



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, AICP, Director, Community Development Services

DATE: July 3, 2007

SUBJECT: A request by Trammell Crow Higher Education Development, Inc. for a Special Use Permit to construct Multi-family Dwellings at 1008, 1010 and 1012 W. University Avenue in the B-3, General Business Zoning District. (Plan Case 2043-SU-07)

Introduction and Background

This case is a request by Trammell Crow Higher Education Development, Inc. to allow a mixed retail/apartment building with an interior parking garage on a 1.7 acre property located at 1008, 1010 and 1012 W. University Avenue in the B-3, General Business Zoning District. The Urbana Zoning Ordinance Table V-1, "Table of Uses", requires a Special Use Permit for Multi-Family Dwellings in B-3 zoning districts.

Specifically, the project would include construction of a five-story building with approximately 9,000 square feet of ground floor retail space, 161 residential units marketed primarily toward university students, and 228 parking spaces located underneath the proposed building.

The subject property is located on the north side of University Avenue, the major east-west corridor in central Urbana-Champaign, and between the intersections of Lincoln and Goodwin Avenues. University Avenue is also the north boundary of the University of Illinois campus, and both Lincoln and Goodwin Avenues are important routes to campus. The area immediately surrounding the subject property is commercial in character. The development of the property represents an infill development opportunity along the University Avenue corridor.

Trammell Crow Higher Education Development, Inc. is a recognized leader in developing higher quality mixed use and student housing developments in the United States. Their plan is an achievable project of a five-story, mixed-use building with commercial on the ground floor and four floors of apartments above with interior parking on two levels.

At their June 21, 2007 meeting, the Urbana Plan Commission reviewed the case and following a public hearing recommended approval of a Special Use Permit by a vote of 8-ayes and 0-nays.

The applicants have also requested a Major Variance to allow five foot side yard setbacks rather than approximately 17 foot as is required for residential uses in a building of this height in the B-3 zoning district. At their June 20, 2007 meeting, the Zoning Board of Appeals recommended approval of the variance by of vote of 5-ayes and 0-nays.

The applicant’s representative clarified at these meetings that although the closest portion of the building (first floor retail) would be as close as five feet to side yard property lines, the second floors and above (residential portion of the building) would be stepped back several feet more.

Surrounding Properties

The surrounding area is characterized by retail development to the east, west, and south; and a railroad spur to the north. The northeast corner of the University of Illinois campus is located one block to the southwest.

<i>Direction</i>	<i>Zoning</i>	<i>Existing Land Use</i>	<i>Comprehensive Plan - Future Land Use</i>
Site	B-3, General Business District	commercial (vacant)	“Community Business”
North	IN, Industrial District	railway spur right-of-way and industrial (Illinois American Water Co.)	“Institutional”
East	B-3, General Business District	commercial (Gold and Diamond Exchange pawnbrokers)	“Community Business”
South	B-3, General Business District	commercial (Niro’s Gyros) to the south and a parking lot and the University of Illinois to the southwest	“Campus - Mixed Use” to the south and “Institutional” to the southwest
West	B-3, General Business District	commercial (Hot Wok) along University Ave. and contractors offices (Odman-Hecker) along Goodwin Ave.	“Community Business”

It should be noted that a railroad spur adjoins the property on the north. The City understands this spur is used about once a week and serves one user (Solo Cup). According to the applicants, “The development will be adequately screened and protected from the adjacent railroad tracks, which, are in any event, used on a very infrequent basis.”

Comprehensive Plan Goals, Objectives and Policies

The City of Urbana’s 2005 Comprehensive Plan, Future Land Use Map 3, designates the future land use of this property as “Community Business” which the Plan defines as:

“Community Business centers are designed to serve the overall community as well as the immediate neighborhood but are less intense than regional commercial centers. Located along principal arterial routes or at major intersections. Community Business center contain a variety of business and service uses at scales and intensities that made them generally compatible with surrounding neighborhoods. Encourage planned-unit development to create a variety of uses, and to transition intensities to adjoining neighborhoods. Design facilities to permit pedestrian, bicycle, and transit access as well as automobile traffic.”

The adjacent area on the opposite side of University Avenue is designated by Future Land Use Map 8 as “Campus Mixed” which the plan defines as:

“The Campus Mixed-Use classification is intended for limited areas that are close to campus. These areas promote urban-style private development with a mix of uses that commonly include commercial, office and residential. Design Guidelines shall ensure that developments contain a strong urban design that emphasizes a pedestrian scale with buildings close to the street, wide sidewalks, and parking under and behind structures. The design and density of development should capitalize on existing and future transit routes in the area. Large-scale developments containing only single uses are discouraged within this classification.”

Map 8 is further annotated on the opposite side of University Avenue to include “Urban designed mixed-use buildings, which include business/office on the ground floor and residential on upper floors.”

The proposed development is compatible with both of these development types.

Additionally, the proposed Special Use Permit has been reviewed under the goals and objectives contained in the 2005 Urbana Comprehensive Plan. The following goals and objectives relate to this case:

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

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.
- 15.5 Promote intergovernmental cooperation on development and growth issues.

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

Objectives

- 16.1 Encourage a mix of land use types to achieve a balanced growing community.

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

Goal 18.0 Promote infill development.

Objectives

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

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

Objectives

- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and *access to commercial and employment centers*.
- 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

Goal 25.0 Create additional commercial areas to strengthen the city's tax base and service base.

Objectives

- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.
- 25.4 Find new locations for commercial uses and enhance existing locations so Urbana residents can fulfill their commercial and service needs locally.

Goal 26.0 Improve the appearance of Urbana's commercial and industrial areas.

Objectives

- 26.2 Promote the beautification of commercial areas especially along University Avenue, Cunningham Avenue, and Philo Road.

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

The proposed Special Use Permit appears to comply with the Urbana's 2005 Comprehensive Plan in terms of future land uses, goals, and objectives.

Development Regulations

Height

There is no height limit in B-3 zoning districts.

FAR and OSR

The required maximum Floor Area Ratio (FAR) in the B-3 zoning district is 4.0. This translates roughly to a maximum building floor area of approximately four times the lot size. There is no Open

Space Ratio (OSR) requirement in the B-3 zoning district.

Access

The proposed access is one driveway from University Avenue which would lead vehicles through and underneath the building and into a covered parking garage.

Because of the proposed setbacks, number of stories, and residential usage, fire fighting and emergency access for this project was discussed at the Zoning Board of Appeals and Plan Commission meetings. The City's Fire Inspector has been consulted as part of this application. Preliminary plans as presented allow for adequate fire fighting and rescue capabilities. First, the entire building, including the parking garage, would be required to have sprinklers. Second, good access to stairwells and standpipe locations (to force additional water through the sprinkler system if necessary) will be required as preliminary plans indicate. The City will insure that all Fire Code requirements are met before any building plans are approved and permits issued. The requested side yard setback variance would not change requirements to comply with Fire and Building Codes.

Parking

The proposed development calls for parking located on the ground floor behind the retail space as well as a parking level below grade. There will be a total of 228 parking spaces on the two floors underneath the building. There will be 97 spaces on the ground floor and 131 spaces in the basement. The zoning code requires minimum of 36 spaces for the retail component and a minimum of 161 spaces for the 161 dwelling units proposed (35 efficiency, 40 one bedroom, and 86 two bedroom apartments). Proposed parking (228 spaces) would exceed the minimum Zoning Ordinance requirement (197 spaces) by 31 parking spaces.

Signage

Signage is not included as part of this Special Permit review.

Discussion

Requirements for a Special Use Permit

Special Use Permit applications must generally demonstrate that they meet the following three criteria as provided in italics. (Please see the attached Petition for Special Use Permit for the applicant's specific response to each question.)

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

The proposed project is conducive to the public convenience in terms of its location and its mixed-use aspect. First, the Special Use is located along the main east-west commercial corridor in central Urbana-Champaign, and located between Goodwin and Lincoln Avenues. The property is within

walking distance of the University of Illinois which has approximately 42,000 students and 12,000 faculty and staff members. Both Goodwin and Lincoln Avenues are major entryways into campus. According to the applicants, the residential units “will meet the demand for student housing in the community.” Its location makes the property within commuting distance for pedestrians and bicyclists. Second, the project’s mixed-use aspect lends itself to shorter trips, less reliance on automotive transportation, and simply can be more convenient for residents.

2. *That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detriment to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.*

Construction of residences within a commercial zoning district would introduce a less intensive use in a more intensive zoning district. Consequently it would not be injurious or a detriment to the district. Exceptions might be raised if commercial zoning districts were overtaken with residential construction, or if a vacant yet prime commercial site next to an interstate interchange was built out solely with residences. But this is not the case with this Special Use Permit. The University Ave. commercial corridor can accommodate both commercial and residential development, especially for mixed-use developments such as this.

It is correct that if constructed with 5-foot side yards, a multi-story commercial building could later be constructed 10 feet away from this building. However, the University Avenue corridor is comprised of one- or two-story buildings. Additional side yard setbacks for residential projects in commercial districts are the result of a desire to insure adequate light and air for residents in densely built up areas. Downtown Chicago is an example of where such a setback would be beneficial. There would be no “detrimental” or “injurious” risk to neighboring properties by introducing a residential use, and the risk of any commercial intrusion would be for this property.

In conclusion, the proposed use would not be unreasonably injurious or a detriment to the district in which it is located.

3. *That the proposed use conforms to the applicable regulations and standards and preserves the essential character of the district in which it shall be located.*

According to the applicant, the proposed development will enhance the general appearance and character of the University Avenue corridor as well as contribute to the economic vibrancy of the area. The project would meet height, floor area ratio, parking, and front and rear yard setback requirements. A major variance request is being reviewed concurrently for minimum side yard setbacks on the subject property. If the variance is granted, side yard building setbacks will be consistent with non-residential properties in the B-3 zoning district and therefore cause no more of a “nuisance” to adjacent properties than a “by right” commercial project.

In summary, City staff finds that the application meets the specific criteria for Special Use Permits provided in Section VII-4 of the Zoning Ordinance.

Consideration

The City Council shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the Special Use Permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the City Council shall approve or deny the proposed special use, and may also impose additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance, including but not limited to:

1. Regulating the location, extent, and intensity of such use;
2. Requiring adherence to an approved site plan;
3. Requiring landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulating a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulating vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Requiring conformance to health, safety, and sanitation requirements as necessary;
7. Regulating signs and outdoor lighting;
8. Imposing any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings

In Plan Case No. 2043-SU-07, The Plan Commission recommends the following Summary of Findings:

1. The proposed Special Use is conducive to the public convenience as the property is within commuting distance of the University of Illinois for pedestrians and bicyclists. Its mixed use aspect lends itself to shorter trips and less reliance on automotive transportation, and is otherwise convenient for residents.
2. The proposed use is designed and located so that it will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare.
3. The proposed use preserves the essential character of the district in which it will be located.
4. The proposed development is consistent with the 2005 Comprehensive Plan's future land use designation of "Community Business".
5. Redevelopment of this site conforms to Urbana's 2005 Comprehensive Plan goals and objectives seeking infill development in areas with existing infrastructure.

Options

In Plan Case No. 2043-SU-07 the City Council has the following options:

1. Approve the Special Use Permit application;
2. Approve the Special Use Permit application with any additional conditions deemed appropriate or necessary for the public health, safety, and welfare, or to carry out the purposes of the Zoning Ordinance; or
3. Deny the Special Use Permit.

Recommendation

At their June 21, 2007 meeting, the Urbana Plan Commission by a vote of 8-ayes and 0-nays recommended **APPROVAL** of a Special Use Permit to allow construction of residences in a B-3, General Business District at 1008, 1010 and 1012 West University Avenue, and with the following conditions. City staff supports this recommendation.

1. The development shall be constructed in general conformance with the site plan submitted and attached. The Zoning Administrator shall have the power to approve minor changes necessary for the project to comply with City regulations including building, fire, and site development codes.
2. The design and appearance of the development shall be of a high standard of quality in substantial conformance to the illustration submitted as part of the Special Use Permit application submitted and attached. This condition shall include a requirement for masonry construction.

Prepared by:

Robert A Myers, AICP
Planning Manager

cc:

Trammell Crow Higher Education Development, Inc.
ATTN: Kevin Augustyn
222 S. Riverside, 30th Floor
Chicago, IL 60606

Advantage Properties C-U
Attn: Howard Wakeland
406 N. Lincoln, Ste. B
Urbana, Illinois 61801

Attachments:

- Exhibit A: Location Map
- Exhibit B: Zoning Map
- Exhibit C: Existing Land Use w/ Aerial Map
- Exhibit D: Future Land Use Map
- Exhibit E: Conceptual Elevation and Floor Concept Plans

ORDINANCE NO. 2007-07-071

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To allow the construction of multi-family dwellings at 1008, 1010 and 1012 W University Avenue in the B-3, General Business, Zoning District - Plan Case 2043-SU-07 / Trammell Crow Higher Education Development, Inc.)

WHEREAS, Trammell Crow Higher Education Development, Inc. has petitioned the City of Urbana for a Special Use Permit to construct multi-family dwellings at 1008, 1010, and 1012 West University Avenue in the B-3, General Business District; and

WHEREAS, the Urbana Zoning Ordinance, Table V-1, Table of Uses, permits Multi-Family Dwellings in B-3 zoning districts subject to a Special Use Permit; and

WHEREAS, the 2005 Comprehensive Plan designates the future land use of this property as "Community Business"; and

WHEREAS, after due publication, the Urbana Plan Commission on June 21, 2007 held a public hearing concerning the petition and voted 8 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the Special Use Permit application, subject to the conditions as specified in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth herein, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the Special Use Permit would promote the general health, safety, morals, and general welfare of the public; and

WHEREAS, The application demonstrates that the development will be generally conducive to the public convenience at this location; that it will not be injurious to the public or district in which it is located; and that

it will meet the applicable standards of the Urbana Zoning Ordinance and enhance the character of the zoning district in which it will be located.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow the use of multi-family dwellings in the B-3, General Business Zoning District at 1008, 1010, and 1012 West University Avenue with the following conditions upon approval:

1. The development shall be constructed in general conformance with the attached site plan labeled "Floor Concept Plans". The Zoning Administrator shall have the power to approve minor changes necessary for the project to comply with City regulations including building, fire, and site development codes.
2. The design and appearance of the development shall be of a high standard of quality in substantial conformance to the attached illustration labeled "Conceptual Elevation" submitted as part of the Special Use Permit application. This condition shall include a requirement for masonry construction.

LEGAL DESCRIPTION:

The East 135 feet of Lot 1, and all of Lots 9, 11 and 12, in John W Stipes Subdivision in the City of Urbana, Illinois, as per plat shown in Plat Book "B" at page 12, situated in Champaign County, Illinois. More commonly known as 1008 and 1010 West University, Urbana, Illinois.

Permanent Index Nos. 91-21-07-431-019, 91-21-07-431-021, and 91-21-07-431-009

AND

Lot 10 in John W. Stipes Subdivision in the City of Urbana, Illinois, as per plat shown in Plat Book "B" at page 12, situated in Champaign County, Illinois. Most commonly known as 1012 W. University, Urbana, Illinois.

Permanent Index No. 91-21-07-431-007

AND

Beginning at the Northwest Corner of Lot 1 of John W. Stipes Subdivision, Urbana, Illinois, said point being on the Southerly right-of-way line of the Norfolk and Western Railway Company, proceed thence North 00 degrees 10 minutes 21 seconds East, 21.33 feet along the East line of Goodwin Avenue to the Northerly right-of-way line of the Norfolk and Western Railway Company, said line being coincidental with the Southerly right-of-way line of the Penn Central Railroad; thence South 70 degrees 02 minutes 19 seconds East, 411.00 feet along the Northerly right-of-way line of the Norfolk and Western Railway Company, thence South 68 degrees 01 minutes 28 seconds East 158.13 feet to a point on the Northerly extension of the East line of Lot 9 of John W. Stipes Subdivision; thence South 00 degrees 01 minutes 49 seconds East, 31.50 feet along the Northerly extension of the said East line to the Southerly right-of-way line of the Norfolk and Western Railway Company, also being the Northerly line of John W. Stipes Subdivision; thence North 70 degrees 31 minutes 48 seconds West, 70.39 feet along the Southerly line of said railway company to a point being on the East line of Lot 1 of John W. Stipes Subdivision; thence North 00 degrees 06 minutes 46 seconds West, 21.23 feet along the said East line of Lot 1, being coincidental with the Southerly right-of-way line of Norfolk and Western Railway Company, thence North 70 degrees 31 minutes 49 seconds West, 493.93 feet along the Southerly right-of-way line of said Railroad to the true point of beginning, said property lying contiguous to the West limit of the property conveyed to Consolidated Railway Corporation by deed dated October 15, 1990, lying East of Goodwin Avenue, in Champaign County, Illinois.

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

PASSED by the Urbana Corporate Authorities this _____ day of _____, 2007.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2007.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

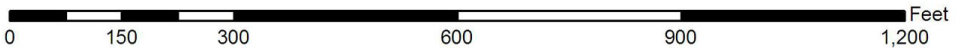
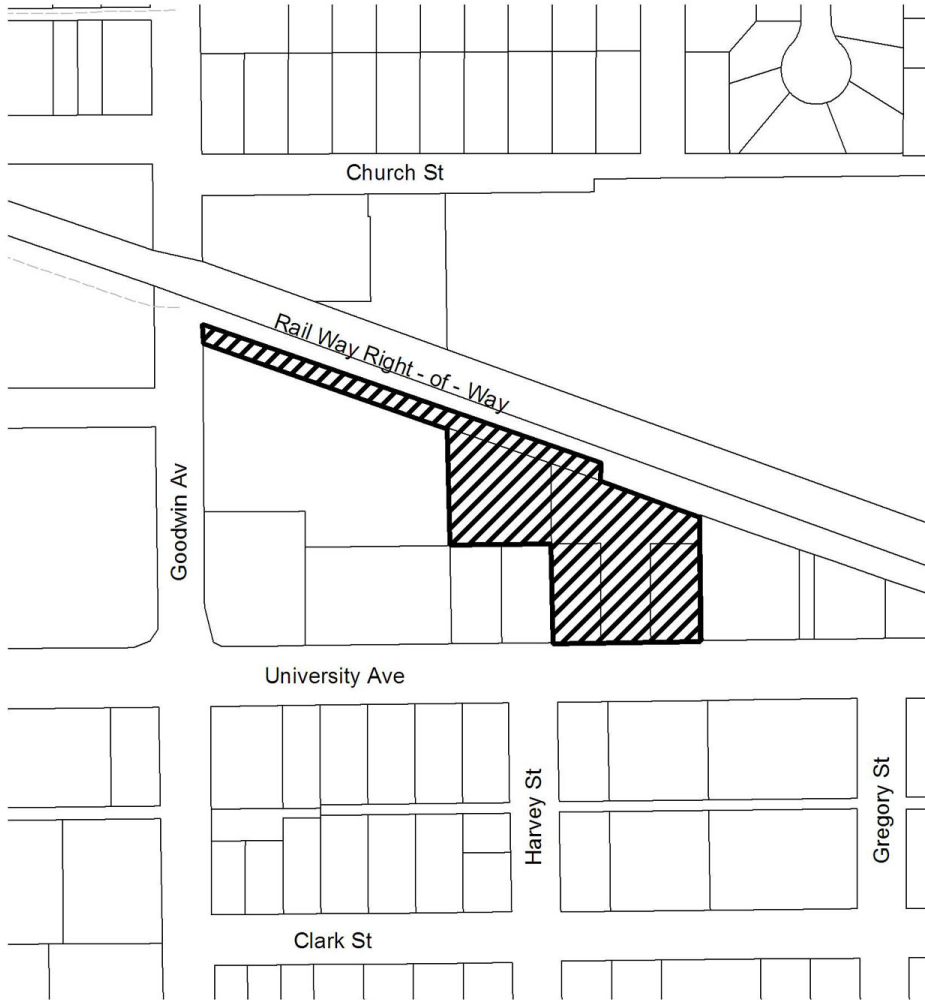
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ____ day of _____, 2007, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT (To allow the construction of multi-family dwellings at 1008, 1010 and 1012 W University Avenue in the B-3, General Business, Zoning District - Plan Case 2043-SU-07 / Trammell Crow Higher Education Development, Inc.)" 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 _____, 2007, 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 _____, 2007.

Location Map

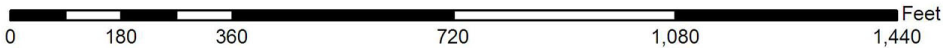
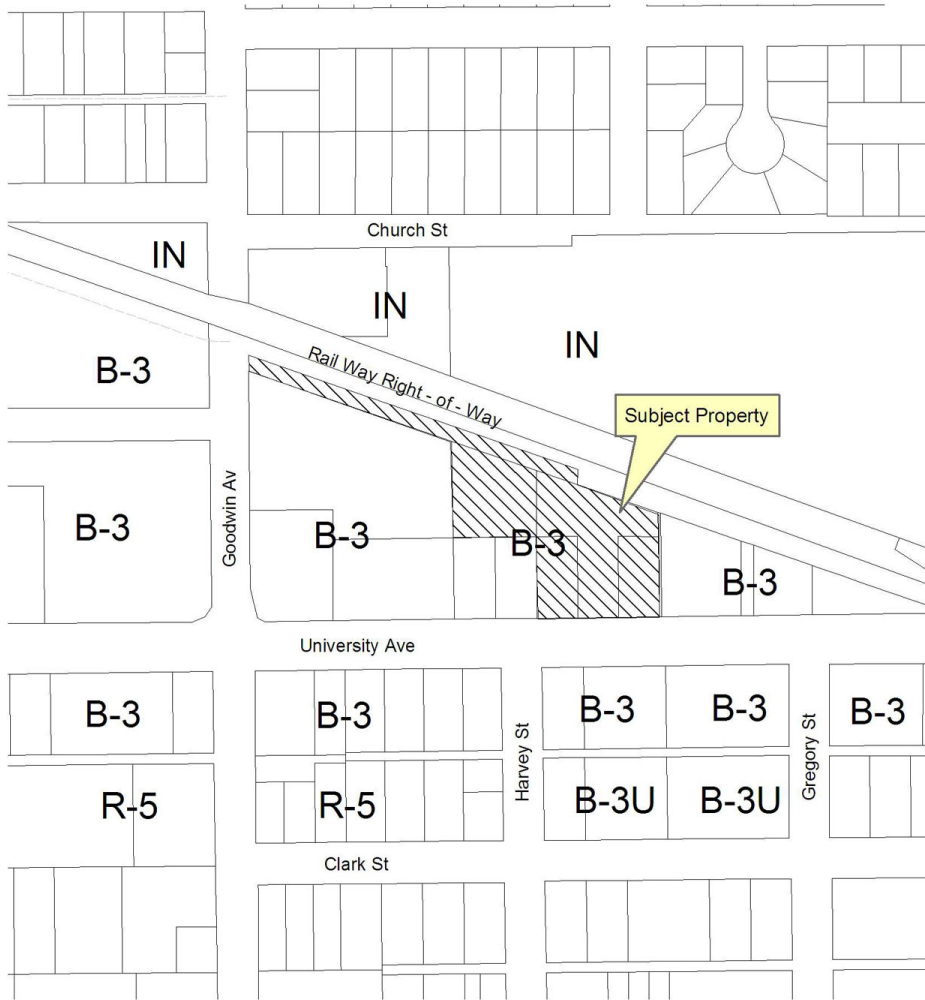
EXHIBIT "A"



Plan Case 2043-SU-07:
Subject: Special Use Permit to construct Multifamily Dwellings
in the B-3 Zoning District
ZBA Case 2007-MAJ-06:
Subject: major variance to allow a mixed retail/apartment building with
an interior parking garage to have five foot side yard setbacks rather
than increasing the side yard setback to approximately 14 feet.
Petitioner: Trammell Crow Higher Education Development
Location: 1008, 1010 and 1012 W. University Ave
Zoning: B-3, General Business Zoning District.
Prepared 06/04/07 by Community Development Services - pal

Zoning Map

EXHIBIT "B"

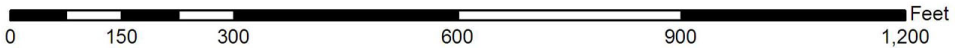
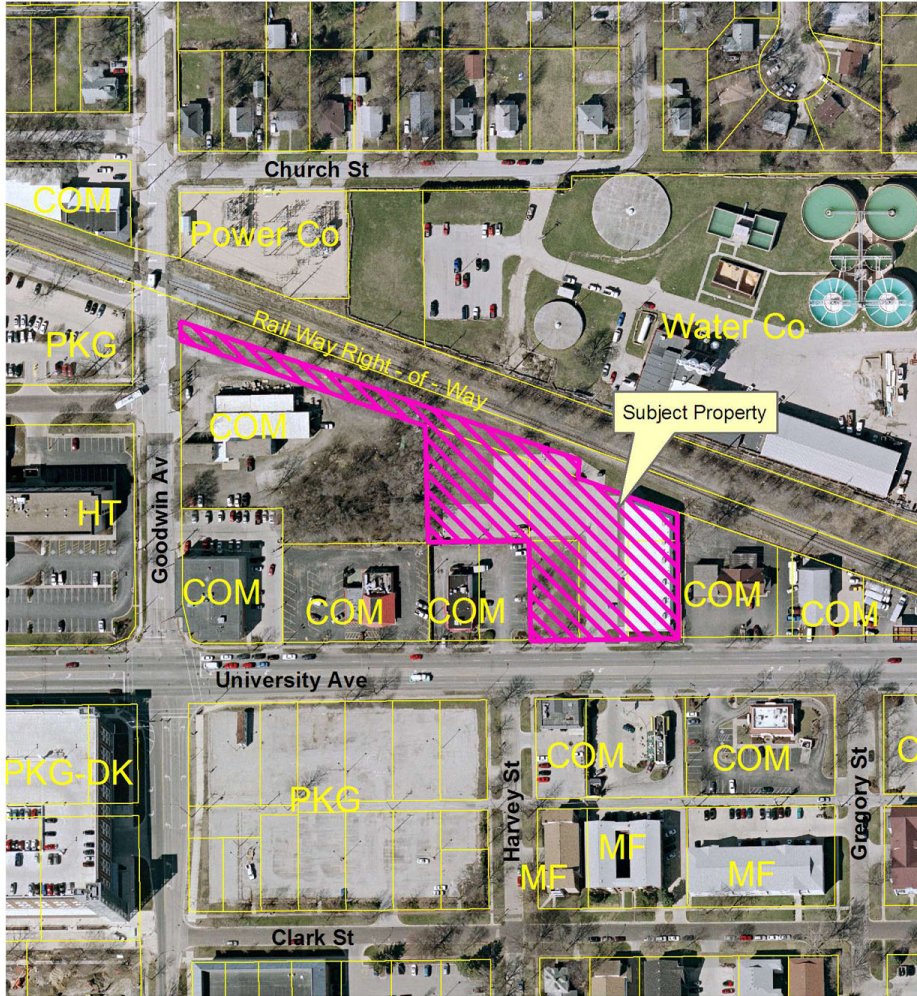


Plan Case 2043-SU-07:
 Subject: Special Use Permit to construct Multifamily Dwellings in the B-3 Zoning District
 ZBA Case 2007-MAJ-06:
 Subject: major variance to allow a mixed retail/apartment building with an interior parking garage to have five foot side yard setbacks rather than increasing the side yard setback to approximately 14 feet.
 Petitioner: Trammell Crow Higher Education Development
 Location: 1008, 1010 and 1012 W. University Ave
 Zoning: B-3, General Business Zoning District.
 Prepared 06/04/07 by Community Development Services - pal

- B-3, General Business
- B-3U, General Business - University
- IN, Industrial
- R-5, Medium High Density Multiple Family Residential

Existing Land Use w Aerial Photo

EXHIBIT "C"



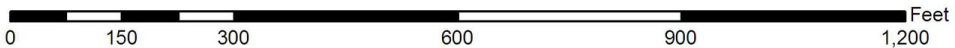
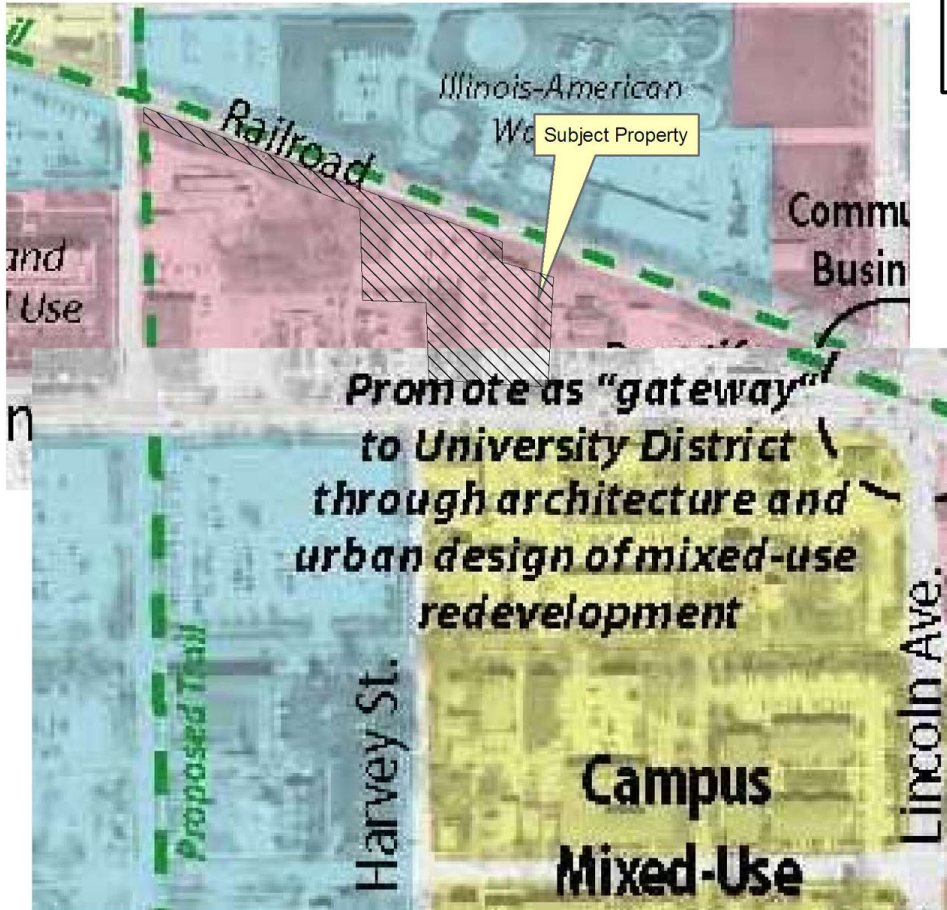
Plan Case 2043-SU-07:
 Subject: Special Use Permit to construct Multifamily Dwellings in the B-3 Zoning District
 ZBA Case 2007-MAJ-06:
 Subject: major variance to allow a mixed retail/apartment building with an interior parking garage to have five foot side yard setbacks rather than increasing the side yard setback to approximately 14 feet.
 Petitioner: Trammell Crow Higher Education Development
 Location: 1008, 1010 and 1012 W. University Ave
 Zoning: B-3, General Business Zoning District.
 Prepared 06/04/07 by Community Development Services - pal

- COM - Commercial
- PKG - Parking Lot
- PKG-DK - Parking Deck
- MF - Multi Family Residential
- HT - Hotel

Future Land Use Map

EXHIBIT "D"

Source: Comprehensive Plan Future Land Use
Map # 3 and 8 , p. 74 and 79 - Detailed Section



Plan Case 2043-SU-07:
Subject: Special Use Permit to construct Multifamily Dwellings in the B-3 Zoning District
ZBA Case 2007-MAJ-06:
Subject: major variance to allow a mixed retail/apartment building with an interior parking garage to have five foot side yard setbacks rather than increasing the side yard setback to approximately 14 feet.
Petitioner: Trammell Crow Higher Education Development
Location: 1008, 1010 and 1012 W. University Ave
Zoning: B-3, General Business Zoning District.
Prepared 06/04/07 by Community Development Services - pal

Pink - Community Business
Blue - Institutional
Yellow - Campus Mixed Use



CONCEPTUAL ELEVATION

URBANA STUDENT HOUSING
URBANA, ILLINOIS

FOR TRAMMELL CROW CO. BG
05-24-07



CHAMPAIGN-URBANA		JOB NUMBER		CREATED			
UNIT TABULATION		NO.		%		TOTAL AREA	
E1	430	35	21.74%	15,050		35	21.74%
A1	596	40	24.84%	23,840		40	24.84%
B1	850	67	41.61%	56,950		134	53.42%
B2	889	19	11.80%	16,891		38	
TOTAL		161	100.00%	112,731		247	

AVERAGE UNIT SIZE : 700.19

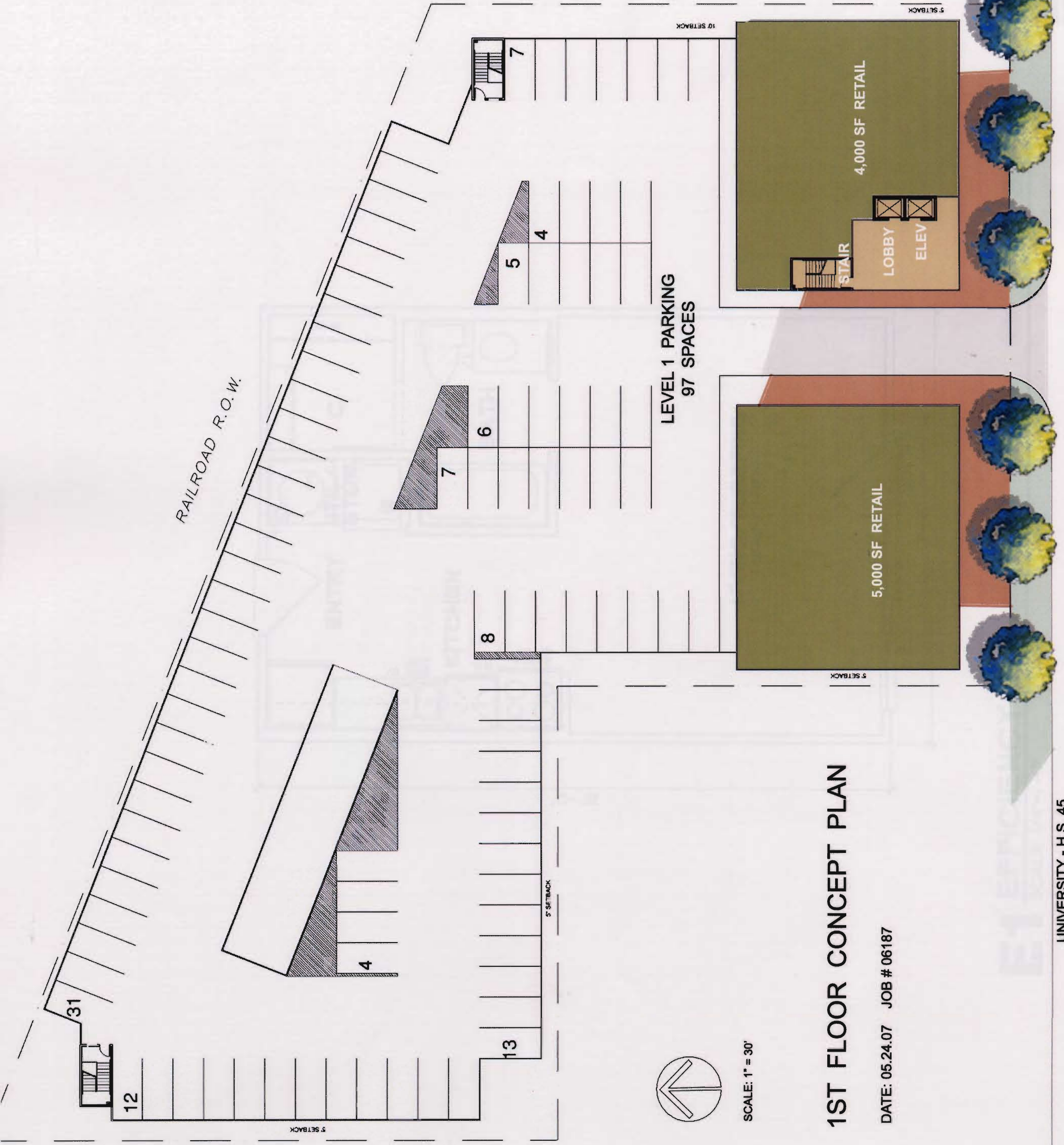
PARKING @ RETAIL = 97
PARKING @ BASEMENT = 131

TOTAL = 228



2ND FLOOR CONCEPT PLAN
(FLOORS 3 - 5 SIMILAR)

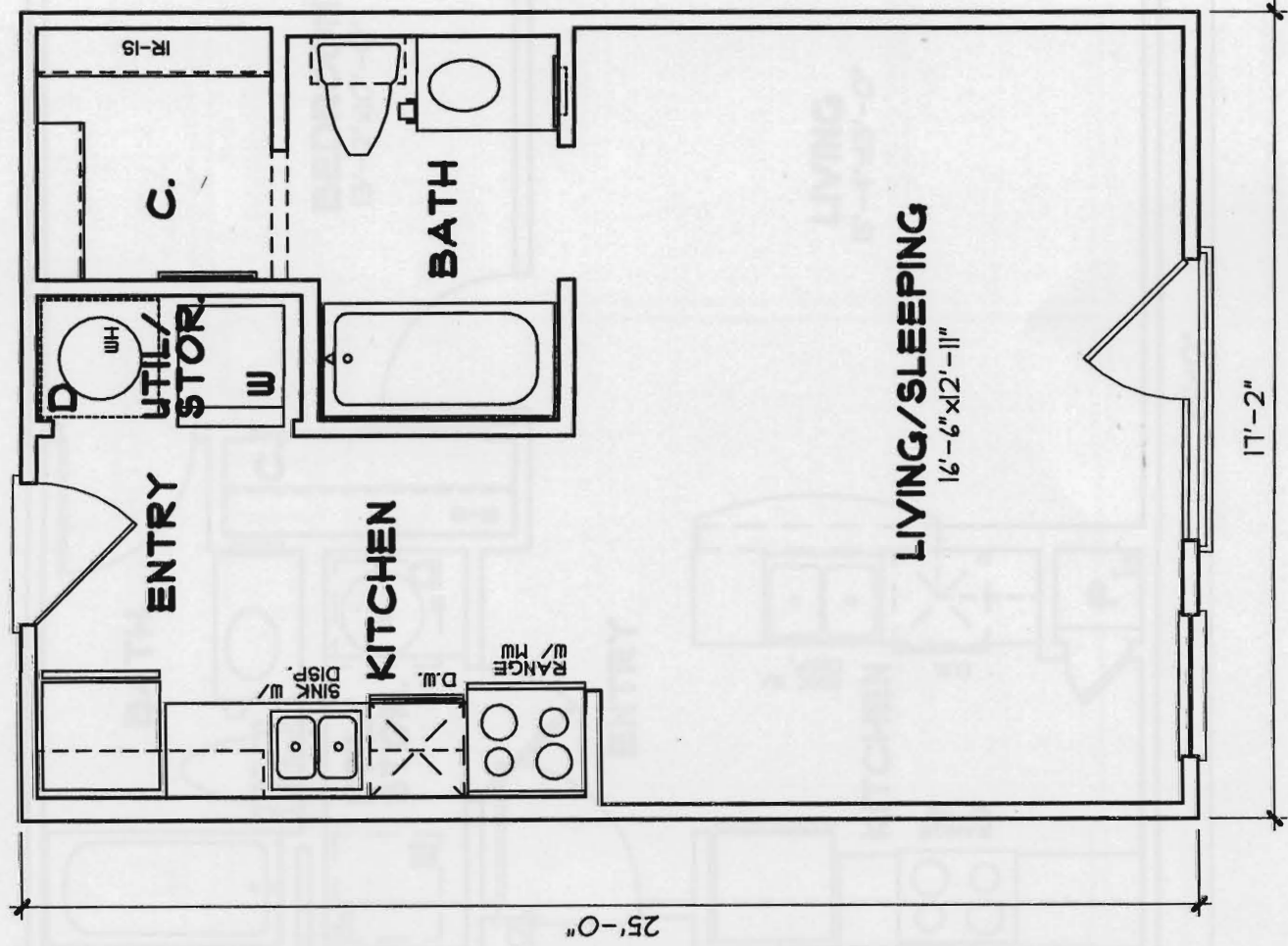
DATE: 05.24.07 JOB # 06187



1ST FLOOR CONCEPT PLAN

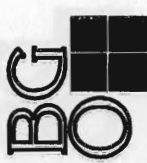
DATE: 05.24.07 JOB # 06187

SCALE: 1" = 30'



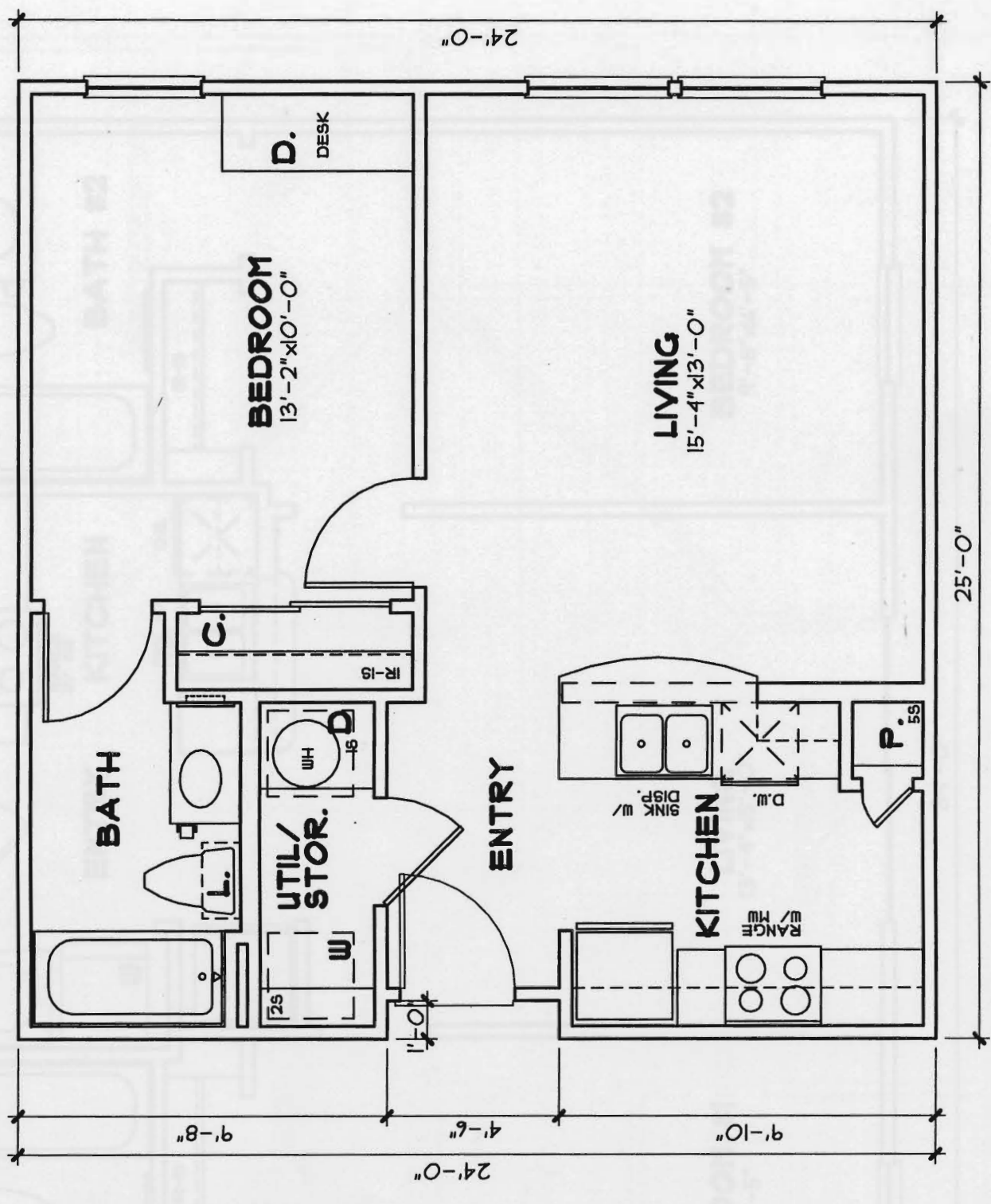
E1 EFFICIENCY
SCALE 1/4"=1'-0"

430 S.F.



JOB# - 06187
DATE -17-JULY-08

BEELER GUEST OWENS ARCHITECTS, L.P.
© ALL RIGHTS RESERVED



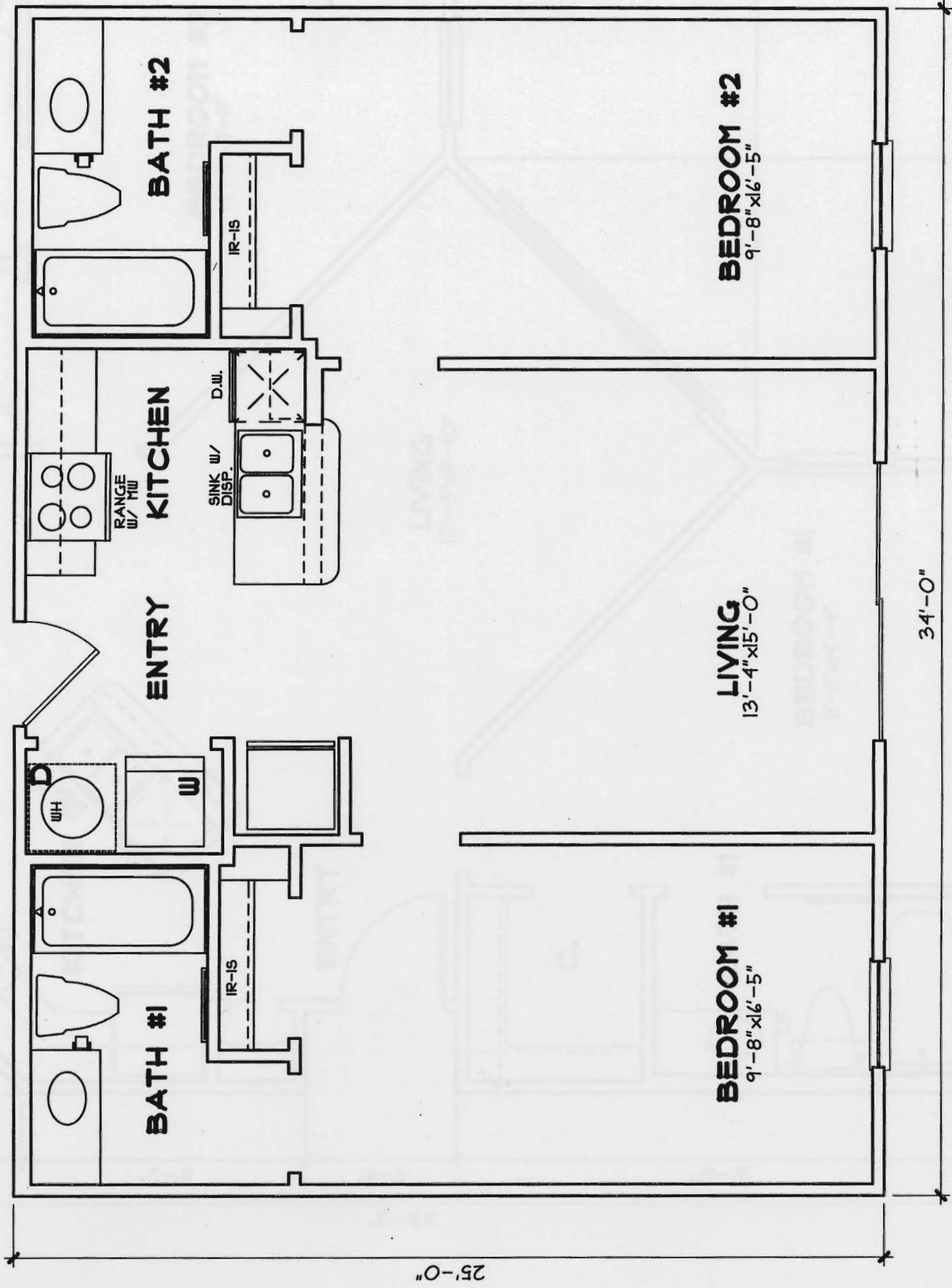
A1 ONE BEDROOM/ ONE BATH 596 S.F.

SCALE 1/4"=1'-0"



JOB# - 06187
DATE -17-JULY-08

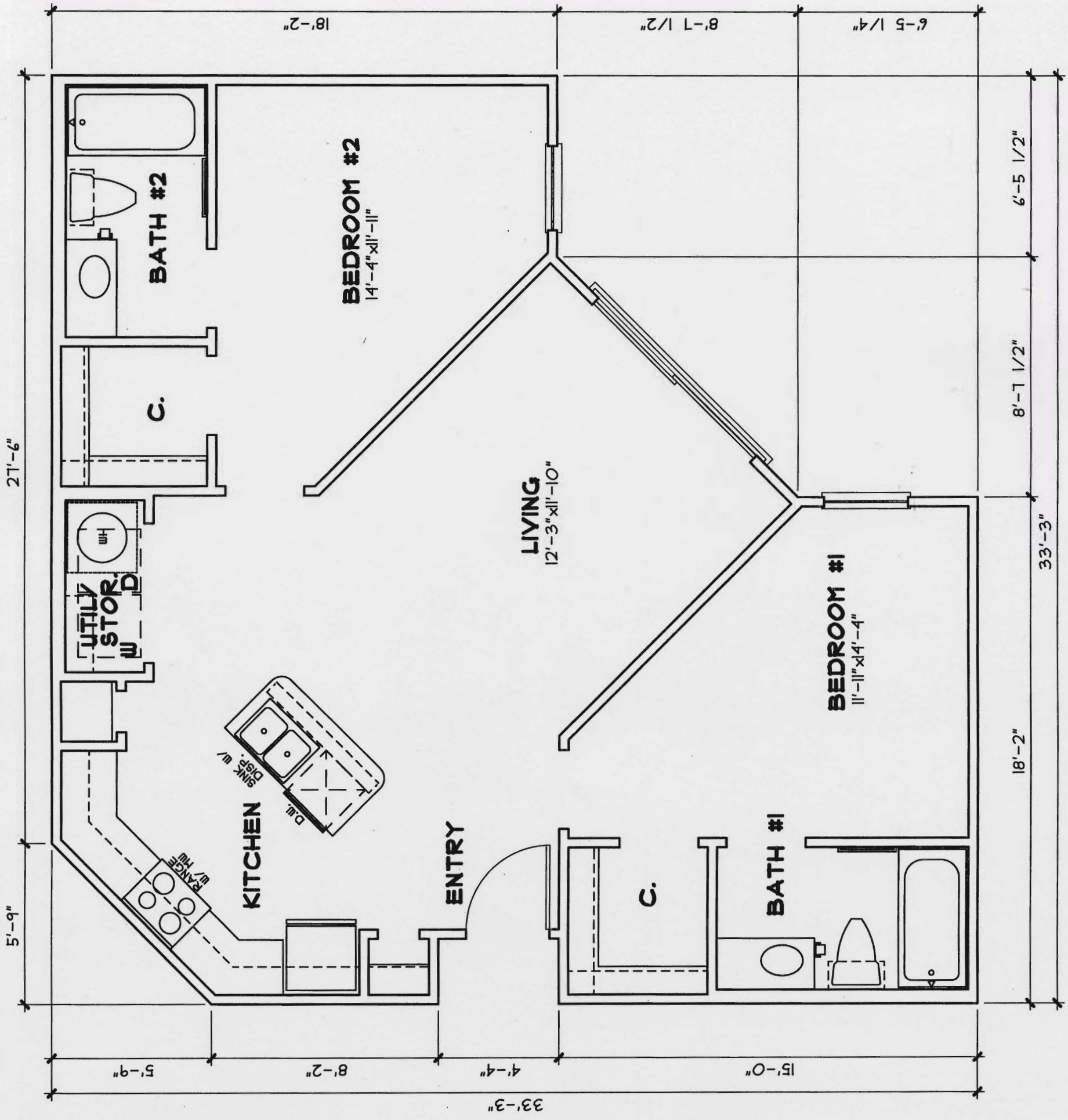
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B1 TWO BEDROOM/ TWO BATH 850 S.F.
 SCALE 1/4"=1'-0"



JOB# - 06187
 DATE -17-JULY-03
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B2 TWO BEDROOM/ TWO BATH **889 S.F.**
 SCALE 1/4"=1'-0"

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: June 21, 2007

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Jane Burris, Tyler Fitch, Lew Hopkins, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, James Ward, Don White

MEMBERS EXCUSED: Benjamin Grosser

STAFF PRESENT: Robert Myers, Planning Manager; Teri Andel, Planning Secretary

OTHERS PRESENT: Kevin Augustine, Jenny Park, Paul Smith

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

The meeting was called to order at 7:31 p.m., the roll call was taken, and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Ward moved that the Plan Commission approve the minutes from the June 7, 2007 meeting as presented. Ms. Upah-Bant seconded the motion. The motion was approved by unanimous voice vote.

4. COMMUNICATIONS

 Schematic Drawings regarding Plan Case No. 2043-SU-07

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 2043-SU-07: A request by Trammell Crow Higher Education Development, Inc. for a Special Use Permit to construct multi-family dwellings at 1008, 1010 and 1012 West University Avenue in the B-3, General Business Zoning District.

Robert Myers, Planning Manager, presented this case to the Plan Commission. He gave a brief introduction by explaining the purpose of the Special Use Permit request, which is to allow apartments in a B-3 zoning district as part of a mixed retail/apartment building with an interior parking garage at 1008, 1010 and 1012 West University Avenue. He stated that the petitioner has also requested a major variance to allow five-foot side-yard setbacks, which the Zoning Board of Appeals reviewed and recommended approval to the City Council. He talked about the zoning and land uses of the subject property and of the surrounding properties. He discussed how the proposed development relates to the goals, objectives and policies of the 2005 Comprehensive Plan. He also discussed development regulations such as height of a development, maximum required Floor Area Ratio (FAR), access, required parking and signage. He reviewed the schematic plans for the proposed development that were handed out to the Plan Commission as provided by the applicant. He reviewed the requirements for a Special Use Permit according to the Urbana Zoning Ordinance and read the options of the Plan Commission for the proposed case. He presented staff's recommendation, which is as follows:

Based on the evidence presented in the written staff report, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommends the Urbana Plan Commission recommend approval of the Special Use Permit to the Urbana City Council with the following conditions:

- 1. The development shall be constructed in general conformance with the site plan submitted and attached as Exhibit E. The Zoning Administrator shall have the power to approve additional minor changes necessary for the project to comply with City regulations including building, fire, and site development codes.*
- 2. The design and appearance of the development shall be of a high standard of quality in substantial conformance to the illustration submitted as part of the Special Use Permit application submitted and attached, including masonry construction.*

Ms. Stake wondered why the petitioner wants to rezone the area right along the railroad track. Mr. Myers explained that this strip is part of the legal description and is already zoned B-3. The petitioner does not want to rezone the strip. The B-3 Zoning District requires a Special Use Permit to have a residential use on it. By right, the petitioner could have a commercial building on the proposed site but not residential.

Ms. Upah-Bant asked for clarification in that if the petitioner only built a commercial building, then the setbacks could only be five feet by right. Mr. Myers said that is correct. If it was just a commercial development, then it would only be required to have five-foot side-yard setbacks, and there would be no height limit. Since they are adding a residential component to the development, the side-yard setbacks have to be moved back to approximately seventeen feet, which is why the Zoning Board of Appeals reviewed a major variance request to allow only five-foot side-yard setbacks.

Mr. Fitch referred to the first drawing in the schematic plan and asked if the right side of the building is the only part that would front onto University Avenue. The left side of the building set back behind is not shown in the façade illustration. Mr. Myers said that this is a very perceptive question and the applicants could answer this.

Chair Pollock inquired as to how wide the strip is that runs down to Goodwin Avenue. Mr. Myers replied that it is about thirty feet wide. He explained that in the old days there were two railroad rights-of-way that ran parallel next to each other. This strip is part of the south railroad right-of-way. Chair Pollock asked if it is wide enough for vehicular access at some point. Mr. Myers believed it is.

Chair Pollock asked for clarification on the parking. There are two levels of parking. One is underneath, and he assumed that it would be excavated and be below what would normally be ground level. The second level of parking would be at ground behind the building. Is the plaza on the ground level? Mr. Myers said that the plaza/retail area would be on the second level. It would be above the parking level.

Ms. Stake commented that there is a schematic plan, but there is no proof that the petitioner will build what is in the plan. Mr. Myers responded by saying that is why City staff is recommending the two conditions.

Ms. Stake pointed out that the site plan does not say whether it will be constructed of brick, etc. Mr. Myers said that the Plan Commission could specify this in the motion if this were important in terms of the Special Use Permit.

With no further questions for City staff, Chair Pollock opened the hearing up to take input from the public.

Kevin Augustine, Senior Vice-President for Trammell Crow Company, talked about the firm. It is a national real estate development company, which specializes in a wide variety of developments. There are two divisions working on the proposed project. One of the divisions is the Higher Education practice that began by building university housing and university facilities on campuses. Over the years, they have evolved to a larger practice that builds university housing off campus and mixed-use and other complimentary uses next to campuses. The other division is the Mixed-Use Development practice which he heads for the Midwest. His particular area of expertise is transit-oriented development, new town centers and mixed-use condominium apartment developments.

In summary, he stated that they are a national company that is strong and well capitalized. However, they have a team in Chicago that is familiar with the City of Urbana. They are good at this type development and bring a particular local talent to the project as well.

Ms. Stake asked if Trammell Crow is at all interested in the railroad. Mr. Augustine replied that this type of rail is a little bit different than what they would typically focus on in terms of a mixed-use transit-oriented development. Ms. Stake mentioned that the City of Urbana does have problems in that our railroad tracks and spaces for rail are being used for other things. We do need rail eventually. She does not like to see any railroad land taken away for something else, especially buildings. Mr. Augustine pointed out that the proposed development site is outside of the actual railroad right-of-way. They have a design that they feel will not negatively impact any of the operations of the railroad traffic. At the same time, it is designed so that they do not feel the units themselves would be unattractive to a particular resident.

Ms. Stake inquired as to what would be in the strip closest to the railroad tracks. Mr. Myers explained that the strip is only included in the application because it is part of the land that they are acquiring and is part of the legal description. They will not build on the former rail right-of-way that extends to Goodwin Avenue.

Chair Pollock stated that the question is whether anything could be built on that strip. If the strip is part of the railroad right-of-way, then the answer is no. Mr. Myers stated that he did not foresee anything being developed on that strip.

Ms. Stake commented that we are losing a lot of the railroad tracks at a time when we need more railroad tracks. Mr. Augustine reassured her that although the strip is included in the land that they are buying, it is not a piece of land that they intend to use. Ms. Stake replied that Trammell Crow might not use it but corporations sell land all the time.

Mr. Myers pointed out that the Plan Commission is here to review the Special Use Permit application and not decide who can buy and sell property. Ms. Stake replied that the Plan Commission is to decide whether the proposed use is a good use or not. Mr. Myers responded that the railroad is not part of the application. The application is for a residential use in the B-3 Zoning District.

Mr. White stated that it looks like the strip of land that runs to Goodwin Avenue could be used as an alleyway to provide access to the rear of the property. Mr. Augustine stated that they did not anticipate the extra access point, so they did not design the building with that in mind. Mr. White wondered if the petitioner provided a rear access point if that would help alleviate the traffic dumping out onto University Avenue.

Mr. Hopkins stated that because the drawings are conceptual, he is having trouble imagining exactly what the five-foot setbacks are. He realizes that this was the Zoning Board of Appeals purview more than the Plan Commission, but he believes that the permission of the residential uses on the upper floors is the purview of the Plan Commission, and it is tied together. On the drawing of the second floor of the conceptual plans, it appears that some portions of the sides of the building are closer to the lot line than others. The front of the building is shown extending beyond either of the sides, which would imply that the common area on the second floor extends into the five-foot yard setback.

Mr. Myers responded that he previously asked the petitioner for clarification about this and that Trammell Crow told him that no walls of the building would be closer than five feet to the property line. Mr. Hopkins did not believe that the City should agree to allow this variance and then not allow the same variance to someone who wants to build another building just to the west of the same kind. Chair Pollock noted that a building to the west of the same kind would also require a Special Use Permit and a similar hearing for a major variance as well. Mr. Hopkins wants to treat the second party the same as the first party, which would be easier to do if he understood that there is a setback of more than five feet from where the residential windows would be. He understands the drawings to mean that no window of an apartment would actually be at the five-foot side-yard setback but would be farther back. Mr. Augustine said this is correct.

Ms. Stake wondered why the petitioner needed such a variance on the side-yard setbacks from seventeen feet to five feet. Mr. Augustine replied that the big problem with the variance is that the lot is L-shaped. Seventeen foot side-yard setbacks would really shrink the footprint of the building, and it would make it difficult to lay out the floor plan and difficult to plan parking area.

Ms. Upah-Bant asked if a fire truck would be able to fit under the passageway. Mr. Myers stated that the Fire Inspector has reviewed the plans and has found them acceptable.

Chair Pollock questioned if the apartment units would have sprinklers. Mr. Augustine said that if they are required by code, then they would certainly provide them. Mr. Myers did not recall if sprinklers are required but the project will be required to meet all current Fire codes.

Mr. Fitch inquired if the building would look like what is shown in the conceptual drawing. Mr. Augustine stated that their intention is to make the building similarly architectural the same on all sides. Based on layout and format, they anticipate the majority of the building to be brick. They may use some pre-cast stone, hardy board concrete siding, or commercial grade stucco, but they would not use vinyl siding or anything of that nature. It is meant to be a masonry, institutional investor quality building.

Ms. Stake asked if they could say the building would be made of brick. Mr. Augustine said that the exterior of the building will be 100% made of masonry and glass. They have not done the final design drawings. Again, it is meant to reflect a high quality development. They are taking a brand name called the Stratum for their student housing projects, and they are branding them across the country. So, it is important to them that they develop a certain level of institutional grade quality in these projects to maintain the brand name.

Ms. Burris questioned how many lanes of traffic the underpass will have. She asks because University Avenue is extremely busy. Mr. Augustine stated that he is pretty sure that there will be at least two lanes.

Ms. Burris asked if there would be inner sidewalks provided as well in the tunnel entrance. Mr. White showed her the conceptual drawing for the First Floor where sidewalks are illustrated in the area she is talking about.

Paul Smith, owner of 1008, 1010 and 1012 West Clark Street, mentioned that the ambulance and the fire trucks make more noise than the trains. Trains only come once in a while. South of University Avenue from Harvey Street to Lincoln Avenue could have been rezoned 20 years ago for something like this to make more efficient use of the land. The petitioner will be able to get more use out of their land by having less setback requirements. Chair Pollock recalled that the zoning in that area is B-3U, General Business – University Zoning District. There were zoning changes made specifically to encourage mixed-use and high density development west of Lincoln Avenue. Mr. Smith said the zoning is R-5, High Density Multiple-Family Residential, and it requires a bigger side-yard setback. Mr. Myers responded by saying that the area between Harvey Street and Lincoln Avenue is zoned B-3U Zoning District, which does allow a higher density residential use.

Ms. Stake wondered how the Plan Commission was going to find out about what the Fire Department requires. Mr. Myers stated that he spoke with Tony Foster from the Fire Department and asked him to review the plans. Tony responded that the Fire Department did not have any comments on the conceptual plans. He is sure that Mr. Foster based his review on the Fire Code. He assumed that the petitioner would have to provide sprinklers for each apartment unit because residential uses are all providing sprinkler and smoke detectors. He stated that if the Plan Commission felt this concern was important enough and unanswered, then they could table this case to the next meeting, and he would ask the Fire Department to specifically respond in writing. Chair Pollock suggested that the Plan Commission not delay making a decision on the case. If there is a serious question about this issue, then they could include a third condition that the Fire Department take a specific look at fire control access to the site. Mr. Ward pointed out that he did not feel that this would be necessary. Obviously, any construction has to meet the Fire Code. If it does not meet the Fire Code, then the Plan Commission is not about to amend the Fire Code. It is not in their purview. He suggested that there is no need for the additional condition.

With no further input from the public audience and with no further questions for City staff, Chair Pollock closed the public input portion of the hearing and opened it up for Plan Commission debate and motions.

Mr. Ward moved that the Plan Commission forward Plan Case No. 2043-SU-07 to the City Council with a recommendation for approval with the two conditions that are contained in the City staff's recommendation. Mr. White seconded the motion.

Ms. Stake expressed her concern that the City's Fire Code is not up-to-date regarding taller buildings. She would feel more comfortable to hear more from the Fire Department. Mr. Myers clarified that the City's codes are absolutely to current standards in terms of both Building Codes and Fire Codes. The City's fire rating is 2 out of 10 with 1 being the highest. A rating of 2 is almost unheard of. Most communities have about a 4, 5 or 6, and rural areas often have a 9 or 10 fire rating. The reason for our outstanding rating is because our Building Codes and Fire Codes, water supply, fire station facilities, fire training, and fire equipment are above expectations.

Chair Pollock commented that this is an infill development in a spot in which he wasn't sure that anything would ever happen. We have had years and years of inactivity on these particular lots. The proposed development will provide for high density residential and retail. The schematic

drawings look beautiful. We have guarantees that the proposed development would be built substantially in conformance with the schematic drawings. He feels this is a great project, and he plans to support it enthusiastically.

Roll call on the motion was as follows:

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

The motion was approved by unanimous vote. Mr. Myers mentioned that this case would go before City Council on July 9, 2007.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Mr. Myers reported on the following:

- Next Regular Meeting falls on July 5, 2007, and there is a Preliminary Plat review case to be heard. He expressed his concern for getting a quorum with it being right after the July 4th holiday. Chair Pollock asked for a show of hands of how many members would be available for the meeting. There were three members available for July 5th, and one maybe. Chair Pollock encouraged the members to let City staff know their plans as soon as possible.
- Eastland Suites Rezoning was approved by the City Council.
- Neighborhood Conservation District Text Amendment was sent to the Committee of the Whole for the City Council to hold further discussion. He asked if one of the Plan Commission members would be available and feel comfortable speaking to City Council on the topic and to give the City Council some feedback on the thinking of the Plan Commission. Mr. Tyler volunteered to speak.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:49 p.m.

June 21, 2007

Respectfully submitted,

Robert Myers, AICP, Planning Division Manager
Urbana Plan Commission