



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### **m e m o r a n d u m**

**TO:** Urbana Plan Commission

**FROM:** Lisa Karcher, AICP, Planner II

**DATE:** April 16, 2009

**SUBJECT:** Plan Case 2105-PUD-09: A request by Nabor House Fraternity for approval of a Final Development Plan for the Nabor House Fraternity Planned Unit Development (PUD).

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### **Introduction and Background**

Michael Kinate, Vice President of the Nabor House Fraternity, has submitted an application on behalf of the Fraternity for a final development plan for the residential planned unit development (PUD) known as the Nabor House Fraternity PUD. The subject property is located southeast of the intersection of South Lincoln Avenue and West Iowa Street and consists of two parcels totaling 24,840 square feet in area. The portion of the subject property known as 1002 South Lincoln Avenue is zoned R-7, University Residential. The Nabor House Fraternity has occupied the structure on the property since 1965. The fraternity house is considered certified housing by the University of Illinois and has an approved capacity of 37. The property at 805 West Iowa Street is zoned R-3, Single and Two-Family Residential and is currently a vacant lot. The Nabor House fraternity has owned the property since 2000. The PUD includes plans to replace the existing fraternity house and associated parking with a new fraternity house and associated parking.

Per Section XIII-3 of the Urbana Zoning Ordinance, review of a proposed PUD occurs in two phases. First, a preliminary development plan is submitted and reviewed, and then a final development plan is submitted and reviewed. The Plan Commission reviewed and recommended approval of a preliminary development plan for the Nabor House Fraternity PUD on February 19, 2009. The City Council subsequently approved the preliminary development plan on March 2, 2009. (See Exhibit H) Approval of the preliminary development plan included the approval of two requested waivers concerning maximum building height and floor area ratio. The petitioner is requesting consideration of a final development plan for the Nabor House Fraternity PUD at this time.

The subject property lies within the recently designated Lincoln-Busey Corridor Design Review Overlay District. This District is bounded by Illinois Avenue on the north, Busey Avenue on the east, Pennsylvania Avenue on the south and Lincoln Avenue on the west. Design guidelines have recently been adopted for the Lincoln-Busey Corridor Design Review Overlay District. In addition to the PUD process, the proposed development must be reviewed by the Design Review Board for conformity with the Lincoln-Busey Corridor Design Guidelines. The proposed Nabor House Fraternity building was reviewed and unanimously approved by the Design Review Board on April 16, 2009.

Additional background information concerning adjacent land uses, zoning and comprehensive plan designations was provided in the staff memo to the Plan Commission dated February 12, 2009 concerning the Nabor House PUD Preliminary Development Plan. (See Exhibit I) Exhibits A, B and C illustrate this information.

## **Discussion**

The petitioner has not made any changes to the approved Preliminary Development Plan for the Nabor House PUD. The proposed Final Development Plan includes the demolition of the existing Nabor House Fraternity and the construction of a new fraternity house. The impetus for this project is in part the need to either replace the existing structure or install a sprinkler system to meet new fire safety codes. The fraternity undertook a cost analysis study of bringing the existing structure up to code and replacing much of the mechanical equipment which is nearing the end of its life cycle and found new construction to be less expensive.

The new fraternity house is proposed to be an approximately 16,370 square foot, three-story building that will accommodate 48 men. A 24-space parking lot is proposed to serve the fraternity house. A rain garden is proposed along the eastern portion of the site that will serve as a buffer between the proposed development and the adjacent single-family residences. Development of the site will involve the elimination of one of the two existing drives on Iowa Street, and relocation of the other. A fence is proposed to be constructed along the east and south perimeters of the site. In addition, the development will incorporate bio-swales. (See Exhibit E) According to the petitioner, construction of the proposed development is anticipated to begin in May of 2011.

An analysis of the PUD was completed as part of the review of the Preliminary Development Plan. Since the design of the development has not changed, the analysis provided herein either restates or summarizes the information provided in the staff memo concerning the Preliminary Development Plan (See Exhibit I).

## **Applicability**

To be considered as a PUD, the proposed development plan must include a gross site area of one-half acre and meet at least one of four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed PUD qualifies as a PUD because it consists of at least one-half acre in area and meets the criteria of an infill development.

## **Permitted Uses**

The proposed PUD is considered a residential PUD consisting of a fraternity and related parking. Per the Urbana Zoning Ordinance, a fraternity is a permitted use in a residential PUD.

## **Minimum Development Standards**

Planned unit developments allow developers flexibility in applying zoning and development regulations. As part of the approved Preliminary Development Plan for the Nabor House Fraternity PUD, the following two waivers were approved:

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

### **Criteria for Approval**

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

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

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

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

The proposed development is a fraternity house and related parking that will replace a fraternity house and related parking. Concerns were raised by the public about pedestrian and vehicular safety related to the planned construction of the parking lot when the rezoning case was heard in 2002. The Final Development Plan illustrates the reduction in the number driveways on Iowa Street to the subject property from two to one. The proposed driveway will accommodate two-way traffic. The driveway has been designed and located such that it is not anticipated to cause street traffic congestion and so that there is a good clear distance for motorists and pedestrians to see each other. Please see Exhibit K for the Traffic Safety Analysis completed by William Gray, Director of Public Works. In addition, the PUD has been designed so that the fraternity building and associated parking are located with a buffer between the development and the eastern property line to minimize the development's impact on the lower intensity uses to the east.

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

The proposed PUD is responsive to the goals and objectives of the 2005 Urbana Comprehensive Plan that were listed in the staff memo dated February 12, 2009 as outlined by the petitioner as follows:

"The proposed PUD meets the objectives and goals of the comprehensive plan. The development is aesthetically pleasing and is compatible with the built fabric of the neighborhood. The proposed

plan incorporates masonry detailing on the Fraternity’s four facades and extensive street landscaping to improve the appearance of the building and to conceal the parking lot from neighbors on the east. It protects the property from floodwater damage by incorporating two bio-swales into the site to catch pollutants and silt from runoff water. It also has a rain garden on the east side of the property to collect rainwater and prevent flood damage.”

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

The proposed Nabor House Fraternity PUD is consistent with goals 2, 3, 4, 5, 6 and 7 of the nine general goals for planned unit developments outlined in Section XIII-3.C of the Zoning Ordinance. The proposed PUD is an infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. The development will include amenities and sustainable building practices such as a rain garden, bio-swales and permeable parking. In addition, the required review of the proposed development with the Lincoln-Busey Corridor Design Guidelines will ensure that the architectural styles, building forms, and building relationships will be coordinated within the development and surrounding neighborhood.

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

The following design features have been incorporated into the Final Development Plan for the Nabor House Fraternity PUD:

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

Access – each lot that comprises the development currently has a driveway on Iowa Street. One of these driveways will be eliminated and the other will be relocated. The proposed development will be served by one driveway to the parking area that will be located further from the intersection of Lincoln Avenue and Iowa Street than the current driveway for the existing parking area.

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

Permeable Parking – the surface of the parking area is proposed to be permeable concrete.

Screening – a six-foot high privacy fence is proposed to be installed along the east and south perimeter of the property to screen the development from the lower intensity uses to the east. The parking area will be concealed from view on Iowa Street by two bio-swales and four trees.

Open Space Provision – the proposal contains landscaped green spaces and incorporates innovative storm water facilities such as a rain garden and bio-swales.

Energy Efficient Construction – the petitioner has indicated that geothermal wells for heating and cooling will be utilized.

## **Consideration**

The Plan Commission shall make a recommendation to the City Council for or against the Final PUD Development Plan, and may also recommend such additional conditions as are deemed 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 the following:

1. Regulate the location, extent, and intensity of such uses;
2. Require the screening of such uses by means of fences, walls or vegetation;
3. Stipulate required minimum lot sizes, minimum yards, and maximum height of buildings and structures;
4. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
5. Require conformance to health, safety, and sanitation requirements, as necessary;
6. Regulate signs and outdoor lighting;
7. Any other provisions deemed necessary to effect the purposes of the Zoning Ordinance.

## **Summary of Staff Findings**

1. The Nabor House Fraternity has submitted a final development plan for the proposed Nabor House Fraternity PUD for property known as 1002 South Lincoln Avenue and 805 West Iowa Street. The PUD consists of a 48-person fraternity house and related parking.
2. The Final Development Plan is identical to the Preliminary Development Plan that was approved by the Urbana City Council on March 2, 2009.
3. The proposed development meets the definition of a PUD per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets the infill criteria.
4. The proposed development is consistent with the general goals of a PUD and the Comprehensive Plan.
5. The proposed final development plan incorporates the following recommended design features: transition area, access, internal connectivity, permeable parking, screening, open space provision and energy efficient construction.
6. The subject property is located in the Lincoln-Busey Corridor Design Review Overlay District and requires review of the proposed PUD by the Design Review Board in relation to the Lincoln-Busey Corridor Design Guidelines. The proposed Nabor House Fraternity building was reviewed and approved by the Design Review Board on April 16, 2009.

## **Options**

The Plan Commission has the following options for recommendations to the City Council regarding the proposed Final Development Plan for the Nabor House Fraternity PUD in Plan Case No. 2105-PUD-09:

1. Recommend approval as submitted; or
2. Recommend approval including any additional conditions as are deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Recommend disapproval as submitted.

### **Staff Recommendation**

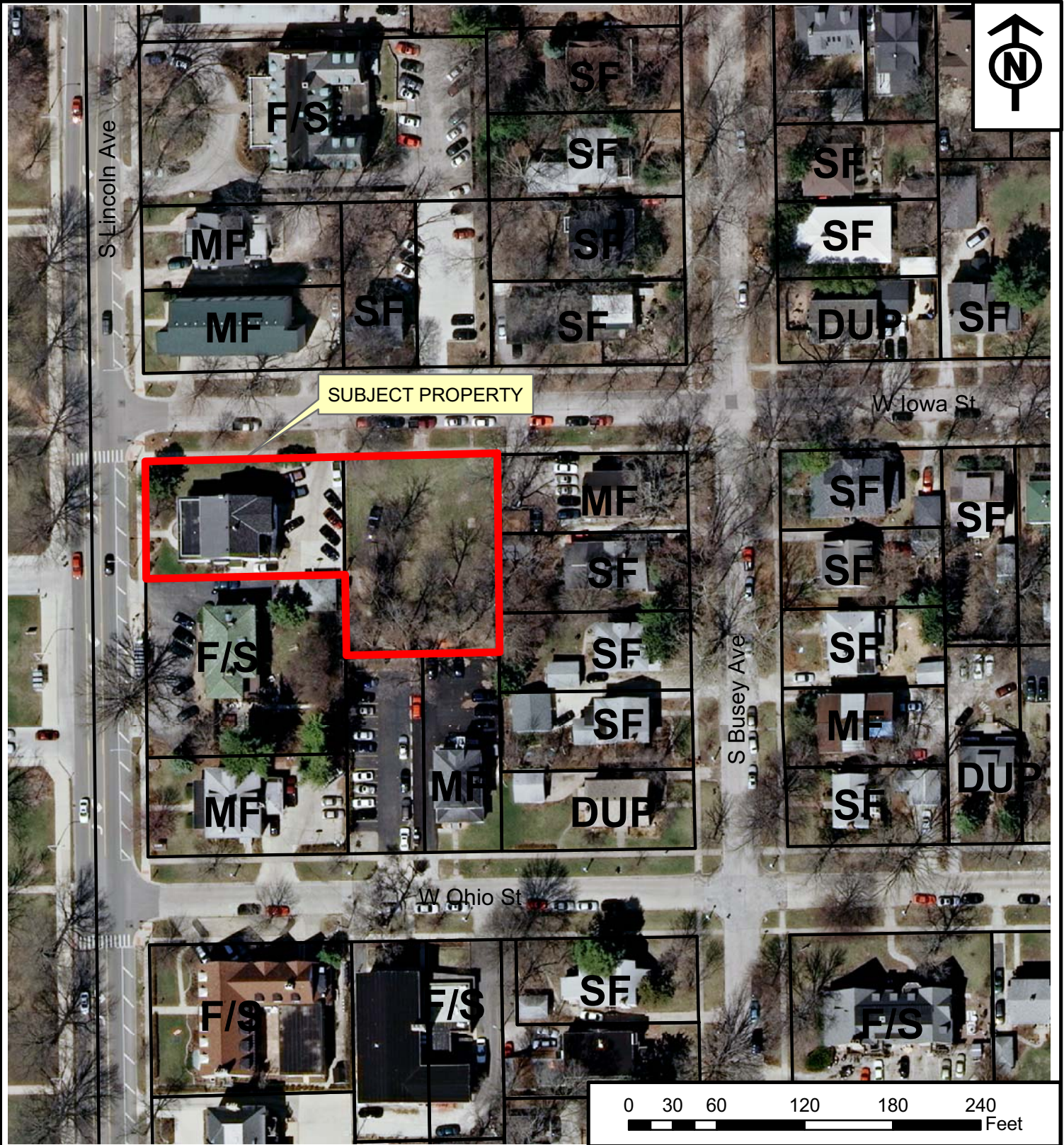
Based on the analysis and findings presented herein, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed Final Development Plan for the Nabor House Fraternity PUD with the following conditions:

1. Construction be in conformance with the approved plans.
2. The development be completed in full conformity with the conditions approved by the Design Review Board on April 16, 2009.

Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Existing Site Plan  
Exhibit E: Proposed Site Plan  
Exhibit F: Southwest Perspective for Proposed Nabor House Fraternity  
Exhibit G: Building Elevations  
Exhibit H: Ordinance Approving Preliminary PUD Development Plan  
Exhibit I: February 12, 2009 City staff memo to the Plan Commission  
Exhibit J: Final Development Plan Application for a Planned Unit Development  
Exhibit K: Traffic Safety Analysis Memo – Nabor House Parking Lot

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

# Exhibit A: Location and Existing Land Use Map



**Plan Case:** 2105-PUD-09

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

**Petitioner:** Michael Kinate, Nabor House Fraternity

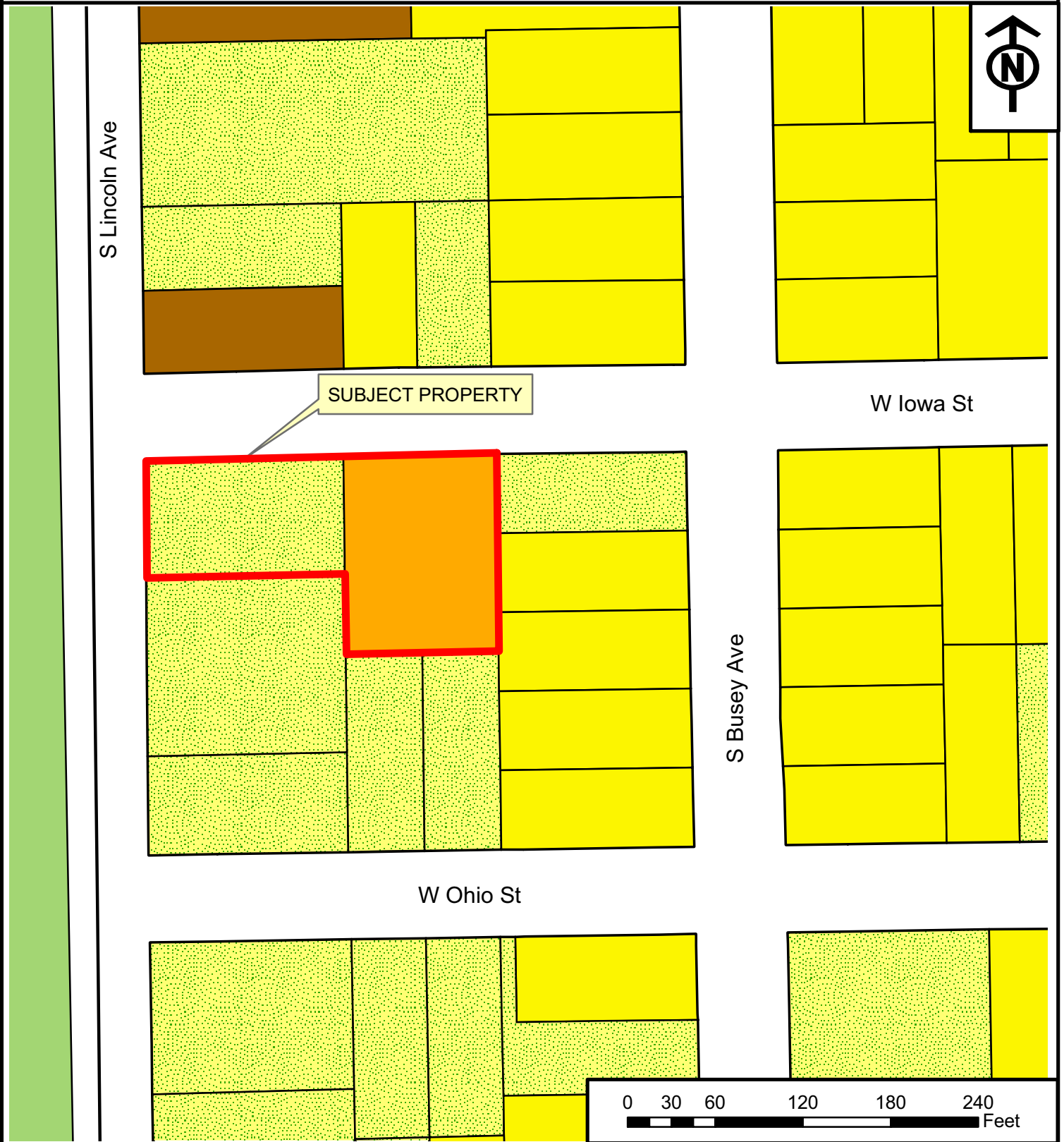
**Location:** 1002 South Lincoln Ave. and 805 West Iowa St.

*Prepared 4/09 by Community Development Services - Ikk*

Land Use

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

# Exhibit B: Existing Zoning Map



**Plan Case:** 2105-PUD-09






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

**Petitioner:** Michael Kinate, Nabor House Fraternity

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

*Prepared 4/09 by Community Development Services - Ikk*

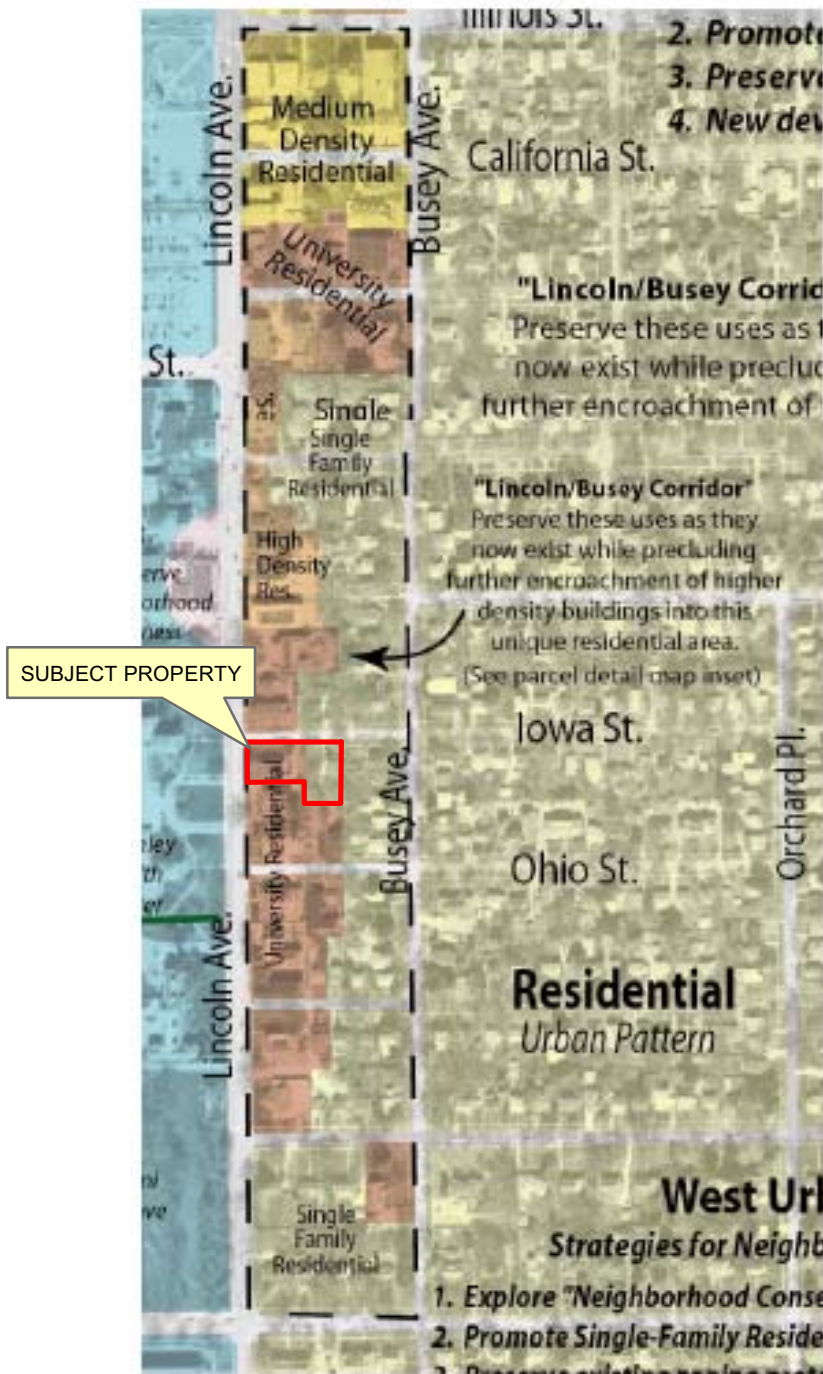
Zoning

	R2
	R3
	R5
	R7
	CRE

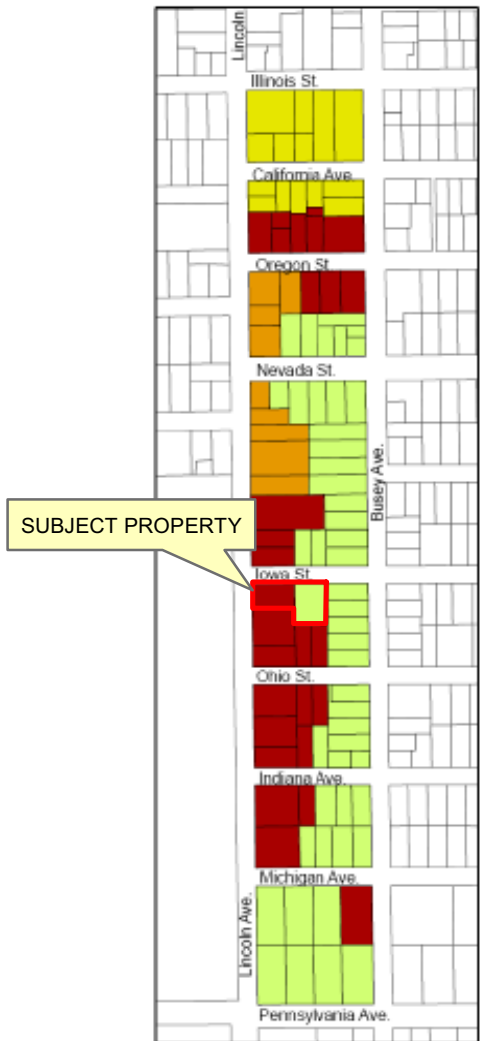


# Exhibit C: Future Land Use Map

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



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



### Legend

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



**Plan Case:** 2105-PUD-09

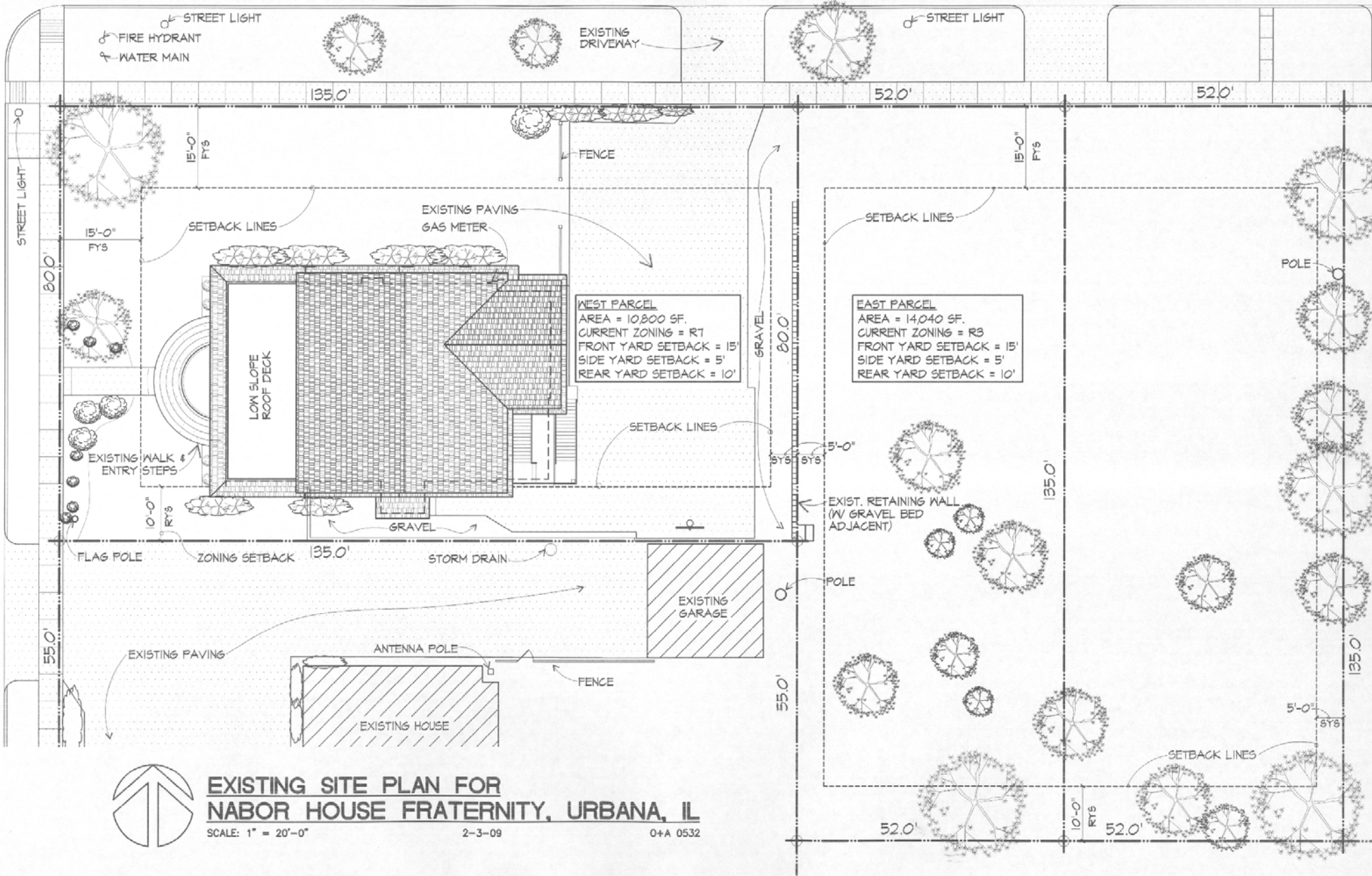
**Description:** A request for approval of a final development plan for a proposed residential planned unit development.

**Petitioner:** Michael Kinate, Nabor House Fraternity

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

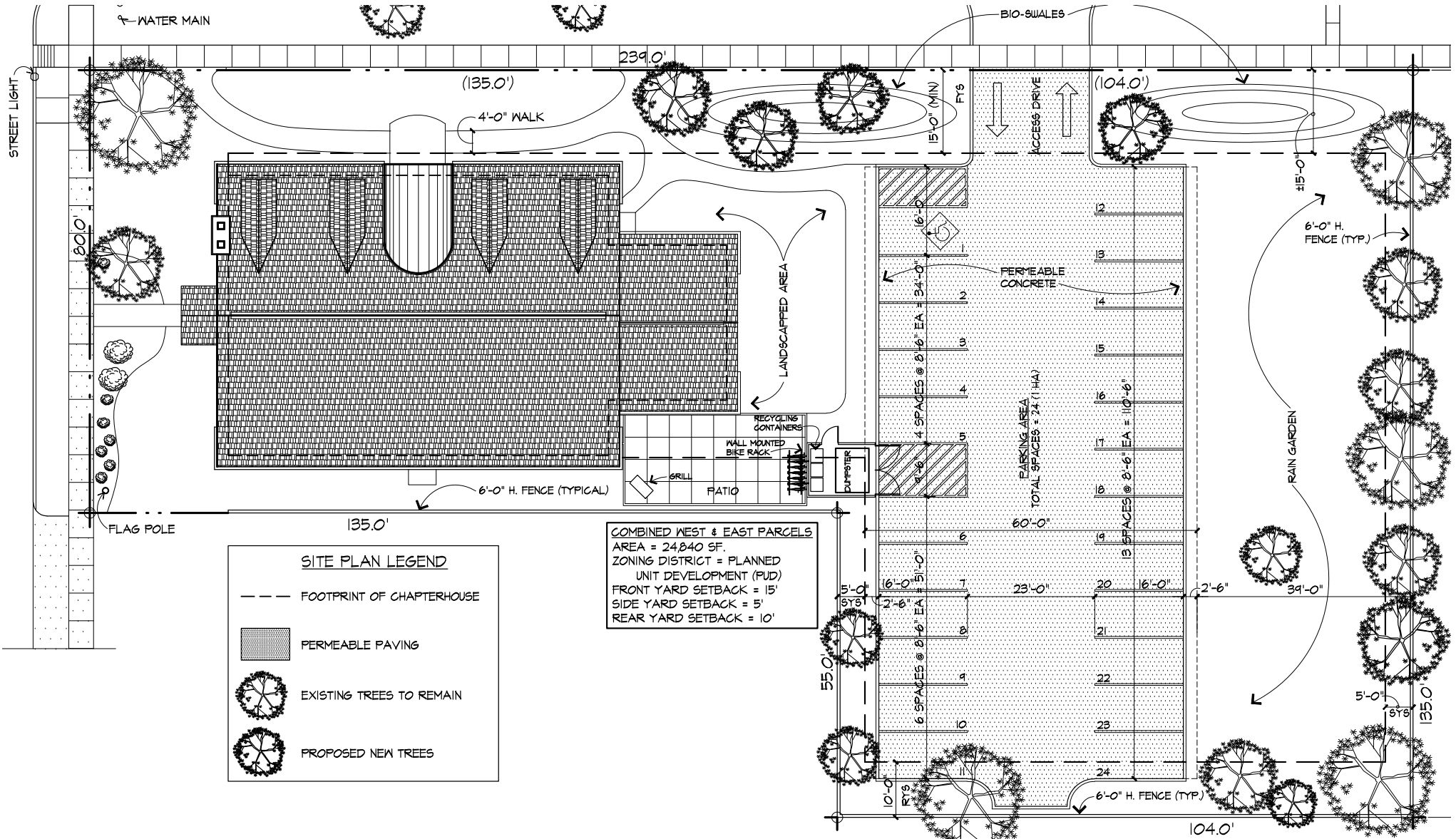
# IOWA STREET

# LINCOLN AVENUE



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

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



**SITE PLAN LEGEND**

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

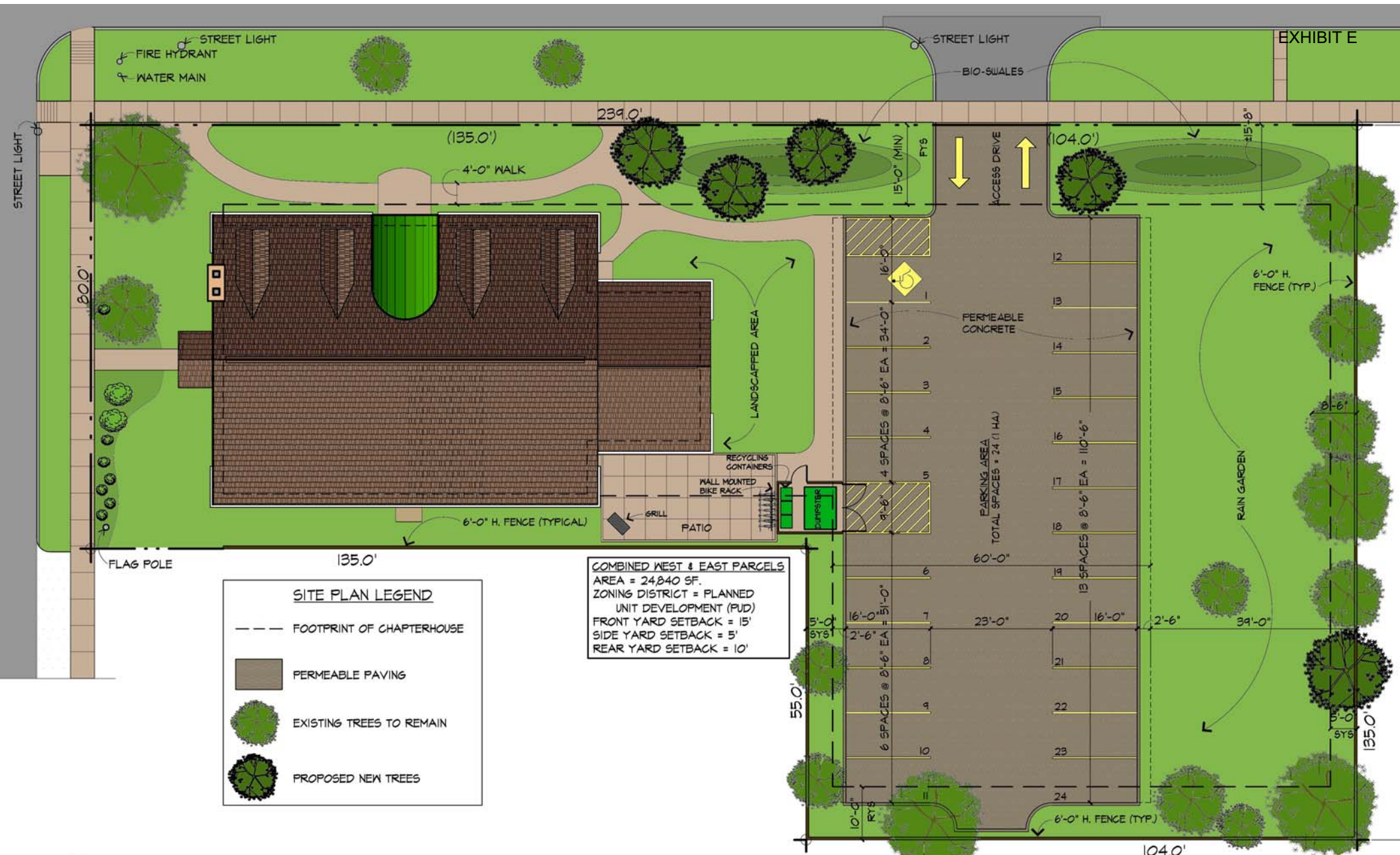
**COMBINED WEST & EAST PARCELS**  
 AREA = 24,840 SF.  
 ZONING DISTRICT = PLANNED  
 UNIT DEVELOPMENT (PUD)  
 FRONT YARD SETBACK = 15'  
 SIDE YARD SETBACK = 5'  
 REAR YARD SETBACK = 10'



**PROPOSED SITE PLAN**  
**NABOR HOUSE FRATERNITY, URBANA, IL.**

SCALE: 1/16" = 1'-0" 2-3-08 JOB #0532

**OLSEN + ASSOCIATES**  
 Architecture • Engineering • Planning  
 87 W. CHURCH STREET • CHAMPAIGN • ILLINOIS • 61820 • 312-243-4400



**SITE PLAN LEGEND**

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

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



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

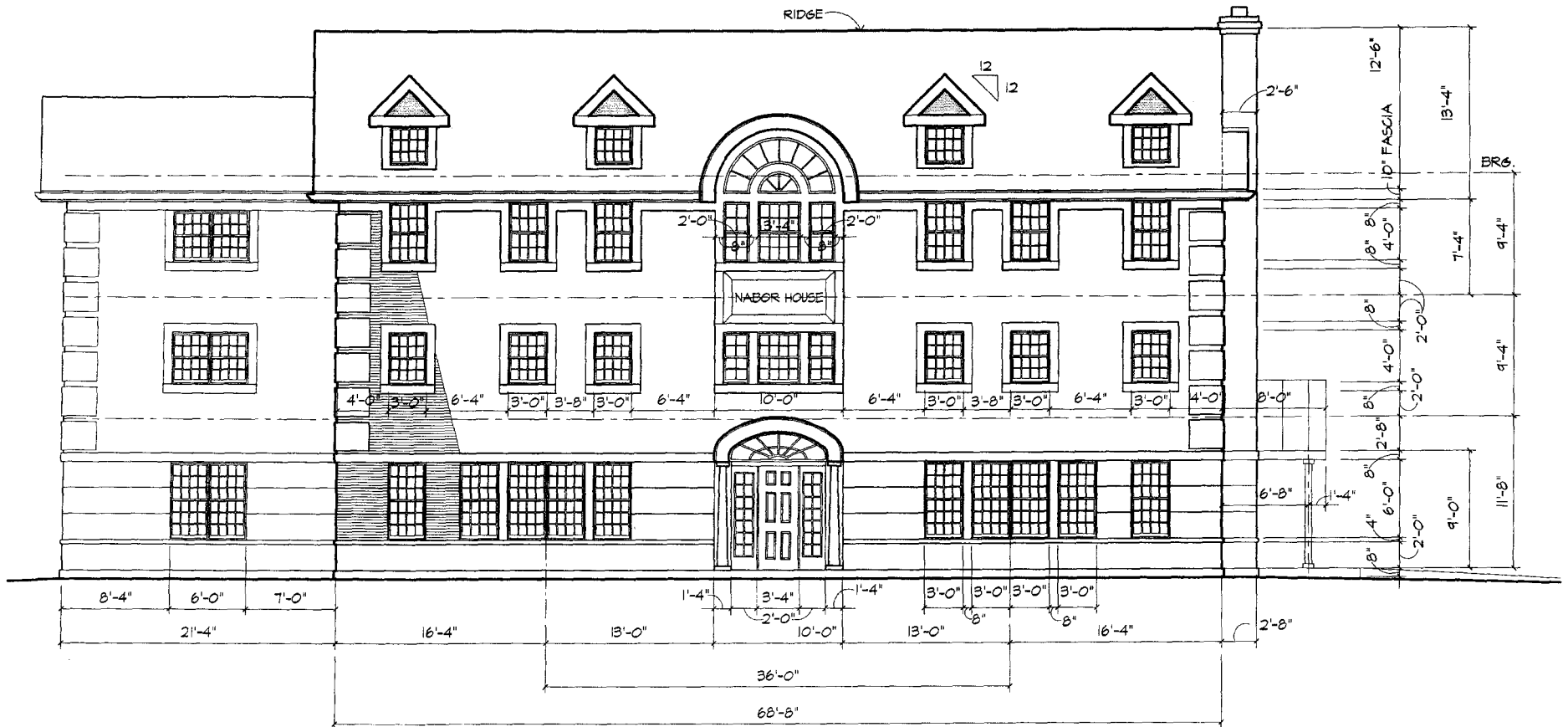
JOB #0532



**OLSEN + ASSOCIATES**

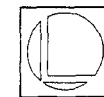
Architecture • Engineering • Planning

111 W. CHURCH STREET • CHAMPAIGN • ILLINOIS • 61820 • 217-244-3463

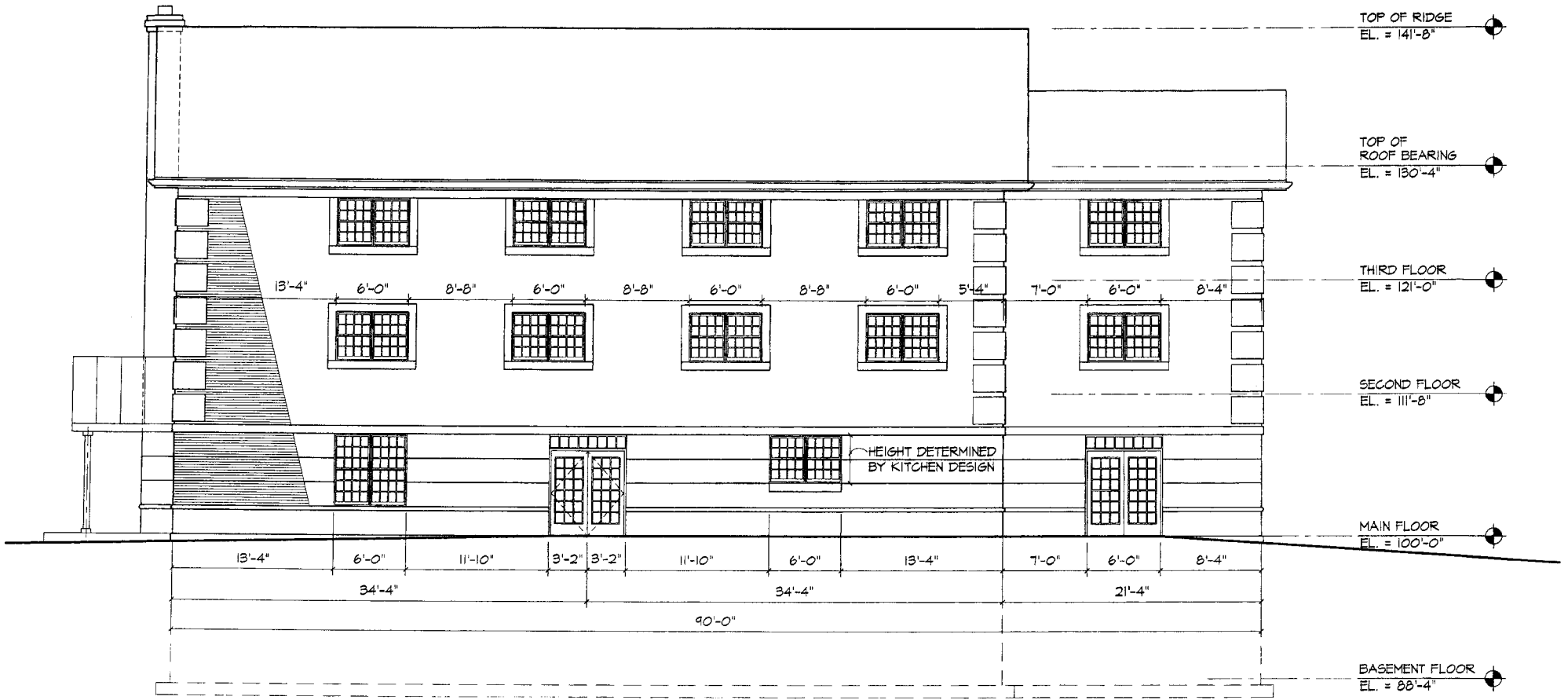


**PROPOSED NORTH ELEVATION**  
**NABOR HOUSE FRATERNITY, URBANA, IL.**

SCALE: 1/8" = 1'-0" 0 1 2 4 8  
 02-12-08 JOB #0532



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 28 W. CHURCH STREET • CHAMPAIGN • ILLINOIS 61820 217-244-0400



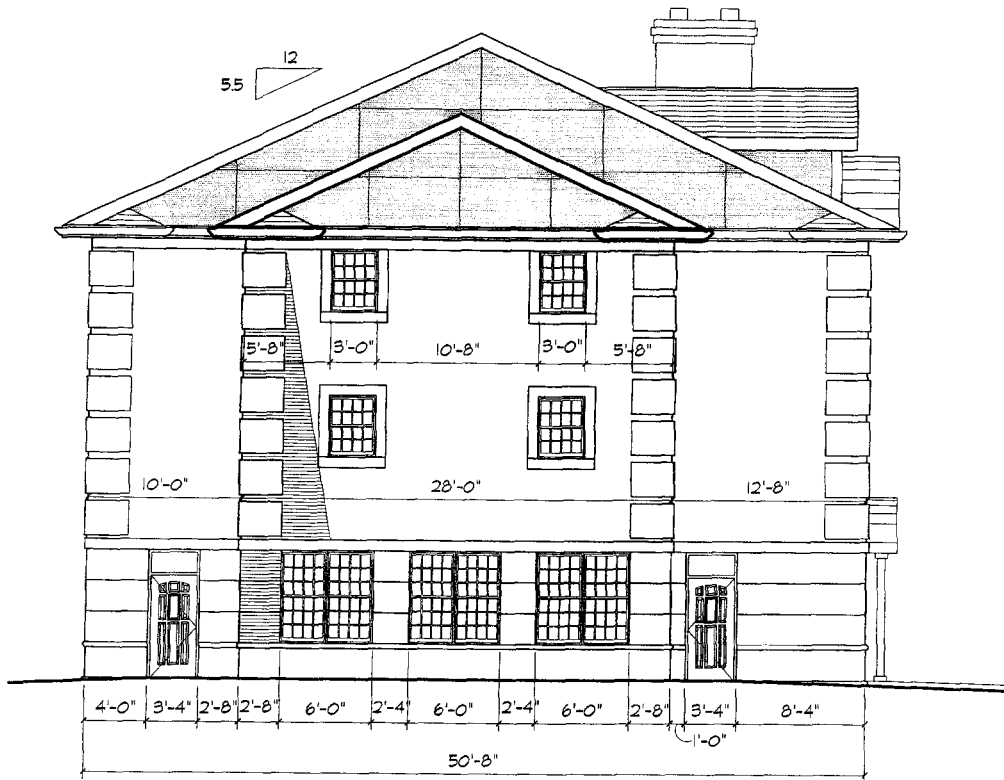
**PROPOSED SOUTH ELEVATION  
NABOR HOUSE FRATERNITY, URBANA, IL.**

SCALE: 1/8" = 1'-0" 0 1 2 3 4 5 02-12-08 JOB #0532

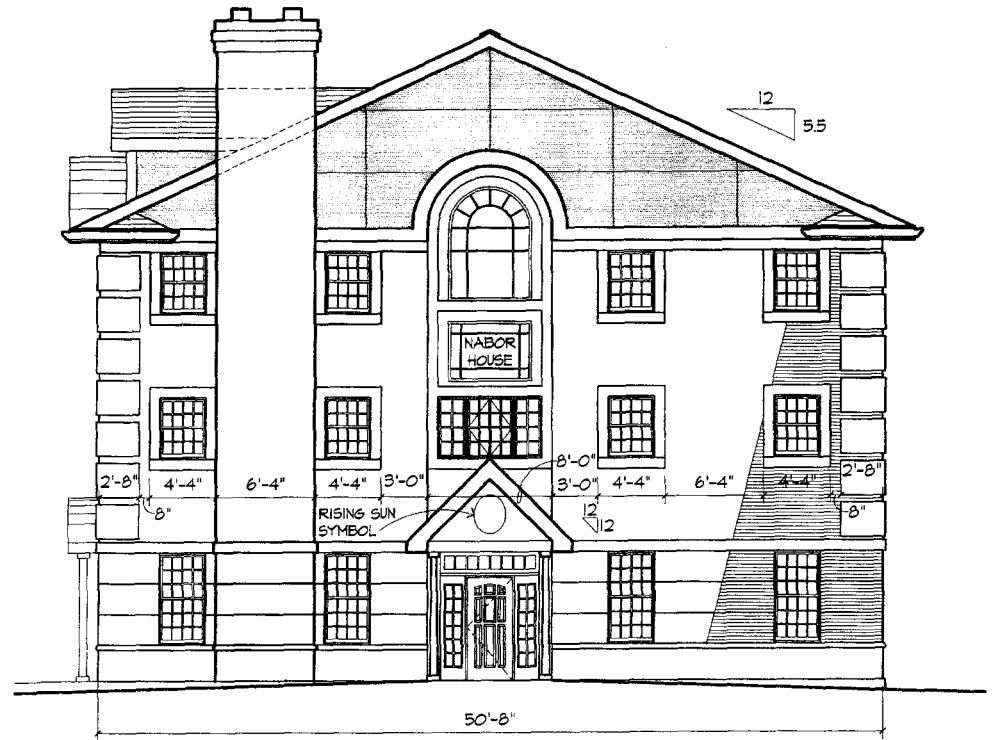


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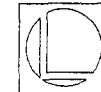
15 W. CHURCH STREET • CHAMPAIGN • ILLINOIS • 61820 • 307-589-3482



**PROPOSED EAST ELEVATION**  
**NABOR HOUSE FRATERNITY, URBANA, IL.**  
 SCALE: 1/8" = 1'-0" 0 1 2 4 8  
 02-12-08 JOB #0532



**PROPOSED WEST ELEVATION**



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 15 W. CHURCH STREET • CHAMPAIGN • ILLINOIS • 02520 307-559-0465



ORDINANCE NO. \_\_\_\_\_

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

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

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

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

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

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

WHEREAS, the approval of the preliminary development plan, with the waivers outlined herein, is consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

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

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

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

LEGAL DESCRIPTION:

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

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

AND

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

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

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

PASSED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2009.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

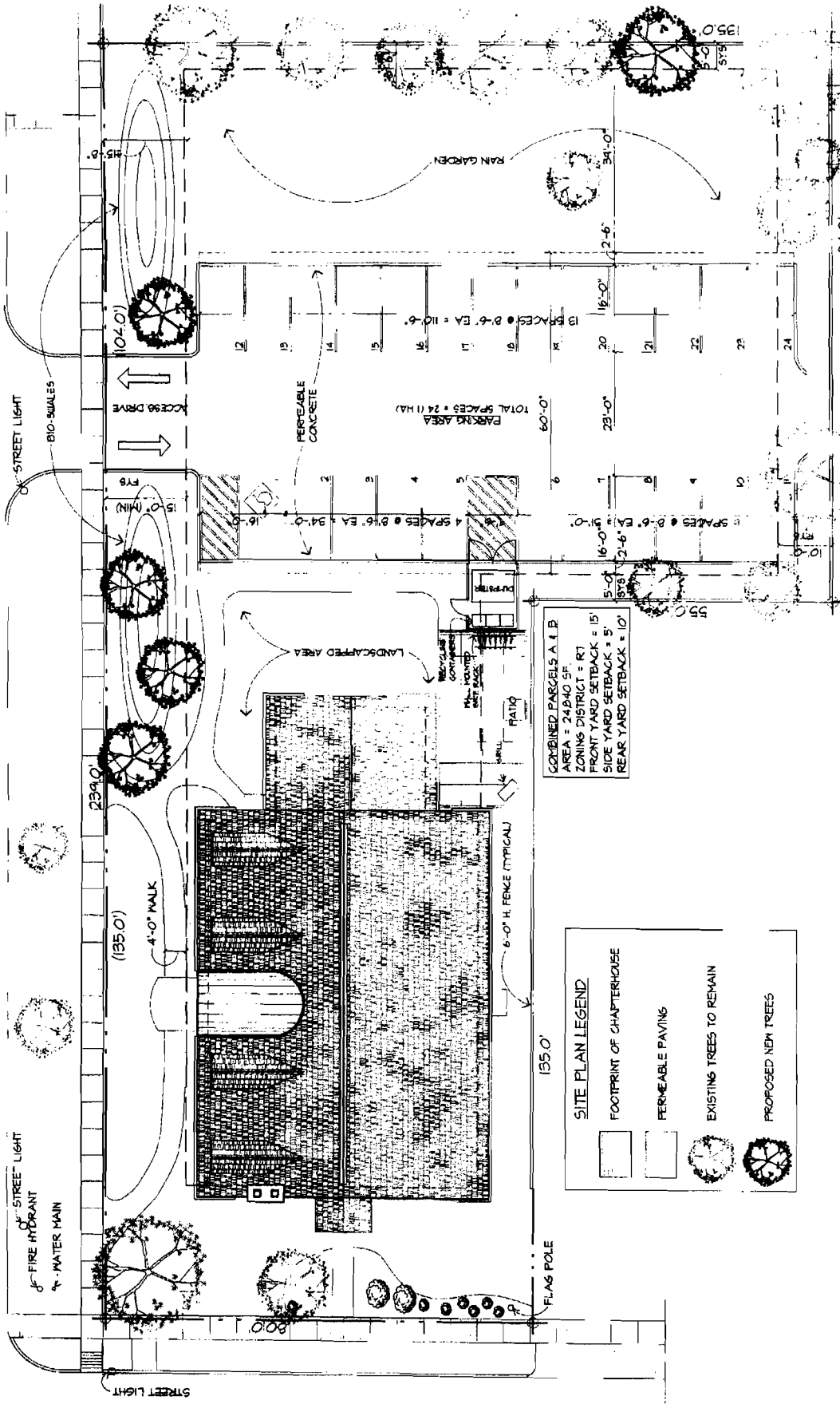
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_\_ day of \_\_\_\_\_, 2009 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled AN ORDINANCE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

DATED at Urbana, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2009

(SEAL)

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

EXHIBIT 1  
PRELIMINARY DEVELOPMENT PLAN



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

**SITE PLAN LEGEND**

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

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**PROPOSED SITE PLAN**  
**NABOR HOUSE FRATERNITY, URBANA, IL**  
 SCALE: 1/8" = 1'-0" (1/4" = 1'-0")  
 4-11-06 J08 #0532





**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Urbana Plan Commission

**FROM:** Lisa Karcher, AICP, Planner II *LK*

**DATE:** February 12, 2009

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

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**Introduction**

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

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

**Background**

The subject property is located southeast of the intersection of South Lincoln Avenue and West Iowa Street and consists of two parcels totaling 24,840 square feet in area. The portion of the subject property known as 1002 South Lincoln Avenue is zoned R-7, University Residential. The Nabor House Fraternity has occupied the structure on the property since 1965. The fraternity house is considered certified housing by the University of Illinois and has an approved capacity of 37. The property at 805 West Iowa Street is zoned R-3, Single and Two-Family Residential and is currently vacant. The Nabor House fraternity has owned the property since 2000.

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

**Adjacent Land Uses, Zoning and Comprehensive Plan Designations**

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

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

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

**Discussion**

The proposed PUD includes the demolition of the existing Nabor House Fraternity and the construction of a new fraternity house. The new fraternity house is proposed to be an approximately 16,370 square foot, three-story building that will accommodate 48 men. A 24-space parking lot is proposed to serve the fraternity house. Development of the site will involve the elimination of one of

the two existing drives, and relocation of the other. A fence is proposed to be constructed along the perimeter of the site with the exception of the Lincoln Avenue and Iowa Street frontages. In addition, the development will incorporate bio-swales and a rain garden. (See Exhibit E)

### **Applicability**

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

Infill - Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration and road access.

The proposed Nabor House PUD presents a plan that will provide for the redevelopment of two properties within an urban area, one of which is vacant. Development of the vacant lot for higher intensity purposes, than what it is zoned, is contrary to the Comprehensive Plan notation concerning the Lincoln/Busey Corridor which states: “preserve these uses as they now exist while precluding further encroachment of higher density buildings into this unique residential area”. The proposed PUD provides for a redevelopment plan that maintains the present fraternity use and eliminates the possibility of the existing vacant lot being developed with a multi-family use. The PUD will create an improved facility for the fraternity and provide for its future growth while at the same time creating a transition/buffer of the fraternity from surrounding low intensity residential uses.

### **Goals**

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

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

9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

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

### **Comprehensive Plan**

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

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

##### *Objectives*

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

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

##### *Objectives*

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

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

##### *Objectives*

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

#### **Goal 5.0 Ensure that land use patterns conserve energy.**

##### *Objectives*

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



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

*Objectives*

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

**Goal 12.0 Preserve the characteristics that make Urbana unique.**

*Objectives*

- 12.1 Identify and protect neighborhoods and areas that contain significant historical and cultural resources.

**Goal 17.0 Minimize incompatible land uses.**

*Objectives*

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

**Goal 18.0 Promote infill development.**

*Objectives*

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

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

*Objectives*

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

**Permitted Uses**

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

**Minimum Development Standards**

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

The Zoning Ordinance requires that a waiver of any requirement needs to be expressly written. The petitioner is proposing the following zoning standards. Aside from the items listed below, all other applicable zoning requirements per the Urbana Zoning Ordinance apply.

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

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

2. Floor area ratio of 0.66

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

### **Recommended Design Features**

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

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

Access – there is currently an access point for each of the lots that comprise the development. The preliminary development plan shows the elimination of the one of the access points. In addition, the proposed access point to the parking area will be moved further from the intersection of Lincoln Avenue and Iowa Street than the current access point for the existing parking area.

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

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

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

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

### **Staff Findings**

1. The Nabor House Fraternity has submitted a preliminary development plan for the proposed Nabor House Fraternity PUD for property known as 1002 South Lincoln Avenue and 805 West Iowa Street. The PUD consists of a 48-person fraternity house and related parking.

2. The proposed development meets the definition of a PUD per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets the infill criteria.
3. The proposed development is consistent with the general goals of a PUD and the Comprehensive Plan.
4. The proposed preliminary Development Plan for the Nabor House Fraternity PUD includes zoning standards that vary from the standards established in the Urbana Zoning Ordinance pertaining to building height and floor area ratio.
5. The proposed preliminary development plan incorporates the following recommended design features: transition area, access, internal connectivity, permeable parking, screening and open space provision.

## Options

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

1. Recommend approval as submitted; or
2. Recommend approval including revisions, additions, or deletions; or
3. Recommend disapproval as submitted.

## Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed Preliminary Development Plan to the City Council with the approval of the following waivers:

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

Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Existing Site Plan  
Exhibit E: Proposed Site Plan  
Exhibit F: Southwest Perspective for Proposed Nabor House Fraternity  
Exhibit G: Building Elevations  
Exhibit H: Preliminary Application for a Planned Unit Development

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



Final Development Plan
Application for a Planned Unit
Development

APPLICATION FEE - \$200.00

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Petition Filed 03-31-2009 Plan Case No. 2105-PUD-09
Fee Paid - Check No. 18532 Amount: \$200.00 Date 03-31-2009

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

5. Property interest of Applicant (s) Vice President / Owner's Representative

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

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

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

7. Name of Professional Site Planner(s) Gary L. Olsen, AIA, Olsen + Associates Architects
Phone (217) 359-3453
Address 115 W. Church St., Champaign IL 61820
(street/city) (state) (zip)

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

Address \_\_\_\_\_  
(street/city) (state) (zip)

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

Address \_\_\_\_\_  
(street/city) (state) (zip)

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

Address \_\_\_\_\_  
(street/city) (state) (zip)

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

**DESCRIPTION, USE, AND ZONING OF PROPERTY:**

11. Legal Description (Attach additional sheets if necessary)

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

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

12. Lot Size \_\_\_\_\_ feet x \_\_\_\_\_ feet = 24,840 square feet

13. Present Use Nabor House Fraternity

14. Zoning Designation University Residential, R-7 on the West and Single and Two-Family Residential, R-3 on the East

15. Proposed Use(s) Fraternity House and associated parking

**PUD REQUIREMENTS**

16. Has a preliminary development plan for the proposed PUD been approved within the last twelve months? Yes Date City Council Approval/Ordinance No.: 02-19-09 / 2009-03-020

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

Yes, no changes were made to the plans submitted to the Preliminary Development Plan Meeting.

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18. Does the proposed development plan involve a zoning map amendment? No

If yes, please describe:

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19. Does the proposed development plan involve a subdivision plat? No

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

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval was secured at the Preliminary development plan approval stage or approval is requested now at the final development plan approval stage.

A. Maximum Building Height: The waiver for a maximum height of 37 feet for a principal structure was approved at the preliminary development plan meeting on February 19, 2009. The zoning Ordinance allows for a maximum height of 35 feet for principal structures. The Fraternity House is 37 feet in height so that a roof pitch of 5.5/12 can be maintained.

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B. Floor Area Ratio: The waiver for a Floor area ratio of 0.66 was approved at the preliminary development plan meeting on February 19, 2009. The zoning ordinance allows for a maximum floor area ratio of 0.50. The floor area ratio of 0.66 is proposed for the Fraternity House so that it may accommodate a three story building with a basement totaling 16,379 square feet in area to provide for future growth of the Chapter.

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C. \_\_\_\_\_

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D. \_\_\_\_\_

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## CRITERIA FOR APPROVAL

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

The Nabor House Fraternity petitioned to re-zone the East lot from R-3, single and two-family residential to R-7, University Residential to allow for expansion of the existing parking lot. The petition was denied because there was concern that the property would be re-developed in the future with apartments under the R-7 zoning which would threaten the character of the neighborhood. The development of the proposed PUD will preserve the use of the lot as it now exists and redevelop the lot which is now vacant and prevent it from encroachment of higher density buildings into this unique residential area.

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

The existing property has two driveways on Iowa Street. In 2002, concerns were raised by the public about pedestrian and vehicle safety related to the planned construction of two driveways located near Lincoln Avenue. The proposed PUD addresses these issues and calls for one driveway wide enough for two-way traffic and located at a distance further from Lincoln Avenue. The next closest driveway is far enough away as to not cause any congestion with traffic and there is a good distance for motorists and pedestrians to see each other.

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

The proposed PUD meets the objectives and goals of the comprehensive plan. The development is aesthetically pleasing and is compatible with the built fabric of the neighborhood. The proposed plan incorporates masonry detailing on the Fraternity's four facades and extensive street landscaping to improve the appearance of the building and to conceal the parking lot from neighbors on the East. It protects the property from floodwater damage by incorporating two bio-swales into the site to catch pollutants and silt from runoff water. It also has a rain garden on the



East side of the property to collect rainwater and prevent flood damage.

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

The proposed Fraternity House meets the definition of a PUD per Section XIII-3 of the Urbana Zoning ordinance because it exceeds one-half acre in area and meets the infill criteria. It is consistent with the goals of a PUD and the Comprehensive Plan. The PUD provides a development that is consistent with the surrounding area, it will include environmental amenities such as bio-swales, permeable parking, a rain garden and geothermal wells for heating and cooling. The PUD will be compatible with the overall urban design and fabric of the neighborhood and it will ensure that the architectural style will be compatible with other residential structures in the Lincoln-Busey Corridor.

25. Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are incorporated into the proposed PUD and explain how the proposed development is responsive to the relevant recommended design features. (See Attached)

(Attach additional sheets if necessary)

- A. Transition Areas: A rain garden on the East side of the property will provide environmental benefits and also serve as a transition between the vehicle parking of the Fraternity House and the lower intensity residential areas to the East of the development.
- B. Access: The main public entrance to the Fraternity is oriented to the North as it greets its' neighbors. The secondary Lincoln Avenue entrance presents a welcoming "sense of place" and provides a West exit for use by active chapter members. There are two driveways on the proposed development. The proposed PUD eliminates one driveway and moves the second driveway further from the intersection of Lincoln Avenue and Iowa Street.
- C. Internal Connectivity: Sidewalks will be present throughout the site to provide an appropriate surface for pedestrian circulation to the building's entrances, the patio, vehicular and bicycle parking.
- D. Permeable Parking: The surface of the parking area will be permeable concrete.
- E. Screening: Two bio-swales and additional trees located on the parkway will conceal the parking lot. A 6 foot fence will be located around the East and South perimeter of the

property for more privacy for our neighbors to the East.

- F. Open Space Provision: A rain garden on the East side of the property and two bio-swales located on the parkway are two landscape elements designed to remove pollutants from and collect storm water.

## FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

- A general location map at a suitable scale which shows the location of the property within the community and adjacent parcels.
- A specific site plan with the following information:
- The location of proposed structures and existing structures that will remain, with height and gross floor area notes for each structure.
  - The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public right-of-way; transit stops; easements and other reservations of land; the location of existing and proposed curb cuts, off-street parking and loading spaces, including service drives; sidewalks and other walkways.
  - A landscape plan indicating the general location of trees, shrubs, and ground cover (proposed or existing).
  - The location of any proposed open space.
  - A preliminary stormwater plan indicating the general location of impervious surfaces, detention/retention basins, and the basic storm sewer layout.
  - A preliminary utilities plan indicating the general location of sanitary sewers, electricity, gas, telecommunications, and similar services.
  - The location of street and pedestrian lighting, including lamp intensity and height.
- Conceptual elevations of all proposed commercial buildings and conceptual typical elevations of residential buildings. Scaled elevations shall identify building materials, the location, height, and materials for screening walls and fences, storage areas for trash and rooftop equipment.
- Design, location, display area, and height of any proposed signage subject to the regulations of the Urbana Zoning Ordinance.

X A development program that provides general information about the development, including desired residential and commercial tenants, housing price targets, estimated construction costs, and any other information that conveys that purpose and intent of the development.

X A development schedule indicating:

05/15/11 The approximate date when construction of the project will begin.

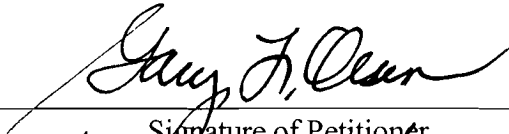
N/A The phases in which the project will be built, if applicable, and the approximate date when construction of each phase will begin.

N/A The approximate dates when the development of each of the stages will be completed.

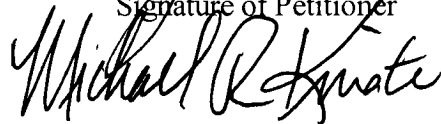
NA Any other information deemed necessary by the Secretary of the Plan Commission.

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

Respectfully submitted this 31 day of March, 2009.



Signature of Petitioner



VICE PRESIDENT

NABOR HOUSE FRATERNITY

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

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

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

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

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

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

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

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

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

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

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