Multiple Family Unit Housing

Although all of the communications were in opposition, some people mentioned some of the aspects that they liked about the proposed development, such as the different changes in the exterior, the pitched roofs, and saving of the mature trees. However, these aspects and the amenity of the new sidewalk were not enough to justify the granting of the proposed PUD requests.

Chair Fitch invited the applicants to speak.

Jacob Unzicker and Josh Daly, of Mode 3 Architecture, spoke on behalf of their preliminary and final applications for a Planned Unit Development.

Mr. Unzicker thanked Mr. Garcia for his staff presentation. He noted that they have developed other sites, including 809 West Nevada, in the City of Urbana. They tried to use what they learned from developing the other sites and the Lincoln-Busey Design Guidelines when designing the proposed development. They walked the site prior to coming up with any designs and noticed the mature trees, and they decided to keep most of them in their design. When drawing up the designs, they tried to keep within the development regulations and succeeded with the parking and maximum height of the building. The only thing they need a waiver for is the Floor Area Ratio (FAR). He pointed out that the existing buildings are currently not in compliance with the FAR regulations.

Mr. Unzicker mentioned that they were planning to provide more sustainable features in the development, such as permeable paving, covered parking, saving mature trees, and providing an Open Space Ratio of .42 (which is enough to get credit for LEED in Open Space). They plan to construct the buildings in compliance with the 2018 Illinois Building Code, which is the current standards for energy efficiency. He mentioned other energy efficiency features that they will provide and materials they will use.

Mr. Daly stated that the proposed site is unique to the neighborhood as it is located directly across Lincoln Avenue from the Alumni Center. The development was designed to give a presentation to the University of Illinois campus. The mature trees were the first thing that drove the proposed design. There will be five buildings. Three buildings along Lincoln Avenue appear to be one because of the design of the roof. They wanted to have sloped roofs and keep a residential scale to the buildings. He talked about the materials they plan to use to keep in character with nearby structures. Parking will be located in the back of the buildings along Lincoln Avenue. They felt it was important to allow light and air down into the center of the development. The setbacks are significant to allow better visibility. He felt the proposed development would vastly improve the view of the subject properties from the Alumni Center compared to the existing buildings. A development like this would put a good face to the residential neighborhood and will emphasize the quality of the neighborhood.

Mr. Unzicker talked about the proposed sidewalk being reconstructed on their part of the property. They agreed with City staff on this, and they plan to provide a landscaping plan for the proposed site before the Design Review Board reviews the design of the project.

Mr. Daly added the importance of providing the open space. The proposed design is only 10% more than what currently is there with nine structures, plus garages and covered porches. They are also providing additional bicycle parking.

Chair Fitch asked if their target market was grad students with the development having a mix of single bedroom and studio apartments. Mr. Daly said that was correct.

Chair Fitch inquired about the amount of rent. Mr. Unzicker and Mr. Daly stated that they did not know what the rent would be.

Chair Fitch asked if there was anyone in the public that wanted to speak in favor of the proposed PUD. There were none. Chair Fitch, then, asked if anyone wanted to speak in opposition. He reminded them to raise their hand and he would call their name in the order that he saw on the screen.

Leslie Sherman stated that she lives in the 500 block of Oregon and she is opposed to the proposed development. When she bought her house, she knew the zoning of her property. She believed that others should know and respect the zoning of properties they purchase. The proposed properties are zoned R-7, and the owner(s) should not assume that because there is higher density across the street, that they can build a higher density development. They should maintain the properties as the Comprehensive Plan designates.

Ms. Sherman stated that the proposed development does not provide enough parking for all of the apartments. Most people will want to have a vehicle to be able to go to the store and buy groceries. This will create more of a parking issue on the nearby streets than what already exists. She asked the Plan Commission to deny the requests.

Mary Pat McGuire stated that she owns lives at 804 West Nevada, which is within 250 feet of the proposed site. She mentioned that her neighbor Marie Pierre Lassiva Moulin, who owns and resides at 806 West Nevada, asked her to include Ms. Moulin in her remarks during this meeting because Ms. Moulin was unable to attend. Ms. McGuire read from and talked about points mentioned in her written communication that was sent to City staff prior to this meeting.

Christopher Hansen stated that he lives three blocks from the proposed development. He opposed the proposed development because they are proposing to use the same type of lights along the sidewalk that they used for 809 West Nevada Street. The lights look horrible. If they change the type of lights they used, then he might be in favor of the proposed development.

Although the existing structures may have historical value, no one is going to invest money in all ten of the structures to renovate them and make them aesthetically valuable. The proposed development seems like an improvement to the neighborhood. He wondered what the people who wrote in opposition considered the alternative to this proposal to be. Chair Fitch replied that they did not provide alternatives.

Mr. Unzicker noted that the Bollard lighting was provided at 809 West Nevada to try to meet certain requirements of lighting level on the ground. They will look into what other lighting is available prior to going before the Design Review Board.

Mr. Unzicker stated that the proposed development meets the parking requirements for the district. For single bedroom units, the requirement is .7 parking spaces per unit, which results in 49 parking spaces for this development. As for the stormwater runoff, they plan to provide some permeable pavement to help mitigate any runoff.

Chair Fitch closed the public input portion of the hearing. He opened the hearing for Plan Commission discussion and/or motion(s).

Ms. Yu stated that she had mixed feelings. There are ten properties. She would like to see a reuse of the three big houses, and it would be sad to see the four duplexes along the California side be demolished. On the other hand, she felt the proposed development was solid.

Mr. Fell agreed with Ms. Yu in that the proposed development would take away the big group house that attracts residents and generates a lot of noise and replace them with one-bedroom apartments. The neighborhood has told the Plan Commission before in other cases that they want a different demographic of tenants than the loud, partying type. The proposed development would provide the type of neighbors that the citizens want. While he felt that the scale and use of the proposed development would be appropriate, he had sympathy for the neighbors. There have been about six developments proposed in this general area of Lincoln Avenue. This tells him that maybe the Comprehensive Plan is wrong. He suggested that City staff who is working on updating the Comprehensive Plan should take into consideration.

Mr. Allred also had mixed feelings about the proposed development. Development already exists on the proposed sites so the proposal would not be considered infill development. The proposed development would provide a different type of housing choice than what currently exists on the proposed site. He agreed that several requests for rezoning and PUDs along Lincoln Avenue suggests that the zoning is out of whack with what the market is willing to provide. Some developers have done engagement with the public to get their input early on in the designing process and to respond to some of the public's concerns. There were not many constructive comments in the written communications that were useful in terms of negotiating a PUD and asking for some concessions or granting flexibility. This might have happened if there would have been prior public engagement. He wondered if there still might be time for the public engagement to take place.

Ms. Billman felt confused. She does not know which way to vote. She agreed with Ms. Yu in that the proposed development would be a good idea. She hated to see some of the existing buildings to be demolished; however, she realized that a developer would not be willing to develop something small on the other sites.

Mr. Hopkins suggested that the Plan Commission continue the cases to a future meeting. He felt this would be an appropriate strategy for the following reasons: 1) Give people more time to review the case, 2) To make a decisive edge from the residential neighborhood – the face along Lincoln Avenue is a decisive edge. The proposed development is located on a block in which the backside along Busey Avenue is already large group buildings. The only real surprise is the

increase in the FAR. Something close to what is being presented would be significantly better than construction by right would allow. Preserving a rooming house because it was given an R-7 zoning because it was already a rooming house is not necessarily consistent with the intent of the Comprehensive Plan or the Lincoln-Busey Corridor Plan. It is difficult to work all of the details out in one meeting.

Chair Fitch agreed with Mr. Hopkins. He felt there were many features about the proposed development to like. Something like this is what the Lincoln-Busey Corridor concept wants to have happen. We want there to be development that is compatible with the neighborhood but which is across the street from the University of Illinois and is attractive to that population. He is concerned about the FAR; however, if they rezone the properties, then the City loses their ability to review the design. He did not feel that the R-5 Zoning District would be appropriate for this site.

Mr. Garcia stated that it would be appropriate to continue the meeting. He asked the Plan Commission to provide what they needed from City staff. Is there any additional information that the Plan Commission members need? Is there an analysis that City staff can perform and provide results to the members? Is there anything that the members need from the architects?

Mr. Fell wondered if they should ask the applicants if they are willing to continue the case. Chair Fitch agreed.

Ms. Billman stated that she could not read the small type on the Site Plan. She requested a paper copy. Are there any floor plans available? Chair Fitch agreed that it was difficult to read unless you zoom way in. Mr. Hopkins stated that especially if you have a large computer screen, you can pan around and zoom in to read the smaller print. He could not find plans for the second or third floors.

Ms. Yu recalled a public meeting being held for a development of this block. Mr. Garcia said that was correct. There was a developer that had proposed a plan that was significantly larger than what was currently being proposed. It was 5-1/2 stories tall and no setbacks. They held an open house at the Urbana Free Library and then shortly thereafter withdrew their application for development before coming to the Plan Commission.

Mr. Allred felt that the applicants gave a better description articulating what the project is doing above and beyond a conventional development. This did not show up in the materials that was given to the Plan Commission. Maybe the applicants can better articulate some of the LEED criteria in their written designs. This would help the Plan Commission members weigh something more than a new sidewalk setback further from Lincoln Avenue against a significant increase in the FAR.

Mr. Hopkins stated that they could use more sharing time, which also includes being able to find the information and being able to read it. Another thing would be more details on the FAR issue. This would include what the implications are for the project (what is dependent on the extra FAR). It would also help to know what development would be possible by right with no change in zoning.

Mr. Weisskopf felt that development of the properties would not be any better than what is being proposed. The applicants would be removing four dangerous buildings. 804 West Oregon is a reflection of the reality of 100-year-old structures directly adjacent/across the street to an ever growing and dynamic university campus. By the way, they are proposing all one bedroom apartments, which is the lowest impact form of housing. They are not traditionally the party types of housing. Did anyone acknowledge this? No, there is no recognition that this is the best possible scenario as far as density and load of people. He is against delaying the decision. He felt that they were not being honest about the situation. To do a PUD in the R-7 Zoning District is cleaning up the zoning because R-7 is so confusing.

Ms. Billman stated that she was happy to hear what he had to say; however, she was still not ready to vote.

Mr. Hopkins said that the proposed development is close to what he felt should happen on Lincoln Avenue. His suggestion to continue the case was not intended to give the opponents more time to drum up more letters of opposition. The Plan Commission has had relatively little time to review the application. It is both a preliminary and final PUD.

Chair Fitch stated that there are some Plan Commission members not ready to vote which is why he would be willing to continue the two cases. He asked the applicants if they would be willing to continue the cases.

Mr. Daly explained that he did not know how productive holding a public meeting prior to the Plan Commission meeting would be other than hearing opposition. What constructive criticism would have come out of it? As an architect company who has a client, they did their job as sincere as they could and the proposed development is what they are presenting. They limited what they could ask for as much as possible while trying to deliver a quality development. Approval of this is important or else it kills the project. This may not be important to some people, but this is how economics work with developing properties.

Chair Fitch asked if the applicants would be willing to continue the two cases to Thursday, November 19th. Mr. Daly said yes.

Mr. Hopkins stated that the Plan Commission was not directing the applicants to arrange a meeting with the public at this point. He was stating that the lead time for the information to be available for the public and even the Plan Commission to review it was difficult to pull off in a quick time.

Mr. Weisskopf pointed out that they have the Design Review Board meeting to go through to review the design of the project and the City Council to make a decision on the PUD cases. However, if two weeks won't scare the applicants away, then they can continue the cases.

Mr. Fell asked what would happen if the Design Review Board makes the applicants redesign the project. Mr. Garcia replied that is one reason he suggested the condition *that construction be in general conformance with the Site Plan and Elevations attached to the written staff report, subject to minor modifications that may be required by the Design Review Board*. If the Design Review Board requested major changes, then the applicants would have to come back before the

Plan Commission. The Design Review Board would look at specific Design Guidelines for the Lincoln-Busey Corridor when reviewing the proposed Site Plan and designs.

Mr. Hopkins asked if the applicants know what the Design Guidelines are. Mr. Garcia said yes. Mr. Hopkins stated that he was going to assume the Plan Commission can push this forward based on the things that matter to the Plan Commission, and that the Design Review Board will keep its focus on what they are supposed to focus on and nothing more.

Chair Fitch moved to continue Plan Case Nos. 2411-PUD-20 and 2412-PUD-20 to the Plan Commission meeting on Thursday, November 19, 2020. Ms. Billman seconded the motion. Roll call was as follows:

Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Weisskopf	-	Yes	Ms. Yu	-	No Answer
Mr. Allred	-	Yes	Ms. Billman	-	Yes
Mr. Fell	-	Yes			

The motion passed by unanimous vote.

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MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: November 24, 2020

TIME: 7:00 P.M.

PLACE: Zoom Webinar

MEMBERS ATTENDING REMOTELY: Dustin Allred, Jane Billman, Andrew Fell, Lew Hopkins, Jonah Weisskopf, Chenxi Yu

MEMBER ATTENDING AT CITY BUILDING: Tyler Fitch

STAFF PRESENT: City of Urbana (Host); Jason Liggett, UPTV Manager, Kevin Garcia, Principal Planner; Kat Trotter, Planner I

OTHERS ATTENDING: Jacob Unzicker, Josh Day, Annie Adams, Tracy Chong, Deborah Liu, Christopher Hansen, C.K. Gunsalus

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chair Fitch called the special meeting to order at 7:01 p.m. Roll call was taken, and there was a quorum present.

4. COMMUNICATIONS

PLAN CASE Nos. 2411-PUD-20 and 2412-PUD-20

Communications received in Opposition:

- Letter from Elizabeth Cardman
- Email from Nancy Uchtmann
- Email from Esther Patt

Chair Fitch and Kat Trotter summarized the communications, all in opposition of the requested Planned Unit Development.

5. CONTINUED PUBLIC HEARINGS

Plan Case Nos. 2411-PUD-20 and 2412-PUD-20 – A request by CCH Development, LLC for preliminary and final approvals of a residential Planned Unit Development at 805, 807, and 809 West California Avenue; 602 and 604 South Lincoln Avenue; 804, 806, 808, 808 ½, and 810 West Oregon Avenue under Section XIII-3 of the Urbana Zoning Ordinance.

Chair Fitch opened the continued public hearing for this case.

Kevin Garcia, Principal Planner, presented the staff report for Plan Case Nos. 2411-PUD-20 and 2412-PUD-20. Pertaining to questions from the previous meeting, he explained what can be built on the site by-right, under the current zoning. He explained the uses and floor area ratio allowed in the R-4 and R-7 zoning districts. He noted Table VI-3. Development Regulations by District, footnote 14 states *“in the R-4 District, the maximum floor area ratio may be increased to 0.70, provided that there is a minimum of 2,000 square feet of lot area per dwelling unit,”* and if the developers chose to build four-bedroom units, the floor area ratio could’ve been increased by-right on the parcels zoned R-4.

Mr. Hopkins clarified that under footnote 14, the developers could build 27 four-bedroom units, which would be 108 total units, and floor area ratio would likely be greater than 0.50.

Mr. Weisskopf noted that the developers are using the additional floor area ratio for larger one-bedroom apartments, rather than maximize the number of units.

Ms. Yu stated that the proposed occupancy is lower than the occupancy if they were built as four-bedroom units.

Mr. Fell noted that in the R-7 zoning district, rooming and boarding houses are limited to 15 total occupants.

Mr. Garcia continued, and gave a brief explanation of the traffic flow in the area and on the site. He stated that Shannon Beranek, Public Works, noted that Lincoln Avenue sees 16,000 trips per day, and the Planned Unit Development site would generate 22 trips at peak hours. He said Ms. Beranek stated that consolidating the number of driveways on the site would reduce the number of conflict points between pedestrians, bicyclists and vehicles. Mr. Garcia also explained the relocation and widening of the sidewalk on Lincoln Avenue, as a public benefit of the Planned Unit Development. Plans to relocate or rebuild the sidewalk are not in the City’s Capital Improvements Plan, and there would be no widening or rebuilding of the sidewalk if the site were redeveloped by-right. The estimated cost of the sidewalk improvements is \$15,500, which does not include the costs to the City to acquire an easement.

Mr. Fell asked if the repositioning and widening of the sidewalk would be an intent of the City for future developments along Lincoln Avenue. Mr. Garcia clarified that the City does not have any intent to expect repositioning or widening of the sidewalk for other developments along Lincoln Avenue, and that this request was specific to this development.

Mr. Garcia also stated that the proposal would go to the Design Review Board for consideration, pending Plan Commission and City Council approval.

Mr. Fitch asked if the approval of the site plan would be affected by suggestions proposed by the Design Review Board. Mr. Garcia clarified that any suggested design changes would not interfere with the approval of the site plan by the Plan Commission.

Additionally, Mr. Garcia proposed a condition to require a plan for tree protection during demolition and construction in coordination with the City's Landscape Supervisor, to ensure that mature trees on-site are protected.

Mr. Allred asked about the City's policy for tree planting and removal in the City right-of-way. Mr. Garcia stated that the City requires compensation when street trees are removed, and that Public Works handles tree planting and removal in the City right-of-way.

Mr. Garcia concluded the staff report and stated that Jacob Unzicker and Josh Daly [the architects working on the proposal] were present to answer questions.

Chair Fitch asked if the Plan Commission members had further questions for City staff.

Mr. Weisskopf asked if the development meets the requirements for building height and parking in the R-4 and R-7 zoning districts. Mr. Garcia confirmed that the development meets height and parking requirements, and all other development regulations [other than floor area ratio, for which a waiver is requested].

Chair Fitch opened the hearing for public input and explained the procedure. He invited the applicants to address the Plan Commission.

Jacob Unzicker and Josh Daly, representing the applicant, made a statement about the floor area ratio and the sustainability features of the proposed development. The sustainability features include fuel efficient vehicle charging stations, connectivity for transit, walking and biking, bicycle parking for 100% of the building occupants, a high percentage of open space, preservation of mature trees on-site, and infrastructure for future roof solar panels. The applicants also stated that floor area ratio varies depending on the configuration of the buildings on the site. They said that the building area of the proposed project is not substantially larger than the existing building area on the site now. They noted that the proposed development would be different from rooming or boarding houses permitted by-right, as the units will have cooking areas and bathrooms in each one-bedroom unit. They also said that they decided to split the building area up into three separate buildings, in an effort to make the buildings more attractive than one large building with the same amount of area. They stated that they provided the minimum amount of parking and more than the required amount of bicycle parking in an effort to meet the parking needs of the occupants, but not increase the amount of traffic in the area. The project was designed for residents to walk and bike to Campus. They stated that the proposed development will be ADA accessible and more sustainable than the buildings on the site now. To conclude, they reiterated that floor area ratio does not also apply well, when considering the constraints of the site, and the proposed development was not intended to maximize the floor area ratio or occupancy on the site.

Ms. Billman asked the applicants how they decided to build single-occupancy units. Mr. Unzicker stated that the applicant wanted single-occupancy units, and one-bedroom units are market driven, especially during and after Covid-19.

Mr. Weisskopf asked if the sustainability features included in this project are standard for all developments. Mr. Unzicker stated that these are unique features, specific to this development; these features are not any that would be expected in by-right developments. The active effort to protect the trees on the site is not something that is done in every development. Mr. Unzicker also

mentioned that bicycle parking and fuel efficient charging stations are not typically included in other developments.

Ms. Billman asked if a tree expert has evaluated the trees on the site. Mr. Unzicker stated that the applicants have not consulted with a tree expert, but the applicants are amenable to the proposed condition to implement a tree protection plan during demolition and construction. The applicants intend to meet with the City arborist to configure the tree protection plan.

Chair Fitch invited those in support of the proposal to address the Plan Commission.

Annie Adams raised her hand to speak. She explained that she is someone who walks and bikes in the area, and would welcome the reduction in the number of driveways on the site, and the widening of the sidewalk on Lincoln Avenue. She stated that she is for sensible land use development and the reduction of car parking.

Tracy Chong raised her hand to speak. She stated she lives in the West Urbana neighborhood and is in support of the development. She appreciates that the proposed development includes large, quality one-bedroom apartments that could welcome a more diverse group of West Urbana neighborhood residents. She also mentioned that she is not concerned with a lack of car parking in the area, and residents of the area walk, bike and use public transit. She is also not concerned with a decline in property values in the area.

Deborah Liu raised her hand to speak. She stated that she is in favor of the proposal, and she bikes through the area regularly. She mentioned the Vision Zero policy and goal passed by the City of Urbana, that strives for zero pedestrian and bicyclist fatalities and serious injuries, and reducing the number of driveways on the site would promote safety for pedestrians and bicyclists. She also stated she appreciates the effort by the applicants to promote sustainability and connectivity. She made a suggestion to the Plan Commission that the sidewalk be widened as a multi-use path to promote safety and connectivity on Lincoln Avenue.

Christopher Hansen raised his hand to speak. He stated that he is in favor of the proposal, and that the applicants have made significant efforts to meet the needs of the West Urbana neighborhood. He reiterated the safety issues on Lincoln Avenue and welcomed the proposed sidewalk improvements. He mentioned that he did not like the façade choices or the proposed sidewalk lights, but that he would leave those comments for the Design Review Board. He also mentioned that he lived in a similar apartment building in the West Urbana neighborhood before purchasing a home in the area, and this project could be a stepping stone for future West Urbana neighborhood residents. Mr. Hansen also expressed a concern for the mature trees on site and asked that the applicants take care with the equipment they use to demolish the existing buildings and build around the trees.

Chair Fitch invited those opposed to the proposal to address the Plan Commission.

C.K. Gunsalus raised her hand to speak. She thanked the Plan Commission for serving and stated that she served on the Plan Commission several years ago. She acknowledged the positive features of the development including the parking on the interior of the site, the relocation of the sidewalk and the protection of the trees. She requested that the applicants revise their proposal to fit within the allowed floor area ratio for the zoning districts, 0.50. She also mentioned concerns

about the design of the buildings, but that she would leave those comments for the Design Review Board.

With there being no further comments or questions from the public, Chair Fitch closed the public input portion of the hearing and opened it for Plan Commission discussion and/or motion(s).

Mr. Fell stated that the intent of floor area ratio is to limit building bulk, and floor area ratio is the most quantitative way to measure this. He stated the floor area ratio controls building volume. He assumed that the floor area ratio of the Europa House was significantly higher than that of the proposed development, and that the number is deceptive and not a foundational argument for denying the proposal.

Mr. Hopkins moved that the Plan Commission forward Plan Case Nos. 2411-PUD-20 and 2412-PUD-20 to the Urbana City Council with a recommendation for approval with the condition that *a plan for tree protection be implemented during demolition and construction in coordination with the City's Landscape Supervisor*. City staff shall delete *"or approved revisions of these plans"* and rely on the standard language. Ms. Billman seconded the motion.

Mr. Hopkins then stated that the expressed concerns are focused on the sidewalk as the public benefit, and the floor area ratio of the proposed development. He stated that if the Plan Commission wants separated buildings and specific types of housing, the floor area ratio will be higher than in alternative developments. The larger floor area ratio does not equate to a meaningful increase in the building's bulk, or an increase in the number of bedrooms allowed. He also stated that the public benefit of the improved sidewalk is only one of the nine criteria for a Planned Unit Development, and the proposal achieves more criteria than just the requirement for the public benefit.

Roll call on the motion was as follows:

Mr. Fell	-	Yes
Mr. Allred	-	Yes
Ms. Billman	-	Yes
Mr. Hopkins	-	Yes
Mr. Weisskopf	-	Yes
Ms. Yu	-	Yes
Mr. Fitch	-	Yes

The motion passed by unanimous vote. Mr. Garcia noted that this case would be forwarded to Committee of the Whole on December 7, 2020. Chair Fitch clarified that this case will go to the Design Review Board if it is approved by City Council.

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PUBLIC INPUT

Plan Case 2411-PUD-20 and 2412-PUD-20

C. K. Gunsalus & Michael W. Walker
511 W. High Street Urbana, Illinois 61801
ckg@gunsalus.net 217/344-7000 mww@mwwalker.com

November 2, 2020

Urbana Plan Commission
400 S. Vine Street
Urbana, Illinois 61801
RE: Plan Case Nos. 2411-PUD-20 and 2412-PUD-20

Dear Members of the Plan Commission:

Please amend in your final vote the staff recommendation on the request for the residential Planned Unit Development at 805, 807, and 809 West California Avenue; 602 and 604 South Lincoln Avenue; 804, 806, 808, 8081/2, and 810 West Oregon Avenue under Section XIII-3 of the Urbana Zoning Ordinance.

We very much appreciate the elements of this proposal that staff justly commend: the extra large setback, the varied roof and frontage elements, and the preservation of mature trees. The developer should be commended indeed for these steps.

Our concern is that consideration for blending with the neighborhood for which these blocks are critical buffers is not as complete as needed to follow the guidance of the comprehensive plan that:

Goal 1.0 is **“Preserve and enhance the character of Urbana’s established neighborhood.”**

Goal. 2.0 is **“new developments in an established neighborhood will be compatible with the overall design and fabric of the neighborhood.”**

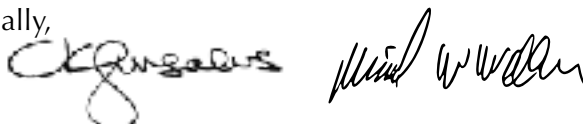
As noted in the staff report, the design and fabric of the neighborhood is structures from the turn of the century. While the proposal includes pitched roofs, that is the extent of its consideration of the architecture of the neighborhood.

The density proposed is a good deal higher than the buffer anticipated, and should likewise be amended. In particular, we urge you to reject the FAR waiver, which would allow a 52% increase from what is permitted (.50) by right to .76, as summarized in the staff report.

This proposal is a good start. The PUD process is designed to be one that incorporates feedback and adjustment, and we urge you to consider additional adjustments.

Thank you for your time and for your service.

Cordially,



FW: comment on proposed PUD at Oregon/Lincoln/California

Garcia, Kevin

Mon 11/2/2020 11:28 PM

To: !Planning <Planning@urbanaillinois.us>; Trotter, Katherine <krtrtrotter@urbanaillinois.us>;

Kat, please add to the communications compilation. I'll reply to Mr. Rauchfuss.

Kevin Garcia
Principal Planner

Community Development Services | City of Urbana
400 S Vine St | Urbana, Illinois 61801
217.328.8269



From: Tom Rauchfuss <rauchfuz@gmail.com>
Sent: Sunday, November 01, 2020 3:41 PM
To: Garcia, Kevin <kjgarcia@urbanaillinois.us>; Andel, Teri <tmandel@urbanaillinois.us>
Subject: comment on proposed PUD at Oregon/Lincoln/California

Dear Mr. Garcia

I write to oppose the proposed PUD on Lincoln Ave. By my reading, the project violates the codes that your team is supposed to enforce, specifically the floor-area ratio. The location is currently zoned for multi-family. Let's just follow that assignment.

Thank you for your attention to this matter.

Thomas Rauchfuss
306 W. Iowa St.

PUBLIC INPUT-Nov 5, 2020 City of Urbana Plan Commission Meeting

Sharon Irish <shrnirish@gmail.com>

Wed 11/4/2020 3:16 PM

To: !Planning <Planning@urbanaininois.us>;

Cc: Trotter, Katherine <krtrtoter@urbanaininois.us>; Garcia, Kevin <kjgarcia@urbanaininois.us>;

Dear Plan Commission members,

Thank you for your work and time. I write to support a diversity of housing in the West Urbana neighborhood, particularly housing that is affordable to young people and families. That said, I oppose the speculative rezoning and development of large sections of the buffer zone for the West Urbana. I oppose both the rezoning for five properties at the corner of Coler and High Street (from R-3 to R-5) and the request to bundle 10 properties to build apartments at California Avenue, Lincoln Avenue, and Oregon Street.

I support the staff recommendation against the rezoning and I object to the bundling of properties for a PUD.

The rezoning threatens the scale, the mixed density, and the history of our neighborhood, to the detriment of owners and renters alike. The bundling of properties increases the traffic and, as far as I can tell, fosters speculation when our towns already have a surfeit of apartments and condos. While I applaud the ample setbacks and tree preservation of this proposal, this PUD needs rethinking when such structures do not help sustain the environment or house those in need. Overbuilding by developers has altered the landscape while still not providing structures that offer affordable housing to those in need.

Sharon Irish
608 West Iowa St.
Urbana, IL 61801

[tmandel@urbanainlinois.us kjgarcia@urbanainlinois.us]

PUBLIC INPUT

November 5, 2020,

Plan Cases 2411-PUD-20 and 2412-PUD-20

Urbana Plan Commission,

We write in opposition to the PUD listed in Plan Cases 2411-PUD-20 and 2412-PUD-20.

This PUD plan has been submitted with little time for the West Urbana neighborhood to react and to provide the Urbana Plan Commission with needed information regarding the impact upon our neighborhood.

Within the Busey Corridor the developer has properties that permits multi-family residential use. The developer has the right to build within the current zoning regulation so as not to increase the density within the block. However, the proposed PUD proposal requests a floor area ratio that is 50% greater than allowed by right. This makes the PUD nothing more than another tenement structure, an architectural lump, within our West Urbana neighborhood. This PUD violates the 2005 Comprehensive Plan's goals for the Busey Corridor to *"Preserve these uses as they now exist while precluding encroachment of higher density buildings into this unique residential area."* A 70-unit sprawl replacing single-family and duplex units would encroach on the residential neighborhood to the east of the Busey Corridor and violates the planning goal.

Support for this PUD by the Urbana Plan Commission violates the requirements for PUD. What special benefit does this tenement provide for the neighborhood that warrants the permitting of a PUD?

- A PUD on the west of our neighborhood makes our neighborhood a LESS attractive place for families, couples and singles to live. This diminishes the character of the entire WUNA area.
- A multi-unit sprawl over 10 parcels that had been single-family or duplex is NOT compatible with the overall design and fabric of our neighborhood.
- Is Urbana's unique character simply being identified as homogeneous high-density student housing? How does another massive apartment building make this a positive contribution to our award winning neighborhood?

Sincerely,

Michael Plewa
Elizabeth Plewa
708 W. Iowa St.

From: [Garcia, Kevin](#)
To: ["Karen Acton"; Andel, Teri](#)
Cc: [Trotter, Katherine](#); [!Planning](#)
Subject: RE: Plan Cases 2411-PUD-20 and 2412-PUD-20.
Date: Tuesday, November 03, 2020 11:29:30 AM
Attachments: [image001.png](#)

Dear Ms. Acton,

Thank you for sharing your concerns about the proposed project. We will forward them to the Plan Commission.

All the best,
Kevin

Kevin Garcia
Principal Planner

Community Development Services | City of Urbana
400 S Vine St | Urbana, Illinois 61801
217.328.8269



From: Karen Acton <actonkar@gmail.com>
Sent: Tuesday, November 03, 2020 8:51 AM
To: Andel, Teri <tmandel@urbanaininois.us>; Garcia, Kevin <kjgarcia@urbanaininois.us>
Subject: Re: Plan Cases 2411-PUD-20 and 2412-PUD-20.

Dear Members of the Plan Commission,

I am writing, as my neighbors have done, to express my opposition to the proposed construction at Oregon/Lincoln/California and the potential up-zoning of areas of Coler and High Streets (Cases 2411-PUD-20 and 2412-PUD-20).

These proposed developments are radically out of step with what has been planned and established for the neighborhood (notably in the 2005 Comprehensive Plan for the Busey Corridor) and would, I believe threaten the residential community of the single-family and duplex homes in that area of West Urbana. My family moved to our current address in 2018, buying a century home with the intention of restoring and preserving its historic qualities and enjoying it for years to come; we loved the friendliness of our neighbors, the parks, the character of the peaceful tree-lined streets, walks to downtown, the independent shops and restaurants, and the diversity and uniqueness of our new home and community. This neighborhood was one of the things that drew us to Urbana and made us choose to come here. High density housing will threaten a lot of that character. Independent shops and restaurants are already being threatened by chains, streets will become noisier and more crowded, and I

believe more and more single family homeowners like us will choose to move away, preferring a commute to work over having to deal with large urban headaches in a 'micro-urban environment'.

Most importantly, at this moment in time I am concerned about whether the developers and the planning Commission have considered whether this development makes long-term economic sense. There is already a surplus of high-density housing units available near the University and units are unoccupied. In this current moment -- with so much short- and medium-term uncertainty about student residential needs pending a COVID-19 vaccination and containment plan - it seems truly rash for anyone to invest in the exponential growth of population demand. And the only thing worse for WUNA than a sprawling high-density development that demolishes several single-family homes over ten parcels is a high-density development that leases at 50% capacity or lower, fails to become profitable, is neglected or mismanaged by owners, and becomes a blight on the neighborhood.

Yours sincerely,

Karen Acton
301 West Washington St.
Urbana, IL

From: [Bev Fagan](#)
To: [!Planning](#); [Andel, Teri](#); [Garcia, Kevin](#)
Subject: No Change in zoning
Date: Tuesday, November 03, 2020 11:36:49 AM

I oppose changing the zoning in our neighborhood for a massive apartment building on Lincoln, California, and Oregon.....plan cases 2411-Pud-20 and 2412-Pud-20 and 2410-M-20.

I oppose changing the zoning for the properties on High and Coler as well.

Violating the the goals of the 2005 Comprehensive Plan for our neighborhood offers NO benefit to our community. Keep our present zoning in place to protect the character of our neighborhood. After living in west Urbana over 53 years, I have seen what happens when zoning is violated and changed for developers.

Thank you,
Beverly Fagan
512 W Nevada

Sent from my iPad

From: [Patricia Jones](#)
To: [Andel, Teri](#); kjgarcia@urbanainlinois.edu
Cc: [Patricia Jones](#)
Subject: 2411-PUD-20 and 2412-PUD-20
Date: Tuesday, November 03, 2020 9:59:10 AM

As a West Urbana resident, I oppose the proposed building of the apartment complex cited above. This violates the intent of the Comprehensive Plan for the Busey Corridor.

This new PUD proposal requests a floor area ratio (F.A.R.) – or ‘footprint’ -- that is **50% greater than allowed by right**. Existing zoning regulations allow for multi-family at this location. Why can't the developer build within those regulations so as not to increase the density on that block?

Thank you.

Patricia Jones
610 W Vermont Avenue
Urbana IL 61801
patricijones@mac.com

PUBLIC INPUT - Nov 5, 2020 City of Urbana, Plan Commission Meeting

Peggy Patten <mspeggypatten@gmail.com>

Tue 11/3/2020 4:48 PM

To: !Planning <Planning@urbanaillinois.us>; Andel, Teri <tmandel@urbanaillinois.us>;

Dear Members of the Plan Commission:

I am writing regarding the proposed PUD at Lincoln/Calif/Oregon which I understand you will discuss on Nov. 5.

Despite the developer's setback changes & agreement to preserve mature trees, the plan does not sufficiently follow the guidance of the comprehensive plan.

I am specifically referring to the following two goals:

Goal 1.0 is "Preserve and enhance the character of Urbana's established neighborhood."

Goal. 2.0 is "new developments in an established neighborhood will be compatible with the overall design and fabric of the neighborhood."

The new development does not fit with the architecture of the neighborhood.

Furthermore, the proposed density is much higher than the buffer outlined in the plan anticipated.

I urge you to incorporate community feedback & make additional adjustments to the PUD.

Thank you for your attention.

Peggy Patten
609 W. Indiana Avenue
Urbana

Proposal for PUD at Lincoln/California/Oregon

Jo Kibbee <jzkibbee@gmail.com>

Tue 11/3/2020 5:07 PM

To: !Planning <Planning@urbanaillinois.us>;

Dear Members of the Planning Commission,

I write this on Election Day in the fervent hope that citizens still have a voice in our government. In this case, local government. Very local, since I am a resident of 607 W. Oregon St.

Along with my neighbors, I strongly oppose the recently proposed PUD at Lincoln. Over the past few years, we've experienced the degradation of our beloved neighborhood with the deterioration of single and multi-family housing thanks to unscrupulous landlords. We've fought off attempts to change the inclusive character of the neighborhood resulting from large, anonymous apartment complexes catering mainly to students. We've sought to preserve an eclectic, historic neighborhood where we spend our lives from becoming an extension of Campustown. And now we have another threat.

For reasons many of my neighbors have already articulated, the proposed development flies in the face of the values we stand for as a community. In practical terms, I urge you to consider the glut of new housing currently being constructed, and the potential contraction of university enrollment/hiring, on the feasibility of this project.

Please respect our concerns and reject the proposal.

Sincerely,

Jo Kibbee

Dear Plan Commissioners:

Re: Plan Cases 2411-PUD-20 and 2412-PUD-20

I ask that you deny these requests.

First, and most obviously: ***The student housing market is saturated.*** My city council member informed me that some realtors are now renting out by the semester or even by the month. It was trivial to confirm that at least 8 realtors along Lincoln and the Busey Corridor have units available immediately and/or in January. More thorough research would undoubtedly find more.

Be advised that ***student population is not expected to increase:*** [A plan to take University of Illinois enrollment close to 100,000 over the next five years would add about 6,300 students to the Urbana campus, mostly through expanded graduate and online programs](#)

Key arguments against this proposal are:

- It does not comply with the Comprehensive Plan for the Busey Corridor which states: "Preserve these uses as they **now** exist while precluding encroachment of higher density buildings into this unique residential area." ***How can replacement of single family structures and duplex units with one 70-unit sprawl be construed as NOT encroaching on the residential neighborhood to the east of the Busey Corridor?***
- The request for a waiver of FAR is excessive: the developers are requesting a waiver from a permitted 0.5, which is the maximum for R4 & R7 zoning, and be granted an FAR of 0.76. ***That is more than a 50% increase in what is legally permitted. Raising the density of the parcels in question to that of an R5 is in complete contradiction of the goals for the Busey Corridor.***

In 2007 the American Planning Association selected [West Urbana as One of Ten Great Neighborhoods in America](#). Impressively, it was the first year that the APA bestowed these awards. Note what the APA says about West Urbana:

- The neighborhood's walkways, narrow streets, and picturesque shade trees and landscaping make it desirable for foot traffic and contribute to ***the sense of place*** found here.
- West Urbana has maintained its unique neighborhood identity for more than a century, refusing to succumb to the pressures of high-density development or issues surrounding absentee landlords. Many historic properties remain today, the result of an active citizenry and ***sustained planning efforts***.
- From small, affordable homes to large, historic properties, houses in West Urbana are incredibly diverse and attract a wide cross-section of residents — traditional and single-parent families, couples, seniors, and individuals.

- Like many neighborhoods near college campuses, ***West Urbana was threatened by demolitions and increased density as single-family homes were converted to student housing.*** As other historic neighborhoods to the north and west were lost to campus expansion and other changes, West Urbana residents banded together in the early 1980s to convince city leaders to ***downzone the neighborhood in order to stem higher density development.***
- The *Downtown to Campus Plan*, adopted in 1990, amended existing zoning to include "mixed office-residential" to promote adaptive reuse of older homes along Elm and Green Streets, and "campus commercial" to the north and west to provide an area where new student apartments would be allowed, relieving some development pressure in the neighborhood.

More specifically, the proposed PUD does not meet the Goals and Objectives of the Comprehensive Plan:

Goal 1.0: a massive complex will ***detract*** from the preservation and enhancement of the established neighborhoods to the east.

Goal 2.0: the homogeneous architectural high-density design is ***not compatible*** with the design and fabric of the historic neighborhoods to the east. What is the likelihood that this construction will be of a 'quality' to last over 100 years, as the historic housing stock that adjoins it within the Corridor and further east?

Goal 3.0: Urbana's 'unique character' and 'sense of place' is hardly massive student housing. This proposal would destroy one truly unique facet of Urbana: a walkable livable neighborhood for families, couples, seniors and singles—and replace it with homogeneous student housing.

Goal 5.0: As high-density sprawl overwhelms neighborhoods with families, seniors, couples and singles, it will encourage flight to the fringes of town, and unalterably detract from what have been long-time sustainable, walkable neighborhoods.

Goal 19: Building massive housing aimed at students is hardly diversifying the community. It is only intensifying the sprawl of homogeneous student housing in a clearly saturated market. It also further encourages the erosion of existing older apartment buildings and not their renovation.

Further, this proposal does not meet Goals and Objectives of a Planned Unit Development: In short: ***A PUD on the west of our neighborhood makes our neighborhood a LESS attractive place for families, seniors, couples and singles to live and only encourages them to leave. Moreover, it inevitably will lead to further dilapidation of older apartment in the Corridor and elsewhere.*** Specifically:

Goal 1: If City Staff admits there is no precise definition of 'non-traditional,' it should not be used in justifying this project. As to the nebulous definition of 'quality,' there is little likelihood that this construction will survive 100 years, as have many homes in neighborhoods to the east.

Goal 2: Advocating for an R5 FAR is neither consistent with zoning for the Busey Corridor, nor the surrounding R2 neighborhoods. Further, a multi-unit sprawl over 10 parcels that had been

single-family or duplex is NOT compatible with the overall design and fabric of our neighborhood.

Goal 3: Design elements advocate for a 50% increase in FAR over what is *legally permitted*.

Goal 4: Amenities itemized include only a sidewalk and increasing setbacks over what is there. The existing structures provide adequate setback already and an improved sidewalk hardly seems a noteworthy contribution to the neighborhood/City. There are numerous sidewalks elsewhere in Urbana that need serious attention.

Goal 5: while the proposed development is residential, it is significantly altering the landscape from single family homes and duplexes to one massive homogenous structure.

Goal 6: Closing five out of six existing driveways will merely bring out increased traffic flow onto California Avenue near a major intersection – affecting traffic turning from Lincoln Avenue onto Lincoln and vice versa. A potential of 70 cars will have only one exit/entry point versus the current six exit/entry points.

Goal 7. Documentation does not clarify how the architecture of a generic student apartment is consistent with the historic nature and architectural complexity of many of the houses and apartment buildings in the neighborhoods to the east which in many cases are well over 100 years old.

As the APA writes: *Making a great neighborhood isn't magic but, as West Urbana shows, it takes a community where residents are involved with their neighborhood and plan for its future.* It also takes a Plan Commission committed to following the letter and spirit of the Comprehensive Plan's goals and objectives for the Busey Corridor, and acknowledging that the proposed PUD does not fulfill the objectives and goals of a PUD.

I ask that you deny this request.

Thank you for your consideration.

Respectfully,
Elizabeth Cardman
708 W California Ave, Urbana
November 3, 2020

PUBLIC INPUT for the Urbana Plan Commission Meeting on NOV 5, 2020

Lisa Treul <treul@yahoo.com>

Wed 11/4/2020 1:14 PM

To: !Planning <Planning@urbanaininois.us>;

Cc: Garcia, Kevin <kjgarcia@urbanaininois.us>;

Dear Members of the Urbana Plan Commission,

Although the staff recommendation supports the request for a preliminary and final approval for the Planned Unit Development (PUD), I request that the commission vote **not to support** the current proposal included in Plan Case Nos. 2411-PUD-20 and 2412-PUD-20.

Smart development is indeed welcomed in West Urbana and the concept of approving PUDs is an excellent vehicle for such development. Unfortunately, that is not the situation we find in Plan Case Nos. 2411-PUD-20 and 2412-PUD-20 involving the proposed PUD at California Avenue, Lincoln Avenue, and Oregon Street.

The concept of a PUD is one that exemplifies the spirit of community cooperation. One need to look no further than the successful Nabor House PUD on Lincoln Avenue and Iowa Street. Neighborhood input was not only sought regarding the preliminary design of the PUD, but also implemented into the final design. This process created a win-win for not only the property owners but also the West Urbana neighborhood.

The current proposed PUD creates in essence a solid hunk of mass consuming ten individual parcels of land. When this happens much more consideration must be paid to the design of the property beyond saving trees, larger setbacks, and a few varied roof lines. Even a proposed courtyard that would screen parking from the road is not enough to make-up for the huge impact. The consequences created by such a sheer mass of a building rather than the separate housing structures (that currently exist on those parcels of land) cannot be dismissed. **It also should be noted that currently each parcel has its own green space.** Drainage issues among others come into play when separate parcels of land are bundled together to make way for a large development.

I realize that it is cheaper and more profitable to build chunks of buildings with few architectural features, however, that violates the spirit and intent of the PUD. The basic underpinning of the PUD concept of allowing separate parcels of land to be used together in exchange for a structure that fits better within the neighborhood and addresses concerns like drainage, parking, and density.

The current proposal does not meet that criteria just yet. I suggest city staff arrange meeting(s) via Zoom with residents of the West Urbana neighborhood and the developer. Invitation letters could be sent to the postal zip code, place yard signs around West Urbana, and send an email notice to the West Urbana Neighborhood Association email listserv.

The current PUD proposal has some good features for a start, but the PUD process is designed to be one that incorporates staff and neighborhood feedback. Furthermore, I urge the developers to consider necessary revisions to the current PUD proposal based on such staff and community input.

Sincerely,

Lisa Treul
1105 S. Orchard Street

Andrew Orta and Ingrid Melief
302 West Iowa Street, Urbana, Illinois 61801

November 4, 2020

Urbana Plan Commission
City of Urbana – Planning Division
400 South Vine Street
Urbana, IL 61801

PUBLIC INPUT RE: Plan Case Nos. 2411-PUD-20 and 2412-PUD-20

Dear Members of the Plan Commission,

We are writing regarding Plan Case Nos. 2411-PUD-20 and 2412-PUD-20, concerning the proposed unit development plans for 805, 807, and 809 West California Ave; 602 and 604 South Lincoln Ave, and 804, 806, 809, 808 ½, and 810 West Oregon Ave. We live seven blocks from the proposed development site and consider the location part of our neighborhood. We write to request that the Planning Commission reject the applicant's request for a waiver allowing them to exceed the floor area ratio currently allowed for the sites.

We've had a chance to review the proposal as well as the staff report posted on the City of Urbana website. There are certainly some merits to the proposed plans as underscored by the staff report. Among these are the applicants' offer to preserve mature trees on the site and enhance walkability on the impacted blocks by improvements to the sidewalks. However, those features, which enhance current neighborhood goods, are being offered on the condition that the FAR waiver is granted. It seems to us that a development plan that truly seeks to harmonize with the values of the surrounding neighborhood, as reflected in the zoning and related city plans, would work within the guidelines from the start, rather than seek to stretch the zoning standards as a precondition for being an otherwise good neighbor. The upshot, in our view, is that the applicants are effectively holding the trees hostage and trading them for a backdoor revision of a carefully wrought element of the city planning that impacts our neighborhood.

The tradeoff here is significant. The FAR waiver will increase the density of those sites considerably. Even without the waiver, the replacement of separate smaller buildings with a large 70-unit complex already clashes with the residential qualities and design features of the neighborhood that are cited in the Comprehensive Plan as neighborhood elements to be preserved and expanded. The trees and the sidewalks are certainly also good, and you should seek their incorporation in the proposal for this site. But you should not negotiate away other zoning standards as part of the bargain.

We hope you'll honor the commitments of the current Comprehensive Plan to "preserve and enhance the character of Urbana's established neighborhoods," and reject the requested FAR waiver. You might then work with the applicants to build on the positive qualities of their proposal in a way that better conforms with existing development standards for the area.

Thank you for taking the time to consider views expressed by neighbors impacted by this proposal. If you have any questions about our opposition to this application, please do not hesitate to contact us.

Andrew Orta (andrew.orta@gmail.com) Ingrid Melief (imelief@gmail.com)

Fw: Plan Cases 2411-PUD-20 and 2412-PUD-20, and 2410-M-20.

!Planning

Wed 11/4/2020 2:50 PM

To: Trotter, Katherine <krtrtrotter@urbanaininois.us>;

From: Lois Steinberg <loisiyoga@gmail.com>
Sent: Wednesday, November 4, 2020 1:57 PM
To: Andel, Teri; Garcia, Kevin
Subject: Plan Cases 2411-PUD-20 and 2412-PUD-20, and 2410-M-20.

Dear Plan Commission,

Art and esthetics are important for happiness. Bhutan measures its worth by it's citizen's happiness. I am so happy to live in WUNA because of the variety of houses, duplexes, and the old brown stone apartment buildings. One of them is at 604 S. Lincoln AVE. A beautiful gem if the owners would maintain it. This is a problem. When I moved to WUNA in 1979, there were still houses on the West side of Lincoln Ave. There used to be houses all the way to the quad. According to my elders, every 20 years a block would be taken from the Quad towards Race. It should have stopped at Lincoln, but it has jumped and jumped quite far already. I find the Lincoln and Nevada tenement a horror. The houses should not be torn down for the 'slum of the future' tenement building that caters to students who come and go and have no investment in our cute little houses, brick streets and sidewalks. I do not care who lives in the houses, preferably the home owners or someone who lives in the neighborhood, but the slumlords that are large rental companies/owners like JSM, Green Street Realty, Roland, Neves, Klatt, etc. are real stinkers who milk the properties for all they are worth until no one can afford to rehab them and pay the exorbitant property taxes. The City of Urbana is in desperate need of money, but it should not drool over the property taxes that come out of these tenement slums off the backs of us here in WUNA who want to be happy.

Please keep Urbana safe from these property developers. Say no to the Lincoln/Calif/Oregon tenement development and the High Street/Coler and all of them forever!

Sincerely,

Lois Steinberg

November 2, 2020

Dear Plan Commissioners, City of Urbana,

I write as a resident of West Urbana. I'm the owner of 804 W. Nevada Street and live within 250' of the proposed development. On October 22nd, we received a letter regarding the proposed Planned Unit Development PUD that would consolidate lots:

805, 807, and 809 W. California Ave.,
602 and 604 S. Lincoln Ave., and
804, 806, 808, 808½, and 810 W. Oregon Ave.

I write to share my concern about this proposal for the following reasons:

1 Basic statistics:

- The proposed project is 50% over the FAR legally provided by zoning.
- The proposal basically replaces the existing housing capacity but in larger solid footprints.
- The PUD is adding 25% more imperviousness through large building footprints and pavement to the site. This fact alone is a complete contradiction to the intentions of a PUD which is to use 'innovative green construction.' Please also see my comment below about energy.
- There are no amenities or benefits provided by this PUD, which are required by a PUD.
- The staff report states that providing a sidewalk is an amenity which it is not. This is unfortunately a deferred public safety issue which piecemeal redevelopment is not going to solve. Lincoln Avenue and its streetscape needs a pedestrian safety redesign from Green Street to Florida, something for which I think our City is responsible, not individual block by block developers.

2 There are a number of comprehensive plan goals that the staff report lists on pages 3-4, but this list needs an honest discussion, since currently the PUD:

- Does not preserve and enhance the character of the established neighborhood. The proposal is demolishing buildings, not preserving them. Large new building footprints will not enhance the neighborhood.
- Is not compatible with the design and fabric of the existing neighborhood. Large new buildings are not compatible with the neighborhood's existing pattern of buildings and open space between buildings.
- Is not consistent with Urbana's unique character. The staff report acknowledges the loss of 10 buildings constructed between 1900-1930 will be lost forever by this proposal.
- Does not ensure a more energy-conserving land-use than already exists there. In fact, the preservation and restoration of the existing structures would be the most energy efficient design possible, given the embodied energy in those structures. To demolish historic buildings and to extract new materials and construct all new buildings is actually one of the most energy intensive architectural propositions for the site. Likewise, the development of new pavements in the new parking areas will contribute to more concrete production and stormwater run-off.
- Further, goals 19 (housing supply), 28 (tax base), 34 (existing infrastructure), and 49 (reduction in car use) are not really saying anything - the current buildings already fulfill these goals of the comprehensive plan. I'm not sure how replacing the same # of living spaces (i.e. persons living on site) with this larger proposed project improves on the existing site use here.

3 Most importantly, because this is proposed as a PUD, there are inadequate reasons for this to qualify as a PUD under the zoning ordinance:

- Goal #1 calls for high quality non-traditional, mixed use, or conservation development. We are not getting the latter two, and the staff report interprets high-quality and non-traditional in misleading ways - which don't provide adequate evaluation of this project. Nothing in the current description is high-quality - but rather reflects fairly standard practice in the region.
- Goal # 2 - this is not infill development. This is not a vacant or underutilized site. Development already exists here.
- Goal #3 - 50% is more than 'flexible', it is extraordinary. The PUD does not provide anything in exchange for this level of increase.
- Goal #4 - A sidewalk is not an amenity. Setbacks are not an amenity. Preserving mature trees is standard practice, not an amenity.

I could go on....

Procedurally, the proposed PUD also missed a critical public component - namely a public process to discuss the proposal prior to going to Plan Commission for both preliminary and final review in the same meeting. This is very upsetting to residents, and important to note that the community's level of trust of City planning procedures is reliant on public process. As written in the staff report, city staff worked with the developer on this proposal, which is how they decided to apply for a PUD with a variance. This presumably means that a preliminary review could have been held prior to a final review, and could have involved community discussion. Instead, public notice was given via News-Gazette on or around October 21st and a staff report was released on October 30th, the Friday before the hearing being held on November 5th. - - - I'm sorry to be so blunt, but this is just not fair to the community who are also investors in this City. A better process of project communication, community input, and deliberation is needed. I request that the City re-examine the deliberation process for this historic Urbana location as it affects the community and as it is our front face to the University of Illinois.

Please do not approve this project during the November 5th meeting. Please choose option 3, disapproval. The proposed PUD does not advance the comprehensive plan goals. The proposed PUD does not meet the requirements of a PUD. Further, there was no public input solicited prior to this evening's hearing.

Thank you for your consideration on this case,



Mary Pat McGuire
804 W Nevada Street
Urbana, IL 61801

PUBLIC INPUT for Meeting on November 5, 2020 -- Regarding the PUD request to bundle 10 properties to build apartments at California, Lincoln, & Oregon

Paul Hixson <paulhixson@me.com>

Wed 11/4/2020 3:21 PM

To: !Planning <Planning@urbanaillinois.us>; Trotter, Katherine <krtrtrotter@urbanaillinois.us>;

Dear members of the Urbana Plan Commission,

We are writing to express provide constructive input to the issues in Plan Cases 2411-PUD-20 and 2412-PUD-20.

We have read the letter that our neighbors C.K Gunsalus and Michael Walker have sent you on this subject and we couldn't say it any better than they did in that letter. So, please consider our letter a strong second for the points raised in their letters. We do appreciate the positive elements of this proposal that staff have justly commended. However, we remain concerned that there has not been adequate consideration given to blending these changes with the rest of the neighborhood

So, as Tina and Michael have stated in their letter, this proposal is a good start, but it still needs further improvement so that issues of density and blending into the rest of the neighborhood are more adequately addressed.

Thank you.

Sincerely,

Paul and Jennifer Hixson
209 W. Indiana Ave.
Urbana, IL 61801

PUBLIC INPUT for November 5, 2020

Cope Cumpston <cope.c@comcast.net>

Wed 11/4/2020 3:40 PM

To: !Planning <Planning@urbanairillinois.us>;

I live at 1403 South Busey Avenue, and have lived in West Urbana for 24 years.

I am dismayed by the overbuilding of student housing, in apartment complexes, in town in general. I am not a fan of the apartment building on the corner of Lincoln and Nevada and feel it detracts from the neighborhood character.

I am opposed to both the 602 Lincoln PUD and the rezoning of the lots on High and Color.

Respectfully submitted,

Cope Cumpston
1403 South Busey Avenue
Urbana

cope.c@comcast.net

217-714-2389

PUBLIC INPUT Nov. 5, 2020

cyerkes <chemom2002@gmail.com>

Wed 11/4/2020 4:32 PM

To: !Planning <Planning@urbanaininois.us>;

Categories: Kat; Complete

We are writing to oppose both the High Street and Lincoln/California/ Oregon rezoning propositions. Urbana has fought long and hard to maintain its residential character and neither of these proposed projects are compatible with the character of the community that we have chosen to protect. I honestly can't imagine the need for any additional apartment complexes in this area. How many others have been built in the last few years? This is not even counting the ones currently under construction. I don't think that the need is there, and once the private, residences have been razed, the area can never revert to its current usage, low density housing.

Christine Yerkes

Antony Crofts

508 W. Delaware Ave

Formerly

512 W. Oregon St, a street and neighborhood that deserve protection.

Sent from [Mail](#) for Windows 10

PUBLIC INPUT for Meeting on November 5, 2020--PUD at Oregon/California/Lincoln

beckymead@ameritech.net

Wed 11/4/2020 4:35 PM

To: !Planning <Planning@urbanaillinois.us>; Garcia, Kevin <kjgarcia@urbanaillinois.us>;

Cc: 'Tim Stelzer' <stelzer307@gmail.com>;

November 4, 2020

Planning Commission,

We are writing to express our concern about the proposal to bundle 10 properties and allow the building of a 70-unit apartment complex at Oregon/California/Lincoln Avenues. This proposed monstrosity will absolutely adversely affect our neighborhood character and is not consistent with the master plan for WUNA.

The proposed PUD will create high density housing at a level much greater than is legally permitted through current zoning and planning. Approval of this PUD would create a building with an enormous footprint outside of what is allowed under current planning. Just because a developer has bought the properties and wants to bulldoze through the current masterplan and regulation does not mean we should cave to their wishes. If you waive all our zoning to pursue massive student-housing developments, then there was no reason to have a plan to preserve our historic neighborhood which is made up of university personnel, families, students and many generations of inhabitants. Very quickly our unique multi-faceted neighborhood will become overshadowed and encroached upon by huge student towers.

Developers can reasonably be expected to follow current rules and build within the current regulations. The value of our neighborhood should be worth more than a quick buck made from increasing the oversaturated student housing market in Urbana. Developers should be building appropriate multifamily housing that is in harmony with the current character of the neighborhood. If that is not their intention, they should not be building within WUNA.

We do not support the approval of this PUD.

Thank You,

Becky Mead & Tim Stelzer
607 W. Michigan Avenue.
Urbana, IL 61801

PUBLIC INPUT: Plan Case Nos. 2411-PUD-20 and 2412-PUD-20: CA/OR/LINCOLN

Tacey Miller <tacey.miller@gmail.com>

Wed 11/4/2020 4:52 PM

To: Garcia, Kevin <kjgarcia@urbanaininois.us>; !Planning <Planning@urbanaininois.us>;

Dear Planning Commission,

RE: Plan Case Nos. 2411-PUD-20 and 2412-PUD-20

I respectfully disagree with your staff's recommendation for approval. I ask that you **DENY** these requests for the PUDs.

As a recent arrival and new homeowner in Western Urbana neighborhood, I was surprised to find that 10 parcels were being considered for development once again after attending a public hearing at the Urbana Library approximately a year or so ago with a different owner. The strong neighborhood objections and the previous owner decided to abandon the project. To hear that there is yet another attempt to build a large-scale project at this same location that clearly violates the zoning and intent of the 2005 Comprehensive Plan for the Busey Corridor was disappointing.

Floor Area Ratio

The PUD proposes a floor area ratio (F.A.R.) that is **50% greater** than the allowed F.A.R. Existing zoning regulations allow for multi-family at this location. The developer, if they are allowed to rebuild, should be building within those regulations and not increase the density on that block. The 2005's Comprehensive Plan's aims for the Busey Corridor: state "Preserve these uses as they **now** exist while precluding encroachment of higher density buildings into this unique residential area." This looks like a clear violation. I do not understand how the replacement of 10 single family and duplex units with a one 70-unit sprawl be construed as NOT encroaching on the residential neighborhood to the east of the Busey Corridor.

- A multi-unit sprawl over 10 parcels that had been single-family or duplex is NOT compatible with the overall design and fabric of our neighborhood.
- Is West Urbana's unique character simply being identified as high-density housing? Is our 'sense of place' only another apartment building?
- Is replacing single-family homes and duplexes with a sprawling high-density complex preserving the residential nature of the blocks?

High-density complexes are not the answer.

Sidewalk Easement Along Lincoln Avenue

I understand that the PUD designation allows for zoning variances without having to make submission to the Zoning Board of Appeals. In exchange, the owner/ developer "gives" something to the city. While keeping the mature trees during construction should be commended, as a distinguishing key feature of Western Urbana, any development along the East of Urbana would necessitate that. But the concession of a one block sidewalk easement onto the property along Lincoln Avenue offers little benefit to citizens.

Walking on Lincoln Avenue anywhere is unpleasant. The road is a major thoroughfare with high volumes of traffic at different times of day which are unpleasant from a noise, fume and whizzing metal perspective. Moving the sidewalk in a bit for one block isn't going to change the experience. Without a comprehensive plan for the corridor, it changes little. In fact, with the PUD adding a block-long 3-story building to the East, this block will feel even more oppressive. One walks along Lincoln when it is a necessity to get somewhere, but you minimize the time you spend along that N/S corridor as much as possible.

Personally, I find the trade-off of being allowed to build a sidewalk on the developers land for one block not worth the trade-off of having such a high FAR along this buffer zone with Western Urbana Neighborhood. The impact of this PUD will extend far beyond that one block into the neighborhood.

Exhibit I - Communications

Please deny these PUD designations for these 10 parcels. Not doing so continues the block by block degradation of all that makes Western Urbana special and unique. Once these 100 year old buildings and their architectural variety are gone, you don't get it back. Adding sloped roofs to a big box, disguise the fact that it is still just a 70 unit box centered around a massive parking lot

Thank you for your consideration.

Sincerely,

Tacey Miller
706 W. California Avenue
Urbana, IL 61801

Dear Plan Commissioners:

Re: Plan Cases 2411-PUD-20 and 2412-PUD-20

I remain extremely concerned about parking and traffic flow. Pre-Covid, I walked, biked and drove through the intersection of California and Lincoln avenues multiple times a day. The current proposal is grossly underdesigned to accommodate 70 units. It provides only one entry/exit for 70 units where there are currently six. Also note that the current usage of sprawling, extended parking/driveway means that many units currently have multiple entry/exit points. Placing a single entry/exit point on California so closely to Lincoln Avenue will greatly increase traffic, logjams, and potential hazards for all forms of transportation at that intersection – whether exiting or entering California. This would be especially true during the morning and evening rush hours.

As observed in my public comments of two weeks ago, an improvement to the sidewalk along Lincoln Avenue is hardly of significant public benefit. In fact, forgive me if I say that it's almost laughable to construe one-block of sidewalk where few people ever walk as a public benefit!

The current proposal therefore does not satisfy the criteria for a PUD and therefore does not justify exceeding allowable FAR by over 50%.

The Commission requested specific alternatives in its meeting of 05 November. To expand on what was implied in my previous letter, I offer some suggestions to reduce the FAR. Please note that any calculations are merely a 'best guess.' The plans did not offer enough detail to calculate FAR precisely.

To bring the proposal under current guidelines for R4 and R7 housing, developers could consider:

- Reducing all buildings by one story, thus immediately lowering the FAR by roughly one third and falling within legal guidelines of 0.50.

A second alternative, which would exceed the legally allowable FAR of .50, yet make it more compatible with housing to the east of the Busey Corridor would be to mimic what has been done with Chris Saunders' Townhome Project at 200 S. Vine, where housing on the east side of the project is only two-story to better integrate with the adjoining residential neighborhood:

- Limit Buildings A and C to two-story, reducing the number of units by at least eight. The FAR would be reduced to an FAR of approximately 0.684 – and closer to the current FAR of the site.

I ask that you deny this request, as presented, and consider modifying the project so that it conforms to the intent of the Comprehensive Plan and guidelines for the Busey Corridor Overlay District.

Thank you for your consideration.

Respectfully,
Elizabeth Cardman
708 W California Ave, Urbana
November 16, 2020

Garcia, Kevin

From: Andel, Teri
Sent: Tuesday, November 24, 2020 11:40 AM
To: !Planning
Subject: FW: Public Input for Special Plan Commission 11/24

Categories: Complete

From: Nancy Uchtmann
Sent: Tuesday, November 24, 2020 11:13 AM
To: Andel, Teri
Subject: Re: Public Input for Special Plan Commission 11/24

I agree that this development should not be permitted to exceed the required area ratio. And, the area already has vacant units.

Nancy.

Sent from my iPhone7

On Nov 24, 2020, at 8:35 AM, Andel, Teri <tmandel@urbanaininois.us> wrote:

Good Morning –

Attached is a letter dated November 16, 2020 from Elizabeth Cardman regarding Plan Case Nos. 2411-PUD-20 and 2412-PUD-20, which will continue to be reviewed and considered at the Special Meeting of the Plan Commission tonight at 7:00 pm.

Teri Andel
Planning Administrative Assistant II
Community Development Services | City of Urbana
400 South Vine Street | Urbana, Illinois 61801
217.384.2440

November 24, 2020

Dear Plan Commissioners:

Re: Plan Cases 2411-PUD-20 and 2412-PUD-20

As a person who typically walks or bikes through the intersection of California and Lincoln avenues and on the adjacent sidewalk, I would welcome the enhanced sidewalk infrastructure and reduced exit/entryways for vehicles.

In its current configuration, Lincoln Avenue is designed for people driving motorized vehicles to pass through quickly. It is not intended for people using bicycles or walking for connectivity, exercise, or crossing the street to their jobs and classes at the University of Illinois.

I am for sensible land use development that creates smart, eco-friendly communities and limits mandatory car parking. Car parking costs the city with increased infrastructure use and lost property tax revenue.

Car parking spaces don't pay taxes; residential units do.

I would very much appreciate it if the developer would put in secured covered or indoor bike parking to encourage bicycle transportation.

Often car parking is prioritized and encouraged while transportation such as walking, biking, or transit is not addressed. Developers must install minimum car parking spaces that increase each unit's cost to the developer and the renter. Building car parking spaces lowers the number of units that can be built on-site and thus decreases the number of people who can live in the apartments and encourages residents to use cars for transportation in this dense transit-rich area of our city.

Respectfully,
Annie F Adams
1506 S Carle Ave, Urbana