



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Marlin and City Council Members

FROM: Lorrie Pearson, AICP, Community Development Services Director
Lily Wilcock, Planner I

DATE: March 12, 2020

SUBJECT: **An Ordinance Approving an Amendment to a Planned Unit Development (1208 Bradley Avenue / Plan Case No. 2396-PUD-20)**

Introduction

Union Development Holdings, LLC, requests an amendment to the Melrose Apartments of Urbana Planned Unit Development (PUD) to exclude the western 14.51 acres from the PUD; the request would allow the applicant to build a by-right, affordable housing development on the vacant lot to the west of the One North apartment complex, along Bradley Avenue. As the parcel is currently part of a PUD, without an amendment any new development would be required to generally conform to the site plan of the Melrose Apartments of Urbana PUD (“Melrose PUD”) from 1996¹.

The Plan Commission held a public hearing on the PUD amendment request at its March 5, 2020, meeting. The Commission voted unanimously (six to zero) to recommend approval of the request to exclude the 14.51 acres from the original PUD, which would allow development of the site that meets all requirements of the R-4, Medium-Density Multi-Family Residential zoning district.

Background

The 1982 Comprehensive Plan includes future aspirations for the North Lincoln Avenue area to be developed as a commercial corridor. By the mid-1990’s, the corridor had a several hotels, a new gas station, and retail developments. In 1996, Intergroup applied to the City for a Comprehensive Plan Amendment, Zoning Map Amendment (rezoning), Special Use Permit for a Planned Unit Development, and development agreement for the land that today includes One North, Capstone Quarters, and the vacant 14.51 acres at 1208 Bradley Avenue (“Phase II”). One North was the only part of the original Planned Unit Development that was constructed.

The Phase II property has remained undeveloped since the Melrose PUD was approved 24 years ago.

¹ Ordinance No. 9697-027.

Description of the Site and Surrounding Properties

The Phase II site is approximately 632,000 square feet, or 14.51 acres, and is located to the west of the One North Apartment complex. The property's proposed main entrance and community center will be along Bradley Avenue. The property is currently vacant.

The following chart identifies the current zoning and land use of the site and surrounding properties (see Exhibits A, B, and C).

Direction	Zoning	Existing Land Use
Site	R-4, Medium Density Multi-Family Residential (PUD)	Vacant
North	IN-1, Light Industrial/Office	Warehouse
East	R-4, Medium Density Multi-Family Residential (PUD)	Apartment Complex
South	B-2, Neighborhood Business, Arterial	Vacant
West	R-4, Medium Density Multi-Family Residential	Vacant, to be developed (Union Gardens)

Plan Commission

The Plan Commission held a public hearing on the request at its March 5, 2020, meeting. The Plan Commission had a concern that amending the PUD would create a new property line, and that the existing buildings on the One North site may be too close to the new property line to meet separation requirements in the building code. The Plan Commission asked staff to research this potential issue prior to the City Council hearing. **Building Safety staff has reviewed the plans and PUD amendment request, and has determined that no issues would be created for the existing buildings on the One North site if the requested amendment is approved.** The existing buildings have sprinklers and are at least 20 feet from the new property line. Since the minimum required side yard in the R-4 district is five feet, any new buildings on the Phase II site would be at least 25 feet from the existing buildings, which meets the requirements for building separation.

No members of the public spoke in favor of or opposed to the request.

Discussion

Minor changes are allowed to occur in approved Planned Unit Developments. This allows developers to respond to unexpected challenges in development without jeopardizing the whole project. Such challenges can occur in a project after zoning approvals are granted. The Zoning Administrator can approve specific minor changes that generally do not affect the impact of the development. Due to

the relatively large size of the Phase II property in relation to the whole PUD, allowing it to be developed as proposed is too significant a change to be considered “minor.”

The table below compares the original plan for Phase II with today’s proposed development. Overall, the plans are quite similar, and would develop the site at around the same level of intensity.

	Melrose PUD	Proposed Development	Percent Change
No. Buildings	15	8	- 47%
Building Floor Area	250,000 ft ²	266,000 ft ²	+ 6%
No. of Bedrooms	582	540	- 7%
Units	180	220	+ 22%
Parking	495	302	- 39%

While the plans are not substantially different in the number of units, parking, and style of housing, the changes are substantial enough to require either amending the PUD to reflect the current site plan, or amending the PUD to exclude the Phase II site at 1208 Bradley. As the proposed development would meet zoning requirements for the underlying R-4 zoning district, and the ownership for the Phase I (One North) and Phase II parcels will be separate entities, there is no reason to amend the existing PUD to include the proposed site plan.

Amending the PUD to exclude Phase II will not affect Phase I (One North) in any way; Phase I is compliant with the Zoning Ordinance and will remain so if the amendment is approved.

Site Connectivity

Prior to the 1982 Comprehensive Plan, Urbana had envisioned Goodwin Avenue extending north past Bradley Avenue to Kenyon Avenue. In 1969, the City of Urbana acquired right-of-way from Lenore Tawney with the intent of building a road at the time of development in the area. By the time the 1982 Comprehensive Plan was adopted, those plans had been abandoned. The City held the right-of-way until 1996, when Intergroup proposed a student housing complex on the Melrose PUD site, which required various approvals and a development agreement. The development agreement included that the City would abandon the Goodwin Avenue right-of-way, and that Intergroup would pay a fee to use the City-owned stormwater detention basin that serves the area. The right-of-way was returned to Ms. Tawney, who sold it to Intergroup. Extending Goodwin Avenue through the site to Kenyon Road is also not feasible¹ because in 1997 the City built a ditch and culvert on the City-owned right-of-way north of the site, which serves as an important function for stormwater management.

The approved site plan for the Melrose PUD shows no connections for the Phase II site to Bradley Avenue to the south or to Federal Drive to the north (Exhibit F). Phase II was planned to only connect to Phase I to the east. If the PUD is amended and the Phase II site is developed, any new development will most likely connect to Bradley Avenue, and would preferably connect to Federal Drive as well.

The proposed development from the Annex Group would connect to both Bradley Avenue and Federal Drive, and would be a by-right development which would meet all requirements of the Zoning

¹ While a road could be built in the City right-of-way, it would likely be cost-prohibitive to build a road and to build new stormwater infrastructure to replace the functions of the existing ditch and culvert.

Ordinance (Exhibit E). *Please note: the proposed development plans are preliminary and are provided for informational purposes only.*

Comprehensive Plan Goals and Objectives

The Comprehensive Plan identifies the site's future land use as "Multi-Family":

"Multi-Family residential is for areas planned primarily for apartment complexes and other multi-family buildings. Located close to major centers of activity such as business centers, downtown, and campus. May include supporting business services for convenience needs of the residents. Multi-family residential areas should allow for a density buffer when transitioning to a lower-density residential area. These areas should incorporate provisions for transit service and pedestrian access."

The following goals and objectives of the Comprehensive relate to the proposed development of the site:

Goal 40.0 Make affordable housing available for low-income and moderate-income households.

Goal 41.0 Promote access to employment opportunities for all Urbana residents.

The proposed development is well-served by transit, bike paths, sidewalks, and multi-use paths.

Planned Unit Development Goals and Applicability

The PUD goals and applicability are not relevant in this case. The site is currently part of the Melrose Apartments of Urbana PUD. The applicant requests that the Phase II section of that PUD be removed so a by-right development can be built instead. Phase I would remain compliant with the goals and applicability if the amendment is approved.

Criteria for Approval

Section XIII-3, lists criteria for the creation of PUDs. No criteria are given to explicitly address the removal of land from an existing PUD, as in this case. However, the request can be evaluated using the PUD criteria, by considering the following:

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

When the existing PUD was approved, City Council found it to be conducive to the public convenience. The request at hand is to allow a development that is consistent with the underlying zoning district by removing the property from the existing PUD. The proposed development is consistent with the underlying zoning district and which is conducive to the public convenience. As the land is vacant, *any* proposed development will likely not match the approved PUD.

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; and

The proposed development would be allowed by right in the R-4, Medium Density Multiple-Family Residential zoning district. Since the proposal will meet the requirements of the underlying zoning district, it will not be injurious or detrimental to the public welfare.

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

The proposed development is consistent with the goals, objectives, and future land uses of the 2005 Comprehensive Plan. As the proposed development on the property is to be excluded from the existing PUD, in order to build housing units below market-rate rent at a location with excellent access to major employers.

4. That the proposed development is consistent with the purpose and goals of Section XIII-3; and

The existing PUD is consistent with the purpose and goals of Section XIII-3. The amendment would not affect this in any way.

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

The proposed development will be by right. This criterion is not relevant to a removal of land from a PUD.

Summary of Findings

1. Union Development Holdings, LLC requests an amendment to the Melrose Apartments of Urbana Planned Unit Development for a property at 1208 Bradley Avenue. The applicant requests to exclude this property from the existing PUD and develop the property to the R-4, Medium-Density Multiple-Family Residential zoning district. The property is undeveloped and 14.51 acres in size, or 37% of the existing PUD.
2. At its March 5, 2020, meeting, the Plan Commission voted unanimously to recommend approval to the City Council of the amendment to the Melrose Apartments of Urbana Planned Unit Development.
2. The applicant will be asking for funding from the State of Illinois's Department of Housing Development Authority and City of Urbana's HOME Program to construct affordable apartments on the site.
3. The subject property is suitable for medium-density residential uses, like the proposed R-4, Medium Density Multiple-Family Residential zoning district. The exclusion of this property from the existing PUD and development to the underlying zoning district, is conducive and convenient to the public.
4. The request to develop the property to R-4, Medium Density Multi-Family Residential zoning district would allow the owner to build. This would be generally compatible with the "Multi-Family Residential" future land use designation of the 2005 Urbana Comprehensive Plan.
5. The existing PUD is consistent with the purpose and goals of Section XIII-3 and the proposed exclusion of the subject property does not affect the existing PUD.

Options

The City Council has the following options in Plan Case No. 2396-PUD-20:

1. Approve the Ordinance approving the Planned Unit Development amendment.
2. Approve the Ordinance approving the Planned Unit Development amendment with conditions.
3. Deny the Ordinance approving the Planned Unit Development amendment.

Recommendation

At its March 5, 2020, meeting, the Plan Commission voted unanimously (six ayes and zero nays) to forward the Amendment to the Melrose Apartments of Urbana Planned Unit Development to City Council with a recommendation to **APPROVE** the amendment.

Staff likewise recommends approval.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Plan Commission Minutes 03/05/2020 (Draft)
Exhibit E: Proposed Site Plan and Building Elevations
Exhibit F: Approved Site Plan from the Melrose Apartments of Urbana PUD
Exhibit G: Application for Planned Unit Development Amendment

CC: Lori Edwards, Union Development Holdings, LLC
Emily Vaias, Ballard Spahr, LLP

ORDINANCE NO. 2020-03-009

AN ORDINANCE APPROVING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT

(1208 W. Bradley Avenue / Plan Case 2396-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, on August 12, 1996, the City Council passed Ordinance No. 9697-26, granting a special use permit to Integroup, Inc. for construction of a planned unit development (“PUD”) in two phases, to be known as the Melrose Apartments of Urbana Planned Unit Development, on approximately 40 acres generally located at the northwest corner of West Bradley and North Lincoln Avenues; and

WHEREAS, Phase I of such PUD, consisting of approximately 25.20 acres, was completed but Phase II, consisting of approximately 14.51 acres, was not completed; and

WHEREAS, Scion Urbana Land LLC, the owner of the PUD, and Union Development Holdings, LLC, a contract buyer of the PUD, jointly have applied for an amendment to the PUD to exclude the undeveloped Phase II; and

WHEREAS, such application was presented to the Plan Commission as Plan Case No. 2396-PUD-20; and

WHEREAS, the Plan Commission held a public hearing on the proposed amendment at 7:00 p.m. on March 5, 2020, in accordance with Section XI-7 of the Urbana Zoning Ordinance and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14); and

WHEREAS, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

WHEREAS, the Plan Commission voted six ayes and zero nays to forward the case to the City Council with a recommendation to approve the request for an amendment to the Melrose Apartments of Urbana Planned Unit Development; and

WHEREAS, the amendment described herein conforms to the goals, objectives, and policies of the 2005 Comprehensive Plan, as amended from time to time; and

WHEREAS, after due and proper consideration, the City Council finds that the proposed amendment to the Melrose Apartments of Urbana Planned Unit Development is consistent with the requirements and general intent of Section XIII-3 of the Urbana Zoning Ordinance, is in best interests of the residents of the City, and is desirable for the welfare of the City's government and affairs.

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

Section 1.

The boundaries of the Melrose Apartments of Urbana Planned Unit Development are hereby amended to exclude from such planned unit development a tract totaling approximately 14.51 acres and legally described as follows:

Lot 112 in the replat of Lot 11 and Lot 12 of a replat of Lot 1 and Lot 2 of Melrose of Urbana First Subdivision, as per plat recorded October 11, 2012, as document number 2012R25769, situated in Champaign County, Illinois.

Located at 1208 Bradley Avenue, and further referenced as Champaign County permanent index number 91-21-06-476-013.

Section 2.

An amended final development plan for the Melrose Apartments of Urbana Planned Unit Development, in substantially the form of the Survey Plat attached hereto as Attachment A, which is hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 3.

This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 4.

The City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds and to file a certified copy with the Champaign County Clerk.

This Ordinance shall be in full force and effect from and after its passage.

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

PASSED BY THE CITY COUNCIL this date day of Month, Year.

AYES:

NAYS:

ABSTENTIONS:

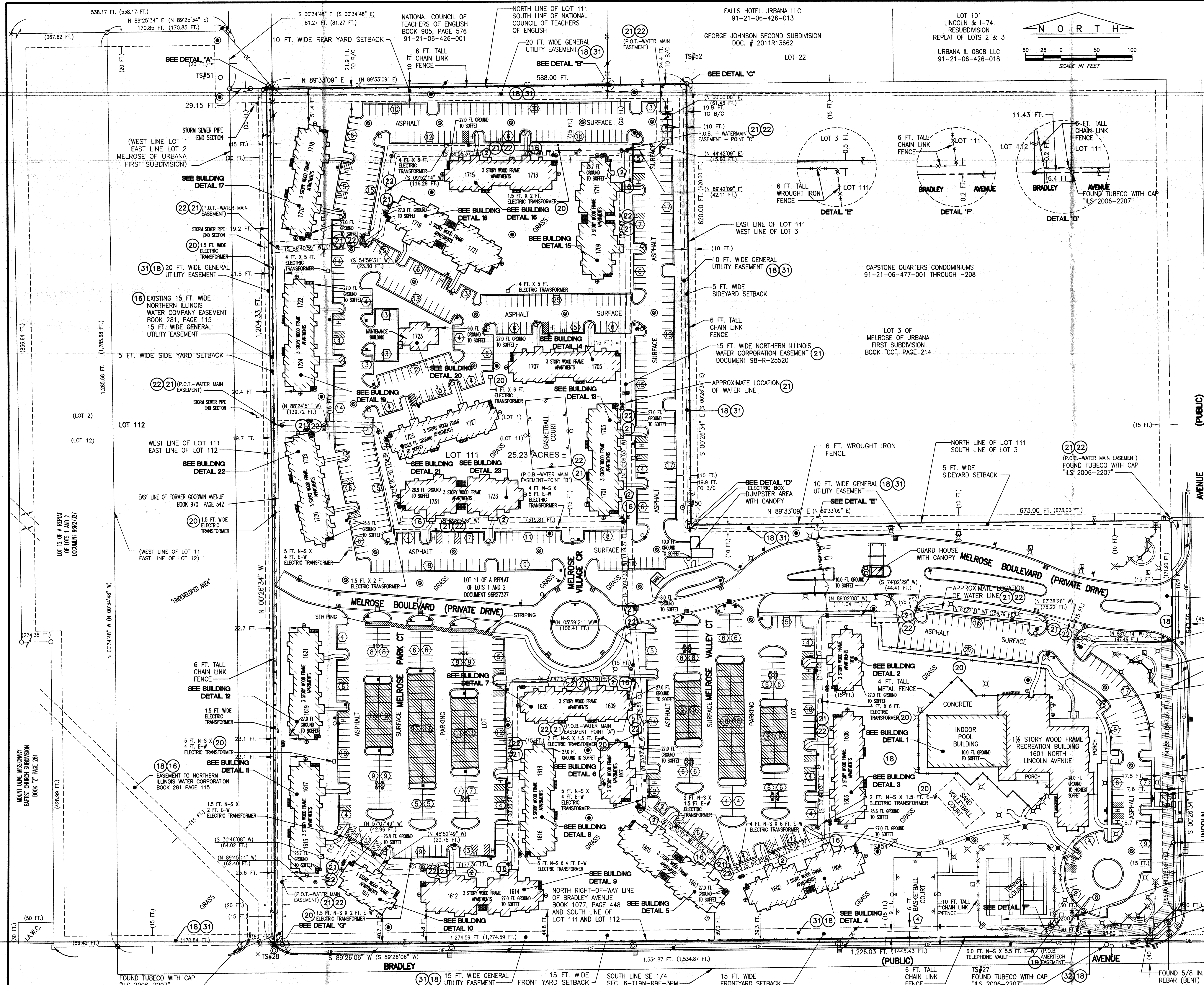
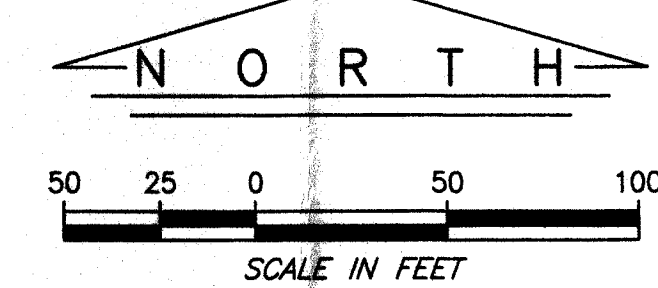
Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this date day of Month, Year.

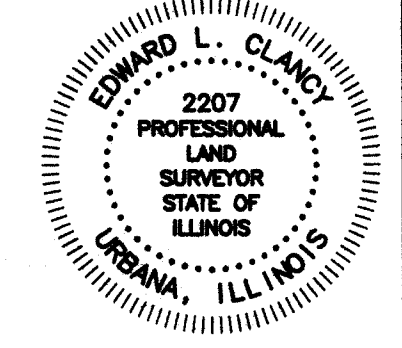
Diane Wolfe Marlin, Mayor

Attachment A

FAR = 0.33
 OSR = 1.57
 Parking Spaces = 998
 Number Buildings = 24



FOR BUILDING DETAILS AND DIMENSIONS
 SEE SHEETS 4, 5, AND 6.



SIGNED AND SEALED NOVEMBER 14, 2012

Edward L. Clancy
 EDWARD L. CLANCY, L.S., P.E., VICE PRESIDENT
 BERNS, CLANCY AND ASSOCIATES, P.C.
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
 LICENSE EXPIRATION: NOVEMBER 30, 2014
 URBANA, CHAMPAIGN COUNTY, ILLINOIS
 ILLINOIS PROFESSIONAL DESIGN FIRM 2999
 LICENSE EXPIRATION: APRIL 30, 2013

15 FT. WIDE FRONT YARD SETBACK
 (21) (22) (P.O.B.-WATER MAIN EASEMENT) FOUND TUBECO WITH CAP "ILS 2006-2207"
 (21) (22) (P.O.B.-WATER MAIN EASEMENT) FOUND TUBECO WITH CAP "ILS 2006-2207"
 15 FT. WIDE GENERAL UTILITY EASEMENT (31) (18)
 BUS SHELTER (27)
 FOUND TUBECO WITH CAP "ILS 2006-2207"
 1.5 FT. N-S X 4.8 FT. E-W TELEPHONE PEDESTAL (S 45°08'08" W S 45°08'08" W 48.96 FT. (48.96 FT.) (S 89°26'06" W (84.97 FT.) (N 09°26'34" W (40.00 FT.) (P.O.B.-AMERITECH EASEMENT) I.D.O.T. BRASS TABLET FOUND SE COR. SE 1/4 SEC. 6-T19N-R9E-3PM

J. U. L. E.
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.E. (800) 892-0123
 © 2012 ALL RIGHTS RESERVED. BERNS, CLANCY AND ASSOCIATES, P.C.

SURVEYED: DGW/KWO	REVISIONS
DRAFTED: PE	
CHECKED: DR/ELC/TBB	
FILE: 3218-52A.DWG	

BCA
 BERNS, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET, POST OFFICE BOX 0755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355

PART OF THE SOUTHEAST 1/4 OF SECTION 6
 TOWNSHIP 19 NORTH, RANGE 9 EAST
 OF THE THIRD PRINCIPAL MERIDIAN
 URBANA, CHAMPAIGN COUNTY, ILLINOIS

ONE NORTH
 1601 NORTH LINCOLN AVENUE
 URBANA, ILLINOIS
 217-278-0278

LOT 111 OF A REPLAT OF LOTS 11 AND 12 OF
 A REPLAT OF LOTS 1 AND 2
 MELROSE OF URBANA FIRST SUBDIVISION
 URBANA, CHAMPAIGN COUNTY, ILLINOIS

"UPDATED"
 ALTA / ACSM LAND TITLE SURVEY

SURVEY PLAT

DATE: 111412
 SHEET:
 1 OF 5
 JOB: 3218-52A

Exhibit A - Location & Land Use

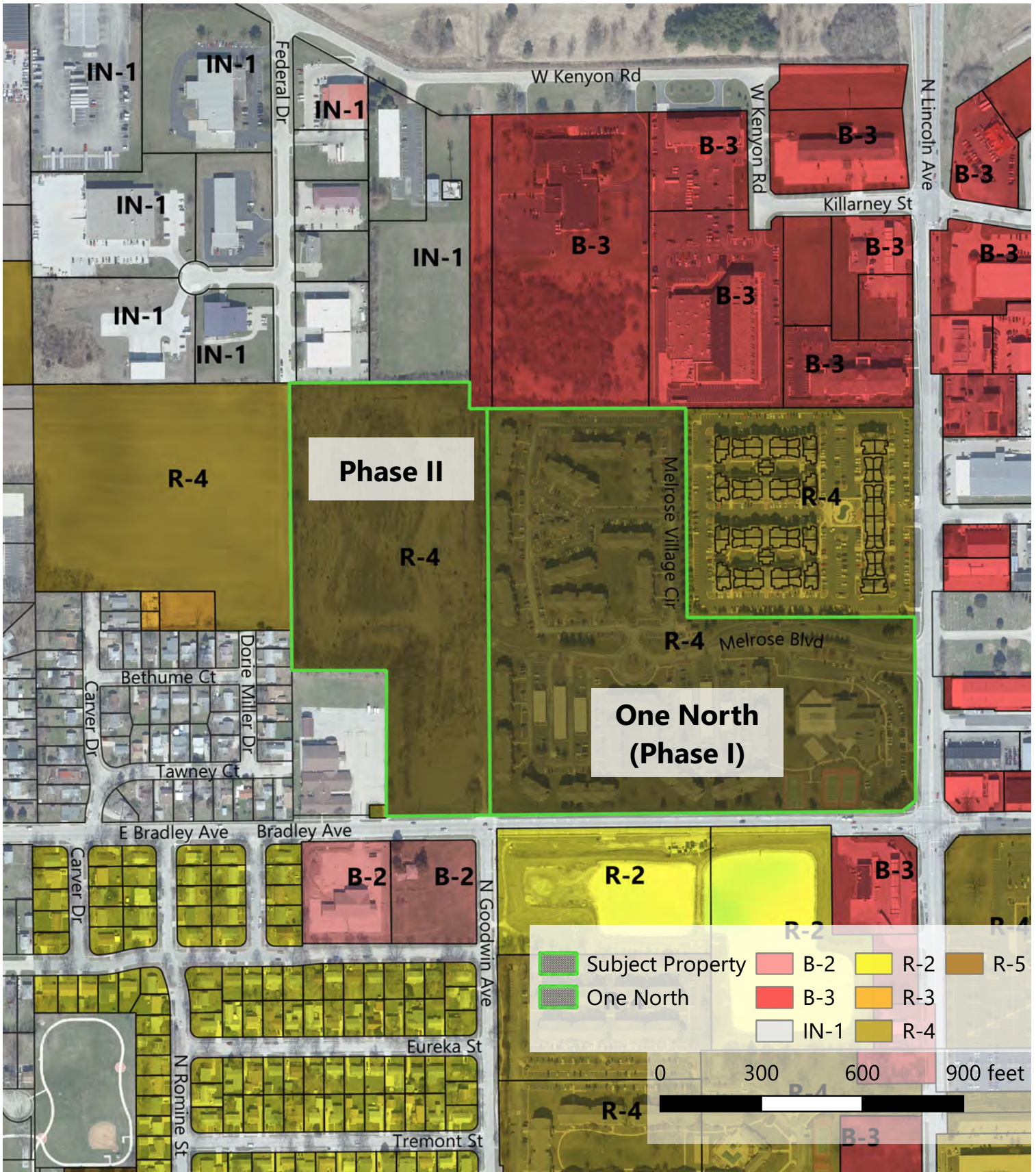


Case: 2396-PUD-20
 Subject: Amendment to Melrose PUD
 Location: 1208 Bradley Avenue
 Owner: Union Development Holdings, LLC

 Subject Property



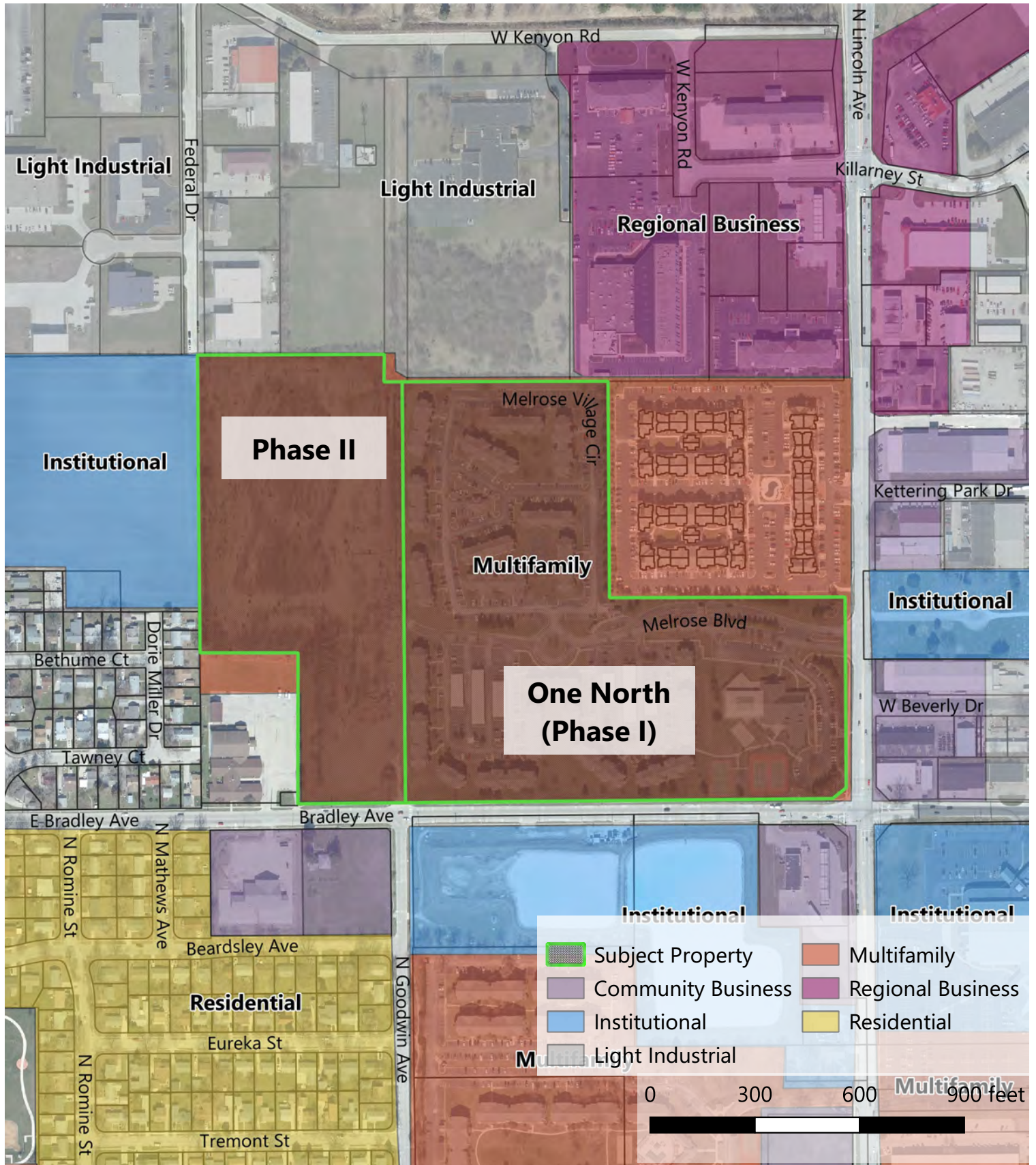
Exhibit B - Current Zoning



Case: 2396-PUD-20
 Subject: Amendment to Melrose PUD
 Location: 1208 Bradley Avenue
 Owner: Union Development Holdings, LLC



Exhibit C - Future Land Use Designation



Case: 2396-PUD-20
 Subject: Amendment to Melrose PUD
 Location: 1208 Bradley Avenue
 Owner: Union Development Holdings, LLC



MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

EXHIBIT D: Draft Plan Commission Minutes

DATE: March 5, 2020

TIME: 7:00 P.M.

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

MEMBERS PRESENT: Dustin Allred, Jane Billman, Andrew Fell, Tyler Fitch, Lew Hopkins, Jonah Weisskopf, Chenxi Yu

STAFF PRESENT: Kevin Garcia, Planner II; Lily Wilcock, Planner I

OTHERS PRESENT: Mohammad Abed, Shubhuka Agarwal, Ryan Clark, Lori Edwards, Will Finkelstein, Andreas Guevara, James Heiburger, Fernando Nader

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7. NEW PUBLIC HEARINGS

Plan Case No. 2396-PUD-20 – A request by Union Development Holdings, LLC to amend the Melrose Apartments of Urbana Planned Unit Development to exclude the western 14.51 acres at 1208 West Bradley Avenue.

Chair Fitch opened the public hearing for this case. Lily Wilcock, Planner I, presented the staff report to the Plan Commission. She began by clarifying that the petitioner is requesting an amendment to an existing Planned Unit Development (PUD). There is a proposed development for the portion of the existing PUD that would be removed, if approved. The proposed development would be allowed to be built by right, if the proposed amendment is approved. She discussed the history of the proposed site. She noted the zoning, existing land use and Future Land Use designation of the proposed properties and of the surrounding sites.

Mr. Hopkins questioned the “commercial” label on Exhibit B that Ms. Wilcock used during her presentation. Ms. Wilcock and Kevin Garcia, Planner II, explained that the label is an error on the map. 1208 West Bradley Avenue is currently zoned R-4, Medium Density Multiple Family Residential.

Ms. Wilcock continued with her presentation. She reviewed the criteria in Section XIII-3 of the Urbana Zoning Ordinance that is required to be met for approval. She read the options of the

Plan Commission and presented City staff's recommendation for approval. She noted that the petitioners were in the audience and would be able to answer questions.

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

Mr. Fell asked for clarification on whether the 14-acre subject parcel was being changed from what the existing PUD would allow or if the petitioner is asking for the subject parcel to be removed from being part of the existing PUD. Ms. Wilcock clarified that the petitioner is asking for the 14-acre parcel to be removed from the existing PUD.

Mr. Fell asked about a Site Plan. If this request is approved, would the petitioner need to conform to the Site Plan in the PUD? Ms. Wilcock said no. There would be no Site Plan to conform to. The proposed development would be allowed to be constructed by right. All of the requirements of the existing PUD were constructed in Phase I and have been completed.

Mr. Fell asked if the existing apartment buildings on the west side of Phase I meet the setback requirements as well as other City codes, if the proposed amendment is approved. Essentially, he said, when a development is constructed on two parcels, the adjoining property line goes away. In this case, the amendment would be separating the two parcels and putting the property line back in, causing the existing building along the western property line to be out of compliance. Mr. Hopkins added that there would need to be a Code variance granted for the layout of the entry and the property line would need to be moved west by 25 feet to allow the existing building to stay in compliance. Mr. Fell stated that the problem would not be a zoning code compliance issue, but rather a building code fire separation distance issue.

Mr. Hopkins felt that connectivity to Browning Road in the northwest corner of the parcel, if the proposed amendment is approved, is important. How can they be sure that the connectivity happens? Ms. Wilcock replied that the Public Works Department had reviewed the proposed development, and they have their requirements for access guidelines.

Mr. Allred asked if removing the parcel at 1208 West Bradley Avenue from the PUD would have any negative impact on One North. Does One North want a connection to the proposed development where there is currently a dead end? What relief from the City codes was the developer of the original PUD granted?

Mr. Allred asked if the proposed northwest connection to Browning Road would be connecting to the Union Gardens Subdivision. Ms. Wilcock said yes. The developer of Union Gardens proposed a connection to Federal Drive via Browning Road. The petitioner is proposing a connection to Browning Road and Federal Drive from 1208 West Bradley Avenue.

Regarding the dead end street in One North, Ms. Wilcock stated that while the original PUD intended to have a connection from Phase I into Phase II, the current owners of One North have not expressed interest in having a connection to the proposed 1208 West Bradley Avenue. The original PUD did not have an entry access lined up with Goodwin Avenue either. The only zoning relief granted in the original PUD in 1996 would allow them to not have to build a chain-link fence [which was a requirement at the time].

Ms. Billman asked if there would be only one entrance into the proposed development. Ms. Wilcock explained that the developer for the proposed development planned to have an entrance off Bradley Avenue and one off of Federal Drive in the northwest corner of the parcel. Both access drives would still need to be constructed.

With no further questions for City staff, Chair Fitch opened the case for public input. He summarized the procedure for a public hearing.

Lori Edwards, representative of the Annex Group and Union Development Properties, approached the Plan Commission to speak in favor of the proposed amendment. She stated that nothing could be developed on the parcel at 1208 Bradley Avenue without the PUD being removed. They believe that with student housing to the east and new student housing being developed to the west, their proposed affordable housing would be a new mix and meet with the City's Comprehensive Plan.

Jim Heimbürger approached the Plan Commission to speak. He stated that he owns the undeveloped property adjacent to the west of 1208 Bradley Avenue. He said he is not opposed to the proposed amendment. His property is currently under contract; however, the developer has not acted on it as of yet.

He expressed concern about there not being any information on the back table so people can read what cases are about. As a neighboring property owner, he felt he should have been more informed by the City.

In addition, he said the sound system in the Council Chambers is not great. He could not hear what anyone had said at the meeting. Unless a person speaks directly into the microphone, their voice is not picked up by the sound system.

Mr. Heimbürger asked about the boundary issue [that Mr. Fell had raised earlier]. Chair Fitch explained that removing 1208 West Bradley Avenue from the original PUD reintroduces the boundary line between the two properties. The Plan Commission was concerned that separating the two properties in the PUD might put the existing buildings from Phase I of the original PUD out of conformance with the City's building code.

Mohammad Abed approached the Plan Commission to speak. He lives at 1125 Bradley Avenue, which is south of 1208 Bradley Avenue. He asked what his property is zoned. Mr. Garcia replied that it is zoned B-2, Neighborhood Business. Chair Fitch added that they are not proposing any changes to his property.

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

Ms. Yu asked for clarification as to when Public Works and the Fire Departments looked at the proposed development plans. Ms. Wilcock explained that the City's Building Safety Division, and the Public Works, Police and the Fire Departments all looked at the plans for the entire PUD in 1996 and approved them. They have also reviewed the proposed amendment and approve of it.

Mr. Fell asked what guarantee the City has that Union Gardens will develop the extension to Federal Drive on their proposed development site so that the proposed development can connect to it. Mr. Garcia said that there is no guarantee at this time; however, that is what is proposed. The Annex Group has agreed to dedicate some right-of-way on the Phase II portion for a future road and to build a stub in the northwest corner. If Union Gardens develops the west property as planned, the extension will connect to both this stub and to Federal Drive.

Mr. Fell asked if the Fire Department would be okay with there only being one access to the proposed site if the Union Gardens proposed development falls through. Mr. Garcia replied that the Fire Department would prefer the connection be constructed, and for there to be a second access. However, the original PUD was not going to connect at all [to Bradley Avenue or Federal Drive].

Mr. Allred asked if the Site Plan had any bearing on the Plan Commission's decision to amend the PUD agreement. Mr. Garcia did not believe that the Site Plan factored in. The Site Plan was included in the packet to give the Plan Commission information. City staff consulted with their Legal Division on how to proceed with removing 1208 Bradley Avenue from the PUD. It was decided that an amendment would need to be reviewed and approved by the Plan Commission and City Council. Mr. Hopkins added that the Plan Commission would be doing nothing at this meeting other than creating a 14.51-acre parcel zoned R-4. The record of the Plan Commission's discussion includes commentary about the Site Plan, which is in the record as being relevant if 1208 Bradley Avenue ends up being a vacant R-4 parcel, but it has no legal standing.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2396-PUD-20 to the City Council with a recommendation for approval. Mr. Weisskopf seconded the motion.

Mr. Fell reiterated that he was convinced if the property line is reintroduced in its current location, then the existing western buildings of One North would be out of code compliance. If the applicant and the City are acceptable to this, then he is happy to vote yes to the proposed amendment. Ms. Yu agreed with Mr. Fell.

Commissioners briefly discussed how to proceed with the case and whether they could place a condition on the motion. Mr. Garcia said he did not feel that the Plan Commission could place a condition on the motion [regarding the property line question]; however, he could consult with the Building Safety Division about the concern prior to the case going before City Council so that staff could have more information on the topic.

Mr. Hopkins noted that the owner of One North is not in attendance to ask how they feel about this concern. He felt comfortable with Mr. Garcia's idea for staff to deal with it before the case goes to the City Council. Ms. Wilcock pointed out that the application for amending the PUD is signed by the current owners of One North. There was much discussion between One North and City staff on whether the proposed amendment would affect One North's ability to rebuild and how conforming their property would be. When looking at the Site Plan, it appears there is more than five feet from the western most buildings to the proposed property line [which would meet zoning setbacks].

Roll call on the motion was as follows:

March 5, 2020

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

The motion passed by unanimous vote.

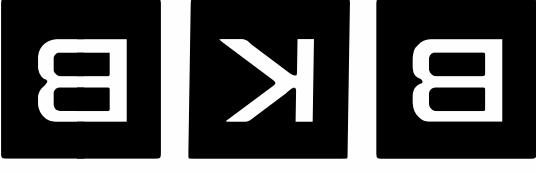
Mr. Garcia noted that the case would be forwarded to the City Council on March 23, 2020.

...

OVERALL SITE LAYOUT PLAN

UNION AT BRADLEY
1208 BRADLEY AVE.
URBANA, ILLINOIS

301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

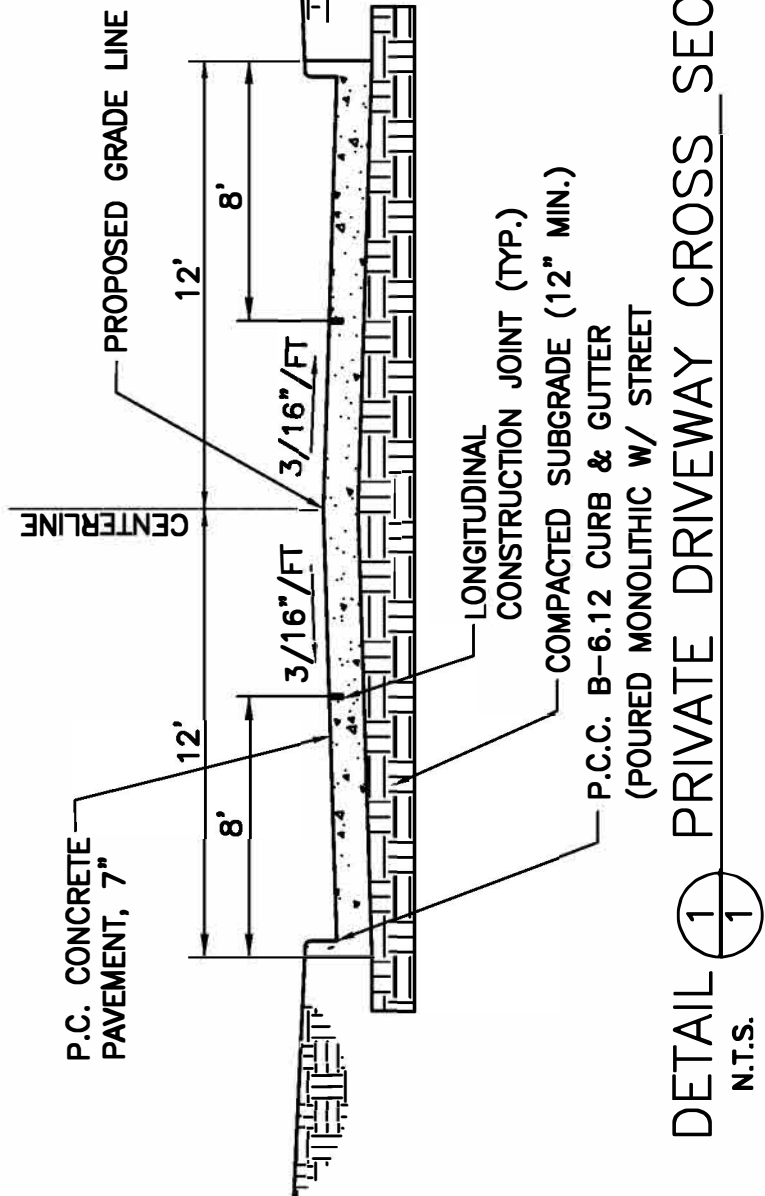


NO.	DATE	DESCRIPTION

PROJECT: 201-1901
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 2/5/20
SHEET: 1

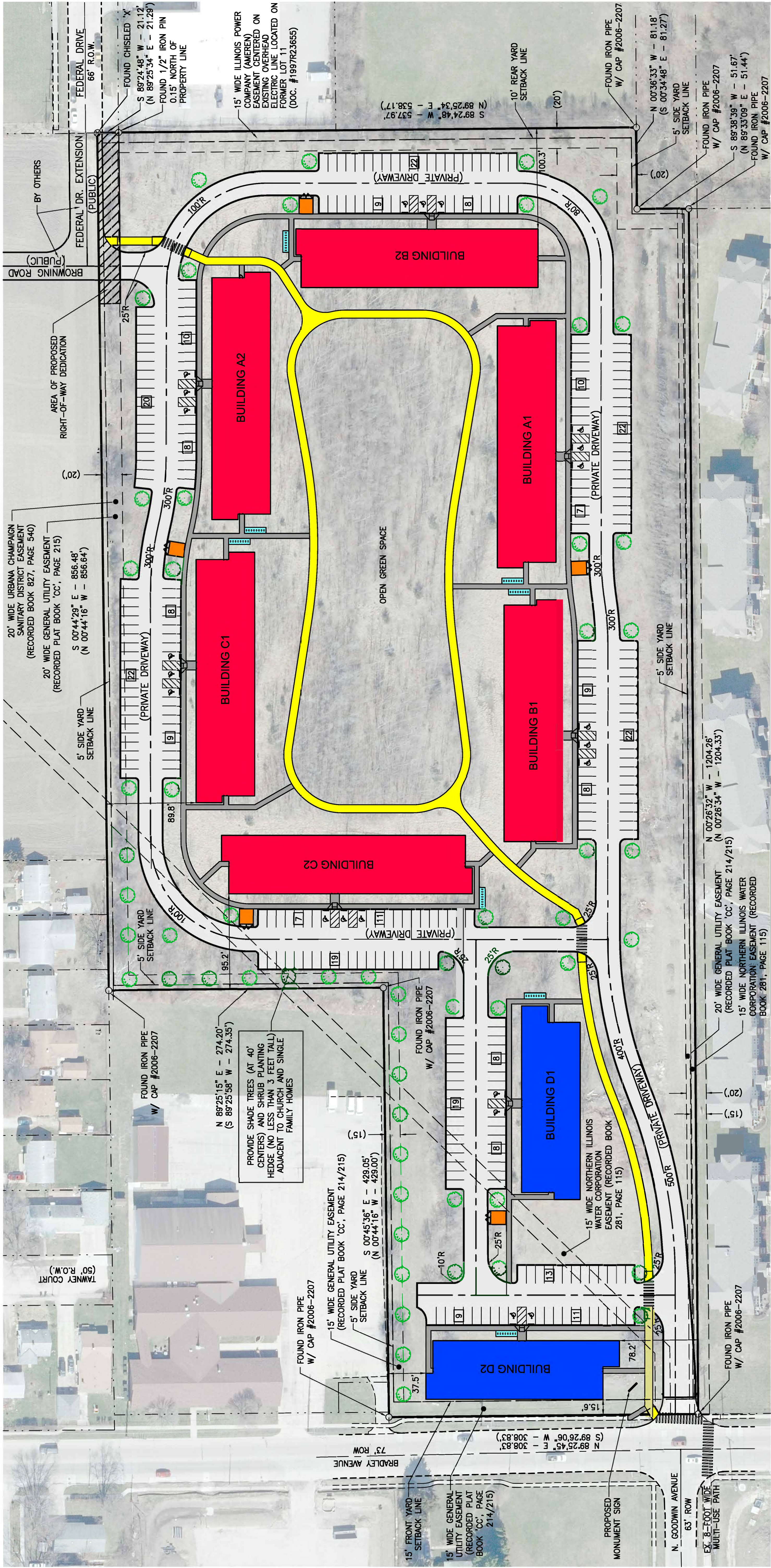
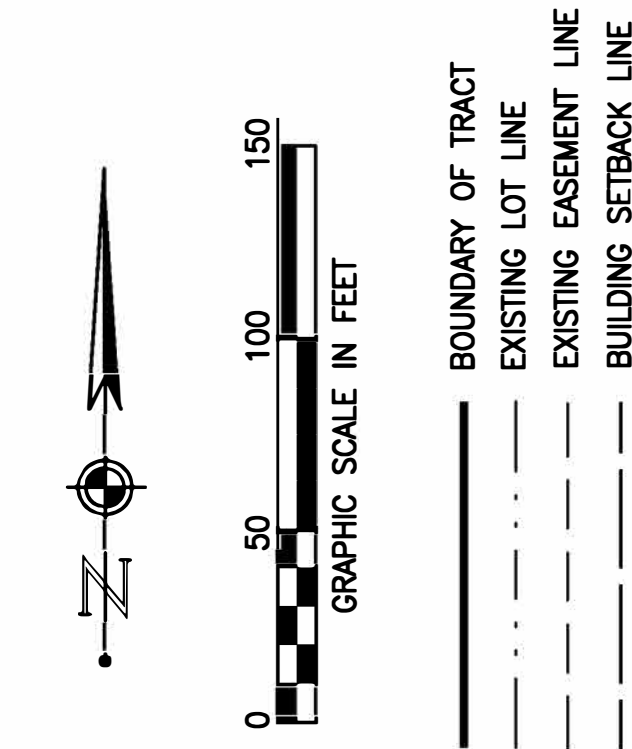
PARKING TABLE

- STANDARD VEHICLE SPACES REQUIRED: 118 SPACES
(36) 1-BEDROOM UNITS X 0.7 FOR EVERY BEDROOM = 26
(184) 2+ BEDROOM UNITS X 0.5 FOR EVERY BEDROOM = 92
- STANDARD VEHICLE SPACES PROVIDED: 302 SPACES
- ADA VEHICLE SPACES REQUIRED: 8 SPACES
- ADA VEHICLE SPACES PROVIDED: 22 SPACES
- BICYCLE PARKING REQUIRED: 220 UNITS X 0.50 SPACE / UNIT = 110 SPACES (55 LOOPS)
- BICYCLE PARKING PROVIDED: 128 SPACES (64 LOOPS)
- PARKING AREA SHADE TREES REQUIRED: 324 SPACES X 1 TREE / 9 SPACES = 36 TREES
- PARKING AREA SHADE TREES PROVIDED: 37 TREES



- 5-FOOT WIDE SIDEWALK
- PRIVATE DRIVEWAY & PARKING LOT
- 8-FOOT WIDE MULTI-USE PATH
- PARKING COUNT OF 9'x18.5' STANDARD PARKING STALL
- SHADE TREE (SPECIES TYPE & CALIPER PER URBANA ZONING ORDINANCE)

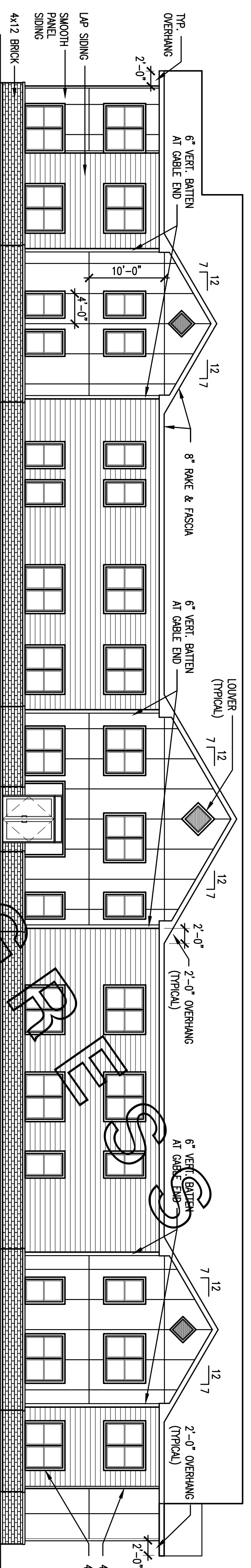
- 2-STORY APARTMENT BUILDING
- 3-STORY APARTMENT BUILDING
- DUMPSTER / RECYCLING ENCLOSURE (SCREENING PER URBANA ZONING ORDINANCE)
- 6' x 21.5' P.C.C. PAD W/ 8 BIKE LOOPS (16 BICYCLE SPACES)



BUILDING	FIRST FLOOR AREA (SF)	TOTAL FLOOR AREA (SF)	1-BED UNITS	2-BED UNITS	3-BED UNITS	4-BED UNITS	TOTAL UNITS
A1	14,028	37,150	6	17	4	4	31
A2	14,028	37,150	6	17	4	4	31
B1	13,887	36,868	6	17	6	2	31
B2	13,887	36,868	6	17	6	2	31
C1	14,145	38,162	6	9	16	0	31
C2	14,145	38,162	6	9	16	0	31
D1	10,448	20,897	0	9	8	0	17
D2	10,448	20,897	0	9	8	0	17
TOTAL	105,016	286,334	36	104	68	12	220 UNITS TOTAL

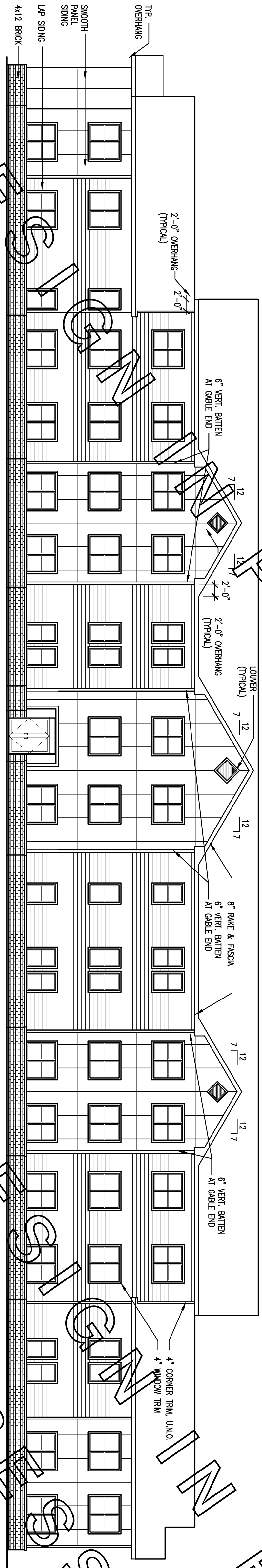
- NOTES
- FLOOR AREA RATIO = GROSS FLOOR AREA 266,334 SF / LOT AREA 632,139 SF = 0.42
 - OPEN SPACE RATIO = OPEN SPACE (LOT AREA 632,139 SF - BUILDING FOOTPRINT 105,016 SF - PARKING LOT/DRIVEWAY 140,624 SF) / GROSS FLOOR AREA 266,334 SF = 1.45
 - IMPERVIOUS AREA = BUILDING FOOTPRINT 105,016 SF + PARKING LOT/DRIVEWAY 140,624 SF + SIDEWALK / MULTI-USE PATH 35,547 SF = 281,187 SF = 6.46 ACRES

LEGAL DESCRIPTION
LOT 112 IN THE REPLAT OF LOT 11 AND LOT 12 OF A REPLAT OF LOT 1 AND LOT 2 OF MELROSE OF URBANA FIRST SUBDIVISION, AS PER PLAT RECORDED OCTOBER 11, 2012, AS DOCUMENT NUMBER 2012R225789, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.



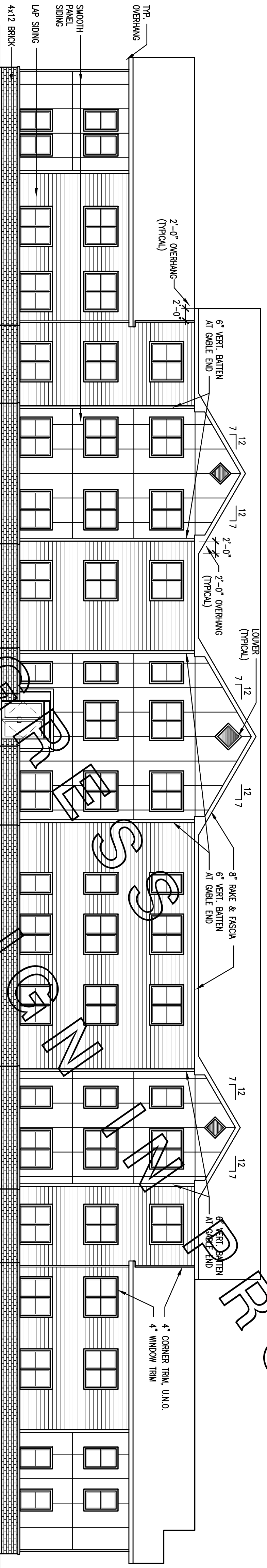
FRONT ELEVATION - BUILDINGS D1 & D2

SCALE: 3/16" = 1'-0"



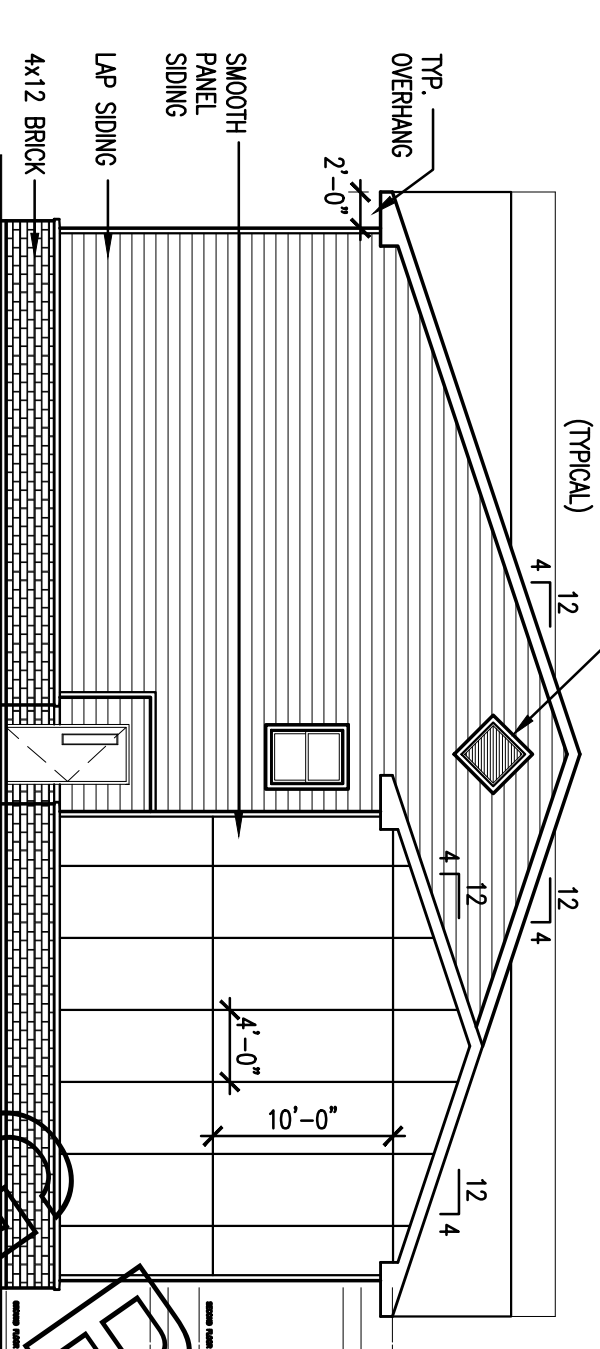
FRONT ELEVATION - BUILDINGS C1 & C2

SCALE: 3/16" = 1'-0"



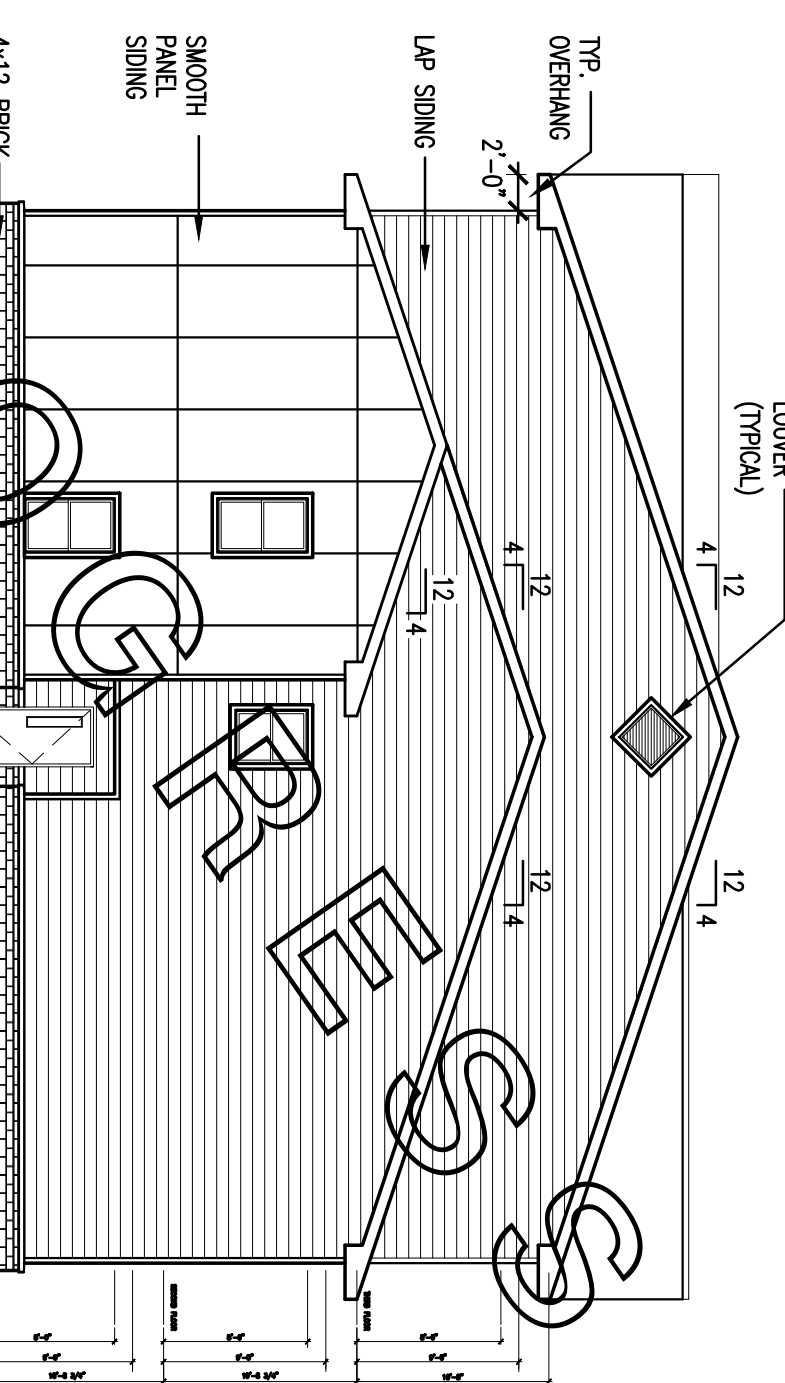
FRONT ELEVATION - BUILDINGS B1 & B2

SCALE: 3/16" = 1'-0"



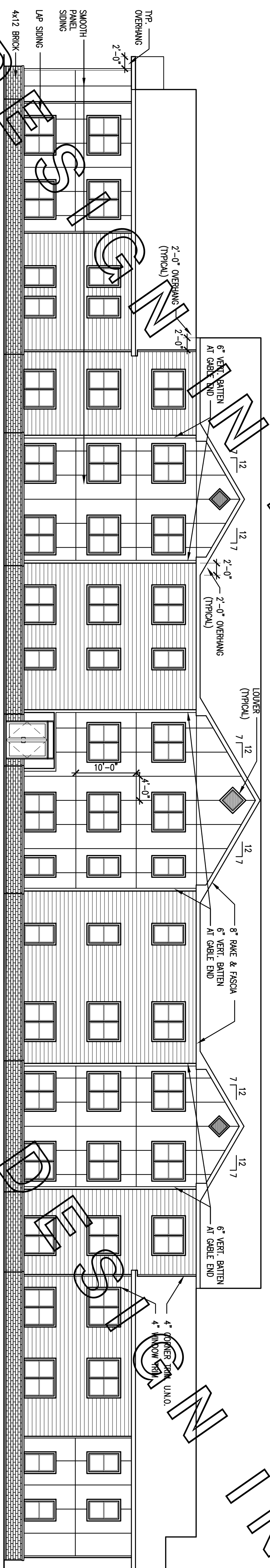
SIDE ELEVATION - BUILDINGS D1 & D2

SCALE: 3/16" = 1'-0"



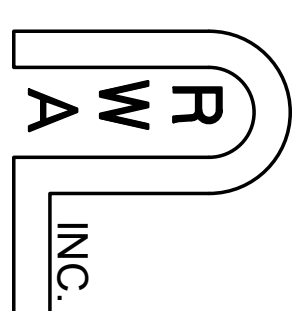
SIDE ELEVATION - TYPICAL @ 3-STORY

SCALE: 3/16" = 1'-0"



FRONT ELEVATION - BUILDINGS A1 & A2

SCALE: 3/16" = 1'-0"



RWA, INC.

26288 S OLYMPIA DRIVE

FRANKFORD, IL 60423

815-474-1410

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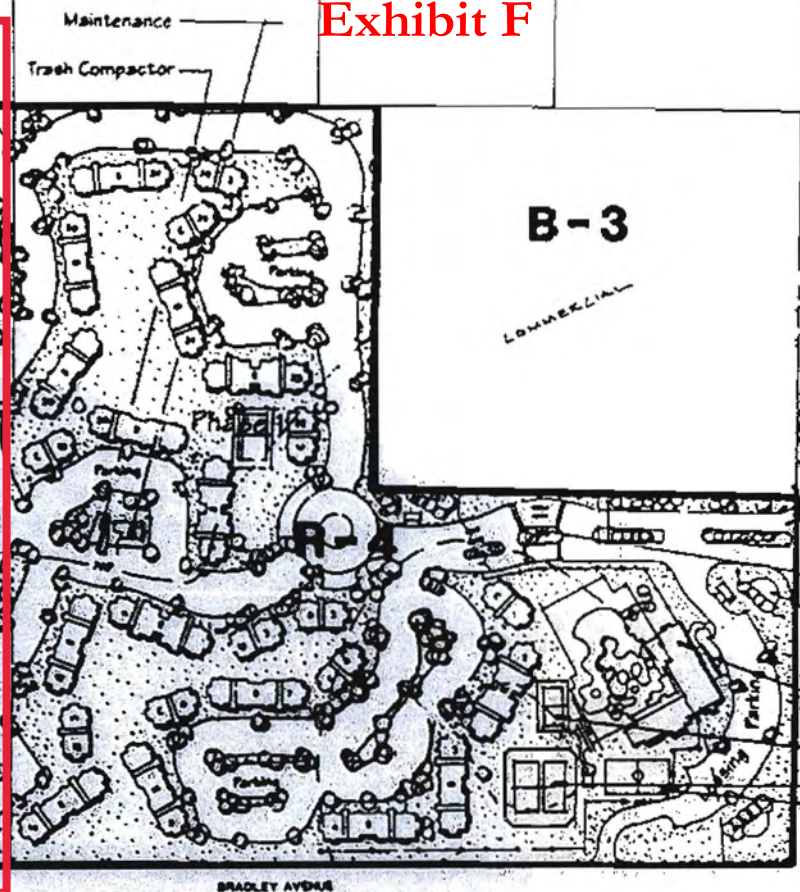
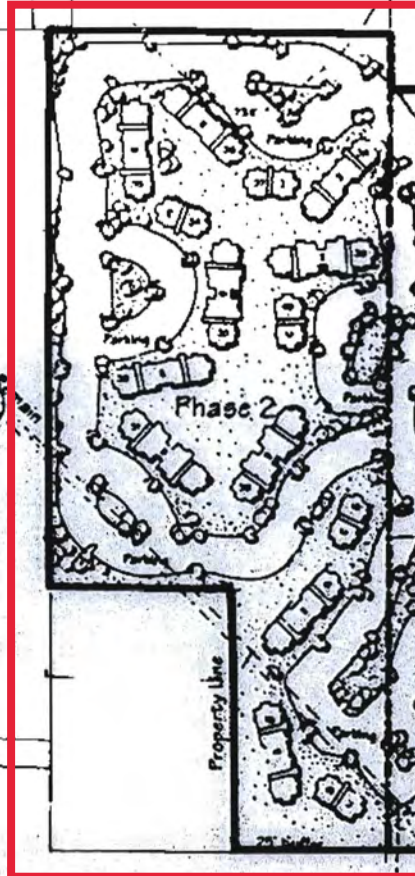
EXTERIOR ELEVATIONS

NEW MULTI-FAMILY CONSTRUCTION:
 UNION AT BRADLEY
 1208 BRADLEY AVENUE
 URBANA, ILLINOIS

PROJ. #	1902
DATE:	02/10/20
DESCRIPTION	PRELIMINARY
DRAWN BY:	CMS

A300

Exhibit F



Melrose

APARTMENTS

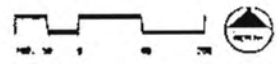
CHAMPAIGN - URBANA, ILLINOIS
CONCEPTUAL SITE PLAN
 CONCEPT PLAN 'C'

DEVELOPER
 **INTEGROUP INC.**

- Entrance
- Gatehouse
- Entry Signage
- Clubhouse
- Volleyball Court
- Tennis Courts
- Basketball Court

PREPARED BY

 PROSSER, HALLOCK & KRISTOFF, INC.
 URBANA, ILLINOIS



98047.00 JUNE 21, 1990

MELROSE APARTMENTS OF URBANA	Number of Buildings	Number of Units	Number of 2 Bedroom Units	Number of 3 Bedroom Units	Number of 4 Bedroom Units	Total Number of Bedrooms	Minimum Parking Provided	Building Floor Area (Sq. Ft.)	Open Space Ratio	Floor Area Ratio
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Phase I	25	258	48	60	150	876	745	369,700		
Phase II	15	180	48	42	90	582	495	250,000		
Total	40	438	96	102	240	1,458	1,240	619,700	0.51	0.38



BERNS, CLANCY AND ASSOCIATES, P.C.
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET • POST OFFICE BOX 788
 URBANA, ILLINOIS 61801-0788
 PHONE: 217/264-1144 • FAX: 217/264-3355



Application for a Planned Unit Development Amendment

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$105.00 to \$250.00. The applicant is 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 _____

An amendment to the Melrose Place PUD is requested in conformity with the powers vested in the Commission to recommend to the City Council under Section VII-5, E., 3, b.

1. APPLICANT CONTACT INFORMATION

Name of Co-Applicant(s): Union Development Holdings, LLC Phone: 317-584-8442

Address: 409 Massachusetts Ave.,

Indianapolis, IN 46204

Email Address: ryan@theannexgrp.com

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

Name of Co-Applicant(s): Scion Urbana Land LLC

Phone: 310-557-5294

Address: 10100 Santa Monica Blvd.

Suite 2600 Los Angeles, CA 90067

Email Address: mcogan@saban.com

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

2. OWNER INFORMATION

Name of Owner(s): Scion Urbana Land LLC

Phone: 310.557.5294

Address: 10100 Santa Monica Blvd.,

Suite 2600 Los Angeles, CA 90067

Email Address: mcogan@saban.com

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.

3. PROPERTY INFORMATION

Address/Location of Subject Site:

vacant land east of 1208 Bradley Ave.,
Urbana IL 61801

4. PIN # of Location: 91-_____

(Phase I/confirmation) and 91-21-06-
476-013 (Phase II/amendment)

Lot Size: Phase I – 25 acres and Phase II 14.51 acres

Current Zoning Designation: R-4, Multi-Family

Current Land Use: Vacant Land

Proposed Land Use: Multi-Family

Legal Description:

Phase I (for confirmation purposes):

Lot 111

Phase II (for amendment/removal)

LOT 112 IN THE REPLAT OF LOT 11 AND LOT 12 OF A REPLAT OF LOT 1 AND LOT 2 OF MELROSE OF URBANA FIRST SUBDIVISION, AS PER PLAT RECORDED OCTOBER 11, 2012, AS DOCUMENT NUMBER 2012R25769, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

5. CONSULTANT INFORMATION

Name of Architect(s): Richard Wade

Phone: 812-474-1410

Address: 22628 S. Olympia Drive,
Frankfort, IL 60423

Email Address:

rwade@richardwadearchitectsinc.com

Name of Engineers(s): Bryan Bradshaw, BKB Engineering

Phone: 217.531.2971

Address: 301 N. Neil St., Suite
400, Champaign, IL 61820

Email Address:

bbradshaw@bkbeng.com

Name of Surveyor(s): Bryan Bradshaw, BKB Engineering

Phone: 217.531.2971

Address: 301 N. Neil St., Suite
400, Champaign, IL 61820

Email Address:

bbradshaw@bkbeng.com

Name of Professional Site Planner(s): NA

Phone:

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

Email Address:

Name of Attorney(s): TBD

Phone:

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

Email Address:

6. REASONS FOR REQUEST FOR APPLICATION FOR AMENDMENT TO PUD

Explain the nature of the proposed amendment. The proposed amendment to remove the Phase II tract from the Melrose Place PUD (Ord. No. 9697-31 / 1627-SU-96) is being requested to allow for a multi-family workforce housing development by-right. The development will be

less dense, with less parking, and less intensity on the land than what was approved in 1996. The amendment is for the property west of One North, a development intended for Illinois student housing after Phase One was approved in 1996. The removal of the PUD for Phase II will allow for the 14.5 acres to utilize the underlying R-4, Medium Density Multi-Family Residential zoning. As a result of removing the Phase II tract from the PUD, the Phase I tract will continue to be a stand alone tract developed and subject to the PUD, and would be considered a valid, legally existing use and structures, and would not be considered a non-conforming use or to have non-conforming structures as to zoning or subdivision laws, regardless of how the Phase II tract is ultimately developed. We are requesting that the status of the existing Phase I tract and its development be expressly confirmed as part of this application.

Will the proposed amendment change the character of the PUD? Explain. The original PUD was approved with the intention of a higher density student rental housing to be developed. After the first Phase was constructed, the Phase II property has been sitting vacant for 24 years. This amendment will allow for medium density rental for the general population (area-employees, families, etc.) that will meet the current R-4 zoning requirements. The preliminary plan attached will increase green space, increased bike mobility and access, be well landscaped and provide less parking per unit than the 1996 Melrose Place PUD planned for Phase II.

Will there be an increase in the overall coverage of structures? If so, how much? As currently contemplated, there will be no increase in the overall coverage of the structures.

Will the proposed amendment result in an intensification of the use of the property? The proposed amendment would not result in an intensification of the amount of parking permitted, bedrooms proposed, and open space on the site. The underlying zoning would shift from the permitted heavy use of three- and four-bedroom student housing to single and family households with the designated 1, 2 and 3 bedroom apartments. Further, the Phase I tract will remain as a legally existing use and structures.

Will the proposed amendment change the traffic circulation? If so, how? Yes, the Melrose Place PUD site plan showed a completely internal traffic circulation with an entrance off Lincoln Avenue and an unidentified entry point on Bradley Avenue. The proposed amendment is for a by-right development that would allow for a north-south public road connection between Bradley Avenue and Goodwin Avenue and N. Federal Drive on Tract II as per the request of the City of Urbana. This will make it easier for residents to walk or bike to major employers in the area.

Will the proposed amendment decrease the amount of approved open space? If so, by how much?

The current PUD required an open space ratio of .4. The proposed amendment for Phase II will have a ratio of _____ and would exceed the requirements of the underlying R-4 zoning district requirement of .35. The existing Phase I property has an open space ratio of _____ which meets the requirements of the PUD and the R-4 zone.

Will the proposed amendment result in a reduction in the number of off-street parking spaces or loading spaces? If so, how many?

Yes, the proposed amendment would reduce the parking space requirement for Phase II from 495 spaces in the PUD to a proposed 302 for the workforce housing development. This reduces the impervious area of the Phase II site, and encourages other transportation choices so close to area employers. The Phase I parking and loading spaces will remain the same.

Will the proposed amendment result in a reduction of the pavement widths specified on the plan? If so, by how much?

The pavement widths were not specified in the PUD and the amendment, therefore, this development would follow the requirements of the underlying R-4 zoning district and PW requirements for pavement widths. The Phase I pavement widths are not changing and remain legally conforming.

What changes have occurred since the initial PUD was approved that make it necessary to now amend the Plan?

The original PUD was approved in 1996 and contemplated as a master planned student housing development on the overall property. The original PUD contemplated approximately 40 acres of which approximately 25 acres were developed and are considered Phase I. The remaining 14 acres (approx.. 35% of the approved PUD), referred to as Phase II herein, have not been developed for the past 24 years and it is desirable to the City of Urbana and for future development to remove the PUD standards and conditions on Phase II. Two of the conditions of the old PUD required fencing and no road alignment from Bradley Ave. to Federal Drive which are no longer beneficial. The PUD would not be conducive for a workforce housing development as currently contemplated due to the requirement for substantial conformance of a site plan to a PUD that is 24 years old . The contemplated amendment for Phase II would

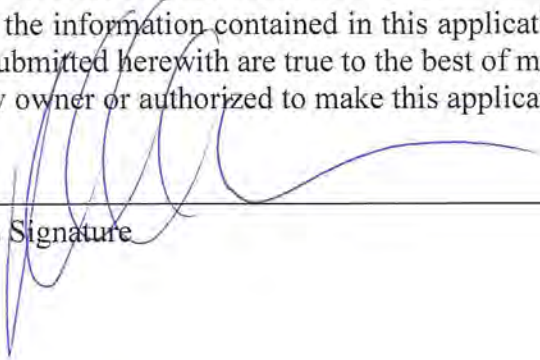
also allow for better circulation and address recommendations of the 2016 Urbana Bicycle Master Plan, and aspects of the Urbana's 2005 Comprehensive Plan. However, it will again be noted and confirmed that the Phase I tract is legally conforming with the PUD and all codes and regulations, and is not required to make any changes as a result of the granting of this Amendment to remove Phase II from the PUD.

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

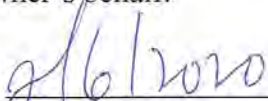
By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

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



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