



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Robert Myers, AICP, Planning Division Manager

DATE: July 13, 2011

SUBJECT: **Plan Case No. 2148-CW-11:** 711 W. Western Ave., A request by the Central Illinois Mosque and Islamic Center for a Creekway Permit to construct a dormitory/gymnasium in the R-5, Medium High Density Multi-Family Residential Zoning District and the Boneyard Creek District.

Introduction & Background

The Central Illinois Mosque and Islamic Center has submitted an application (attached) for a Creekway Permit to construct a dormitory/gymnasium at 711 Western Avenue. The proposed mixed use building would serve as an annex of the Central Illinois Mosque and Islamic Center's main facility located one block to the west at 106 South Lincoln Avenue. The proposed annex would be four stories in height and contain two floors of dormitory rooms, several classrooms, and a small gymnasium/multipurpose room.

The parcel is about 0.32 acres in area and is zoned R-5, Medium High Density Multi-Family Residential Zoning District. The property is within the Boneyard Creek District due to the fact that Boneyard Creek borders the property to the south. The District standards (Section XIII-4 of the Zoning Ordinance) allow some flexibility in zoning standards to allow new construction outside the Boneyard Creek floodway, and the application would take advantage of several zoning bonus provisions allowed in this district. These bonus provisions include:

- Construction 12 feet taller than what is allowed to be built by right in the R-5 district.
- A reduction in the required front yard setback from the Western Avenue right-of-way from 25 feet to no closer than 15 feet 2 inches.
- Parking encroachment along Western Avenue in a required front yard.
- Transfer of some required parking from the annex property across the street to the existing Mosque parking lot, which will be restriped to gain more spaces.

Under Section XIII-4.J of the Urbana Zoning Ordinance, the Plan Commission may grant or deny the requested permit with or without requested development bonus provisions.

Boneyard Creekway

On December 19, 1978, the Urbana City Council adopted the *Boneyard Creek Master Plan* (Ordinance 7879-64) as an element of the Urbana Comprehensive Plan. The plan represented an intergovernmental effort, addressing management of the Boneyard Creek waterway in both Urbana and Champaign. The plan identifies strategies to effect improvements to coincide with development along the corridor. With adoption of the 2005 Comprehensive Plan, the 1978 Boneyard Creek Plan became a “stand alone” strategic plan.

Section XIII-4 of the Urbana Zoning Ordinance (Special Procedures in the Boneyard Creek District) was subsequently adopted to implement the Boneyard Creek Master Plan. All construction in the Boneyard Creek District requires a Creekway Permit. Under the Boneyard Creek District standards, applications are subject to a preliminary review by an administrative Boneyard Creekway Commission. This Commission issues Creekway Permits for standard cases, and forwards the cases to Plan Commission when an applicant requests certain bonus provisions. The Zoning Administrator, Building Safety Division Manager, City Engineer, and a Boneyard Creek Commissioner take part in reviewing applications at this preliminary conference.

At its June 23, 2011 meeting (see attached minutes), the Boneyard Creek Commissioner, Zoning Administrator, and Assistant City Engineer determined that the proposed project complied with the goals of the 1978 *Boneyard Creek Master Plan* and unanimously approved the following motion:

“Ms. Tyler moved to recommend issuing Creekway Permit including granting of requested Transfer of Development Rights (TDR) and Zoning Lot provisions, height variance and to refer for Plan Commission review of the front yard setback and encroachment of the parking along Western [Ave.] into the required setback. The following conditions were included: 1) Submittal of a landscape plan providing useable open area along the creek, 2) Required bikeway easement that is coincidental with the maintenance easement of 25 feet, and 3) IDNR [Illinois Department of Natural Resource] permission.”

Based on this recommendation, the Boneyard Creekway Permit is subject to Plan Commission review and approval.

The 2008 *Boneyard Creek Master Plan* is not pertinent to this application because its scope only extends from Vine Street to Main Street.

Land Use and Zoning

The subject parcel is currently vacant. The Central Illinois Mosque and Islamic Center (and associated parking) is located directly across Busey Avenue at 106 South Lincoln Avenue. Both properties are considered one zoning lot for development purposes, as authorized by Section XIII-4.E.5 of the Zoning Ordinance. The lots have a combined area of 70,675 square feet. The surrounding properties are multi-family residential in nature with several duplexes to the north of the proposed building site. The Boneyard Creek extends along the southern property line of the CIMIC properties. Please refer to the attached Exhibit A for a view of the site and surrounding uses.

The subject property is zoned R-5, Medium High Density Multi-Family Residential, which permits by right dormitories and religious/religious affiliated uses. The 2005 Comprehensive Plan’s future land use

designation for the site is “Multi-Family Residential.” Adjacent areas to the north and west are denoted as “Campus Mixed-Use.”

The following is a summary of surrounding zoning and land uses for the subject site:

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Subject Property	R-5, Medium High Density Multi-Family Residential	Vacant	Multi-Family Residential (Urban Pattern)
North	B-2, Neighborhood Business - Arterial	Duplex, Apartments	Campus Mixed-Use
South	R-5, Medium High Density Multi-Family Residential	Creek, Apartments	Multi-Family Residential (Urban Pattern)
East	R-5, Medium High Density Multi-Family Residential	Duplex, Apartments	Multi-Family Residential (Urban Pattern)
West	R-5, Medium High Density Multi-Family Residential	Mosque, Apartments	Campus Mixed-Use

Comprehensive Plan

In the 2005 Comprehensive Plan, Future Land Use Map 8 identifies the future land use of this property as “Multifamily.” According to the Plan,

“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 includ supporting business services for convenience needs of the residents. Multi-family residential areas shall allow for a density buffer when transitioning to a lower-density residential area. These areas should incorporate provisions for transit service and pedestrian access.”

Across Western Avenue to the north Map 8 identifies the future land use as “Campus Mixed-Use” with the notation “Urban designed mixed-use buildings, which include business/office on the ground floor and residential on upper floors; developments consisting of only multi-family is discouraged.”

Western Avenue

The subject property, 711 Western Avenue, is located at the southeast corner of Busey Avenue and Western Avenue. Western Avenue, although technically a street, functions more like an alley. The right-of-way was once used for a trolley or interburan rail line but dedicated to the City of Urbana decades ago. Despite being a two-way street the pavement width is only 17 feet wide. Most properties in the block have parking either located in a required front yard, backing out onto the street, and/or extending into the public street right-of-way.

Discussion

Development Standards

Building Height. In this case, the applicant is asking for increased building height and reduced building setbacks. The proposed annex building would be 47 feet tall. The maximum height in the R-5 district is 35 feet, however the Zoning Ordinance (Section XIII-4.F.4) allows for up to 12 feet of extra height with Plan Commission approval. The Plan Commission may want to consider existing building heights for adjacent properties. For instance a one-story duplex (zoned B-2) is located directly across Western Avenue.

Building Setbacks. The proposed building will be set back 25 feet from the Boneyard Creek and outside the required creekway easement. The proposed building and parking does however encroach into the required front yard along Western Avenue and Busey Avenue. The building would be set back 15 feet, two inches from the property line along Western, and 15 feet, four inches along Busey. The required front yard is based on the average setback for the block face. Along Western Avenue the minimum required setback is 25 feet, resulting in a nine foot, ten inch encroachment. Along Busey Ave., the required yard is 16 feet, six inches, and the resulting encroachment would be one foot, two inches.

Parking. New parking for the proposed building would be located along Western Avenue and encroach entirely into the required yard. This 100% encroachment is made necessary to keep the building outside the Boneyard Creek floodway and 25 foot Creekway easement. The Zoning Ordinance (Section XIII-4.F.3) allows for site plan approval with a reduction of the required yard if approved by the Plan Commission.

If 90 degree parking is installed along Western Avenue, 10 parking spaces (nine standard and one handicapped) would be provided onsite. A drawback of providing parking in this configuration is that it would introduce cars backing out onto Western Avenue, and parking spaces would encroach into the street right-of-way approximately 3 feet 4 inches. Normally, private parking is not allowed to encroach in the right-of-way, but for this particular block parking encroachment in the right-of-way already exists. From the applicant's perspective this is necessary to allow the building to be constructed outside the floodway and still have the minimum amount of parking necessary. Parking below grade is not feasible in this instance due to periodic flooding. The City Engineer has indicated that parking encroachment could be acceptable if it will not encroach onto the pavement or create a conflict with service vehicles such as fire and trash trucks.

If parallel parking is installed along Western Avenue, five parking spaces (half as many) could be installed onsite, but the benefits would include elimination of backing onto the street, elimination of parking encroachment in the right-of-way, and provision of a sidewalk on the north side of the building.

In either scenario, parking space requirements for the entire campus (711 Western and 106 South Lincoln Ave.) will be met between the two properties. A total of 63 spaces would be required as a minimum, and 64 spaces are proposed to be provided with 90 degree parking along Western Avenue. Parallel parking on Western Avenue would place the campus four spaces short meaning the applicants would need to provide these additional spaces.

Floor Area and Open Space Ratios. Requirements for Open Space Ratio (OSR) and Floor Area Ratio (FAR) will be met. The maximum allowed FAR for the R-5 district is 0.90. The proposed FAR for the CIMIC campus will be 0.473. The minimum required OSR in the R-5 district is 0.30, and the proposed

OSR is 0.402.

Plan Commission Consideration

The Plan Commission must determine whether the reasons set forth in the application justify the granting of the Creekway Permit based on the Criteria specified in Section XIII-4.C.

1. *Whether the Creekway Permit is compatible with the Boneyard Creek Master Plan as it may be amended from time to time in a manner consistent with the Urbana Comprehensive Plan.*
2. *Whether the location, size, and type of the proposed use is appropriate to the objectives of the Boneyard Creek District.*
3. *Whether the proposed use is compatible with the character of the area in which it is located.*
4. *Whether the proposed use would be compatible with the spirit of the underlying zoning district.*
5. *Whether there are adequate community services to support the proposed use, such as, but not limited to, streets, water, sewer, recreational, and public school facilities.*
6. *Whether the design of the proposal as to size, height, and open space allows adequate access to light and air and to surrounding streets, parkways, and properties.*

At its June 23, 2011 preliminary conference the Boneyard Creek Commission found that all of these factors will be met. The Plan Commission should either accept or reject the Creekway Commission's determination and conditions, and furthermore grant or deny the site plan including proposed building setbacks and parking.

Staff Findings

1. Central Illinois Mosque and Islamic Center has applied for a Creekway Permit to construct a four-story dormitory/gymnasium at 711 Western Avenue;
2. The proposed Creekway Permit is compatible with the Boneyard Creek Master Plan and the 2005 Urbana Comprehensive Plan;
3. The location, size, and type of the proposed use is appropriate to the objectives of the Boneyard Creek District;
4. The proposed use is compatible with the character of the area in which it is located and the underlying R-5 Zoning District. Both a dormitory and a religious institution with related uses are allowed by right in R-5 zoning districts;
5. There are adequate public services to support the proposed use.
6. The design of the proposal as to size, height, and open space allows adequate access to light and air and to surrounding streets, parkways, and properties.

Options

The Plan Commission has the following options regarding Plan Case No. 2148-CW-11:

1. Approve the Creekway Permit, with or without conditions; or
2. Deny the Creekway Permit for a failure to meet specified plans, ordinances, and/or regulations; or
3. Forward the case to the Urbana City Council with any recommendations. The Plan Commission should only do so if it is determined that the modifications of the use, density, and other requirements of the underlying Zoning Ordinance are beyond those authorized by Section XIII-4.

Staff Recommendation

City Staff recommends that the Plan Commission APPROVE the Creekway Permit with the Boneyard Creek Commission's determinations and the following conditions:

1. Construction of parallel rather than 90 degree parking along Western Avenue. All other necessary parking is to be provided at the Mosque parking lot across Busey Avenue with a total of 63 spaces provided at a minimum for the campus.
2. Submittal of a landscape plan providing useable open area along the creek;
3. Dedicating a bikeway easement coincidental with the creek maintenance easement of 25 feet; and
4. Approval from the Illinois Department of Natural Resources.

Exhibits:

- A. Location & Land Use Map
- B. Zoning Map
- C. Future Land Use Map
- D. Application with proposed site plan
- E. Minutes from the June 23, 2011 meeting of the Boneyard Creek Commission

cc: Central Illinois Mosque and Islamic Center
BLDD
Boneyard Creek Commission

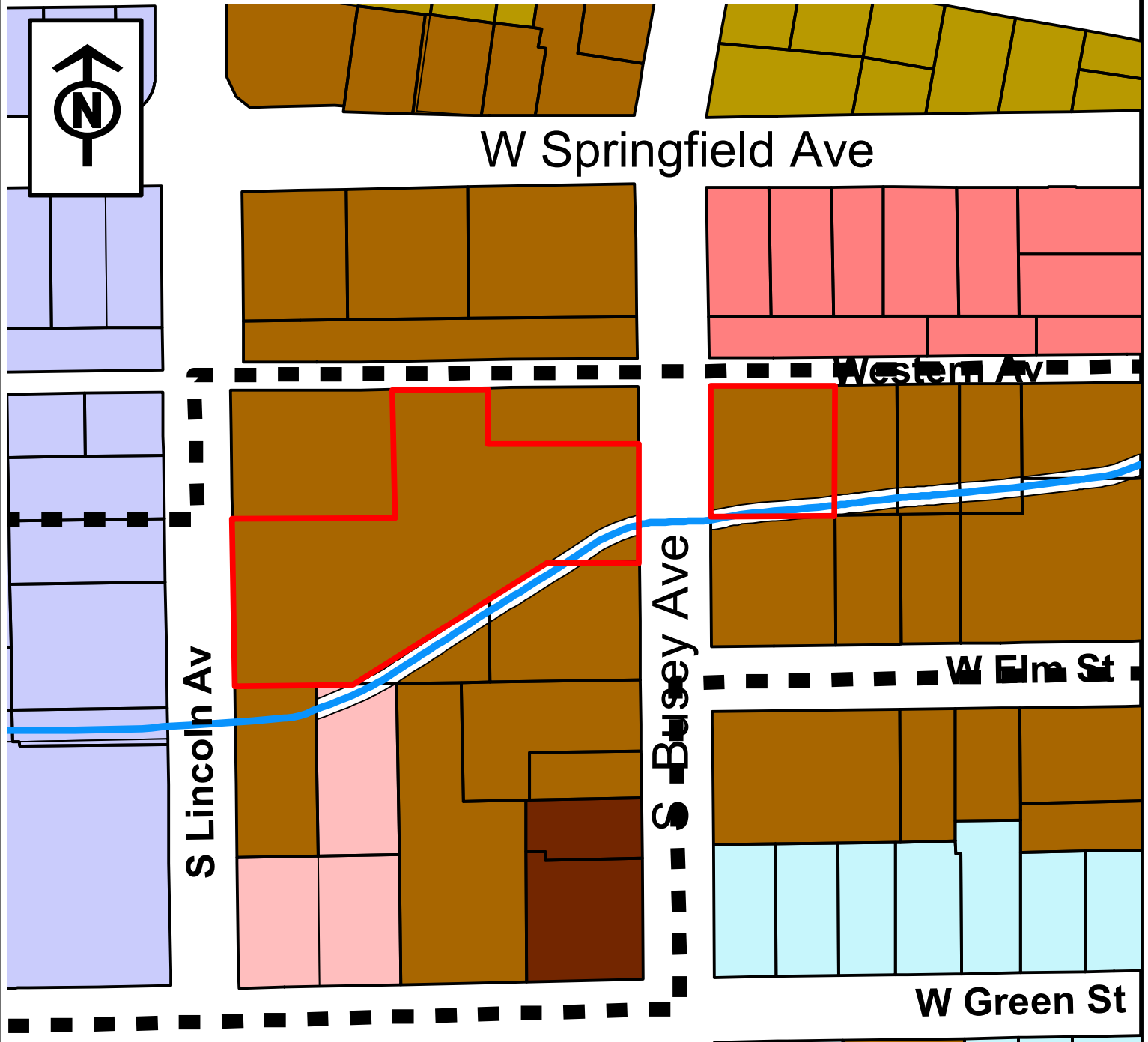
EXHIBIT A: Location Map & Existing Land Uses



Plan Case: 2148-CW-11
Subject: Creekway Permit Application to allow a dormitory/gymnasium
Location: 711 W. Western Ave, Urbana
Petitioner: Central Illinois Mosque & Islamic Center

 Subject Property

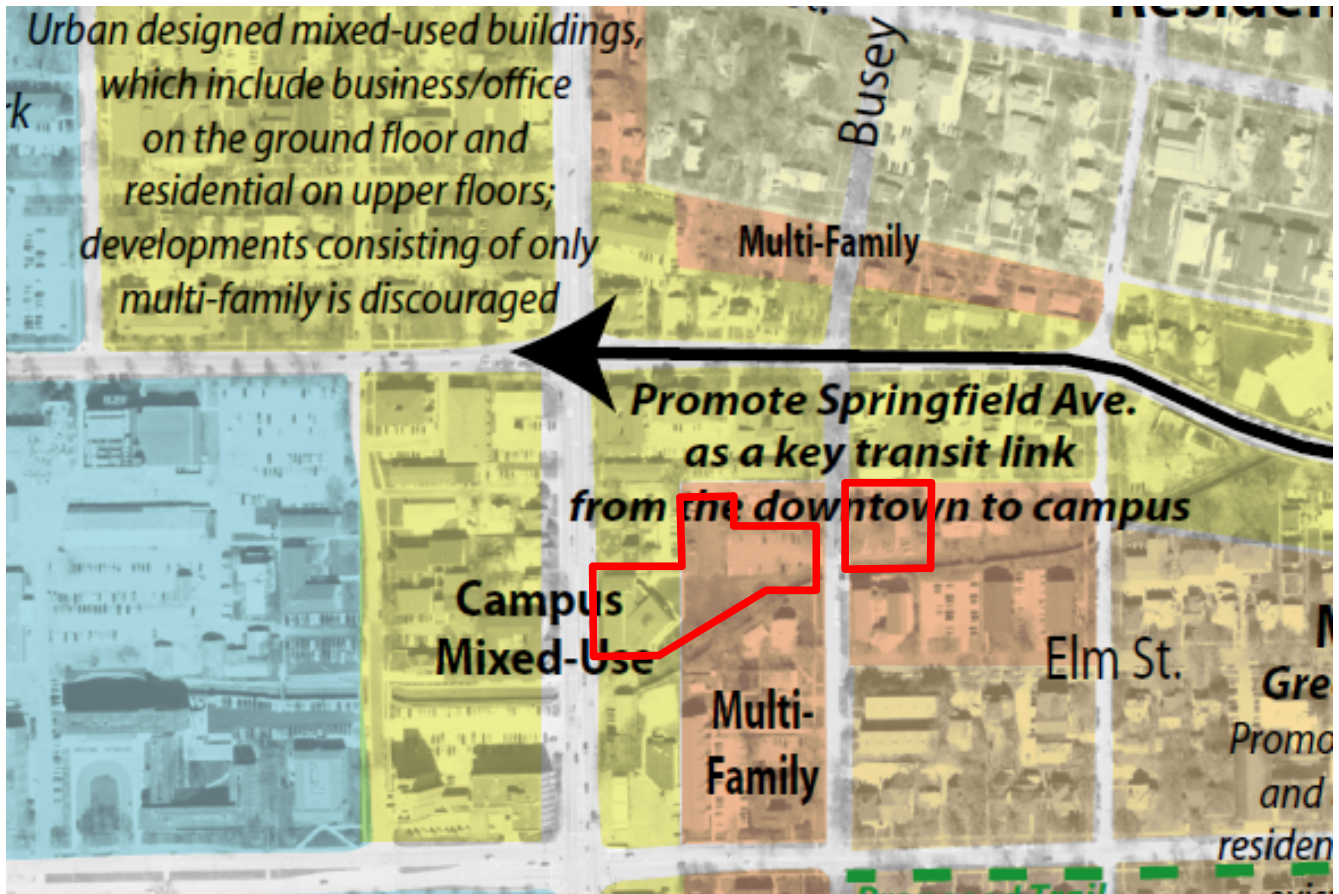
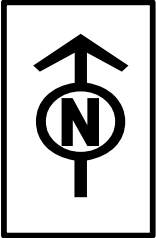
EXHIBIT B: Zoning Map



Plan Case: 2148-CW-11
 Subject: Creekway Permit Application to allow a dormitory/gymnasium
 Location: 711 W. Western Ave, Urbana
 Petitioner: Central Illinois Mosque & Islamic Center

- | | |
|------------------|--------------|
| B2 | R4 |
| B1 | R5 |
| B3U | R6 |
| MOR | BYC District |
| Subject Property | |

EXHIBIT C: Future Land Use Map



Plan Case: 2148-CW-11
Subject: Creekway Permit Application to allow a dormitory/gymnasium
Location: 711 W. Western Ave, Urbana
Petitioner: Central Illinois Mosque & Islamic Center

 Subject Property

CREEK-WAY PERMIT APPLICATION



Gordon R. Skinner, Manager
Building Safety Division
400 South Vine
Urbana, Illinois 61801

DO NOT WRITE ON THIS PAGE -- FOR OFFICE USE ONLY

Date of Preliminary Conference _____
Date filed with Zoning Administrator _____
Date all documents received _____
Date of intent to issue permit _____
Date objections filed with Zoning Administrator _____
Date permit issued _____

RECOMMENDATION (IF ANY) OF BONEYARD COMMISSION:

- () Grant as proposed
- () Grant with requirements or changes per letter attached
- () Deny—Unresponsive to Boneyard Master Plan

Signature-Commissioner: _____

Date set for Public Hearing: _____
Date fee paid: _____ Amount: \$ _____
Date of published Legal Notice: _____ Newspaper: _____
Name of Municipality where published: _____
Date adjacent property owners notified: _____
Date hearing held: _____

COMMENTS: _____
(Indicate other action such as continuances)

ACTION BY PLAN COMMISSION:

- () Grant as proposed
- () Grant with conditions
- () Deny (see findings)
- () Defer action—Forward to City Council with recommendation

SIGNATURE-CHAIRMAN PLAN COMMISSION _____

DATE _____

DATE OF COUNCIL ACTION _____

APPLICATION FOR CONSTRUCTION OR ZONING USE PERMITS
WITHIN THE BONEYARD CREEK DISTRICT

PLEASE TYPE OR PRINT

PART I - GENERAL

1. Applicant(s) Name Central Illinois Mosque & Islamic Center Applicant(s) Address 106 South Lincoln Avenue
Urbana, Illinois 61801-2960
2. Location of subject parcel(s): Southeasterly corner of the intersection of Western Avenue and Busey Avenue
3. Legal Description: (Note: This application cannot be processed unless an accurate legal description of the subject parcel(s) is attached to this form.) Lot 13 and Lot 14 of J.W. Sim's Addition to Urbana, City of Urbana, Champaign County, Illinois
4. Area of subject property: Sq.Ft. 14,040 (or) Acres _____
5. Current underlying zoning classification: Medium High Density Multi-Fam. Residential
6. Existing use(s): Residential Building, Open Space
7. Number and type of existing principal buildings: One (1) Residential Building
8. Number and type of existing accessory buildings and structures: None
9. Are any of the existing buildings to be demolished? () Yes () No If yes, please indicate. Existing residential building is to be demolished
10. Do any of the buildings involve a change in use group classification? () Yes () No
11. Proposed use(s): Construction of University approved housing, Dormitory
12. Number and type of proposed principal buildings: One (1) Dormitory
13. Number and type of proposed accessory buildings and structures: None

14. Are the underlying zoning district development standards being requested to be approved only in conformance with zoning ordinance development standards under Subsection 7.C "Zoning Administration Permit"?

() Yes If Yes, answer the following items a through f.

() No If No, also answer questions 18 through 26—Special Use Permit.

(X) No Applicable (Conforms totally with underlying zoning development standards)

Note: A SITE DEVELOPMENT PLAN MUST BE ATTACHED TO THIS APPLICATION.

a) Front yard (setback) 15.2 ft.

b) Rear yard (setback) 25.0 ft.

c) Setback from creek corridor line 0.0 ft.

d) Access: Is access and maintenance easement being dedicated? () Yes (X) No
Easement already exists on-site

15. Is the site development plan in compliance with the Boneyard Creek Master Development Plan?

(X) Yes () No *If no, explain why a permit should not be denied or a special use permit applied for in the alternative—Part II of this application. (Note: Same explanation applies wherever * appears in this question.)

a) Flood Control – Does the proposed development as it relates to the area where it will be located,

i) Reflect the Master Plan recommendations? () Yes () No (X) N/A *

ii) Create no significant increases in the flow that the Boneyard must carry?
(X) Yes () No () N/A *

iii) Maintain (or improve) the capacity to return the flow from 10 year storm within the confines of the banks designated for the specific reach in the Master Plan?
(X) Yes () No () N/A *

iv) Provide for treatments which minimize bank erosion? () Yes () No (X) N/A *

b) Water Quality – Does the proposed development as it relates to the area where it will be located,

i) Maintain or improve the overall water quality? (X) Yes () No () N/A *

ii) Maintain or improve the visual quality of the water for recreational and other uses?
(X) Yes () No () N/A *

c) Activity Potential - - Does the proposed development provide for the creekway corridor as a focus for various activities including any one or any combination of the following:

i) Public pedestrian and bicycle circulation way? (X) Yes () No () N/A *

ii) Community recreation? (X) Yes () No () N/A *

iii) Improvements which are an asset to existing and future land uses?
(X) Yes () No () N/A *

d) Appearance or Aesthetic Quality – Does the proposed development include improvements which contribute to changing the Boneyard from a liability to a community asset?

(X) Yes () No () N/A *

a) i) This project maintains the Boneyard Creek in its existing conditions and does not address the Master Plan recommendations.

a) iv) This project maintains the Boneyard Creek in its existing conditions and does not alter the existing bank treatments.

16. List additional exhibits submitted by applicant:

Existing Topographic-Site Survey

Proposed Site Plan w/ Proposed Grading & Cross Section

Existing vs. Proposed Floodplain & Floodway

17. Time schedule for development (if applicable): Construction start in spring 2012 and end in spring 2013

Alberto

SIGNATURE OF APPLICANT

5/11/11

DATE

PART II – PLAN COMMISSION APPROVAL (SPECIAL USE)

18. a) Is the requested modification from zoning ordinance Boneyard Creek district development regulation within the general variances authority of the zoning ordinance? ()Yes ()No (NOTE: SEE LISTING, VARIANCE AUTHORITY OF THE ZONING ORDINANCE SECTION XI-3.C)

b) List the specific section(s) of the zoning ordinance under which variance(s) of Boneyard Creek district development regulation(s) is being requested.

19. In detail, please justify why you believe the current underlying zoning standards are not appropriate at this location for this proposal.

20. a) BONUS PROVISIONS: Does this application contain any requests for bonus provisions?

- Yes () No If yes, please check appropriate box(es).
- () Development rights transfer [Subsection 6.A]
- () Extra lot size computation [Subsection 6.B]
- () Waiver of yard requirements [Subsection 6.C]
- Increase in height (maximum 12 ft. increase) [Subsection 6.D]
- () Off site parking approval [Subsection 6.E]
- () Mixes uses approval [Subsection 6.F]

b) Do you, as applicant, understand if any of the above bonus provisions being requested are approved, the City may require dedication to the City of a portion of the lot adjacent to the Boneyard (see Subsection 5.K)?

- () Yes (x) No

21. a) Is an increase in number of apartments or size of building being requested above the underlying zoning district standards?

- () Yes (x) No If yes, specify requested increase.

b) IMPROVEMENT FUND: If the above increase is approved, do you, as applicant, understand a contribution at the rate of \$1.00 per each additional sq. ft. above what the underlying zoning allows is required? (See Subsection 5.J)

- () Yes (x) No

22. If any, list the area(s) of the zoning ordinance beyond the variance limitation(s) or bonus provisions requiring other modification in land use or Boneyard Master Plan.

23. In making this application, is it your determination the current underlying zoning is in need of change? () Yes (x) No If yes, what zoning classification is required?

24. What changes or changing conditions warrant the favorable review of this application?

25. Other circumstances which justify favorable review of this application by the Boneyard Creek Commission and Plan Commission.

This new dormitory is being developed to adhere to the University of Illinois at Champaign's standards and practices for off-campus housing. This facility also encourages diversity by creating an open environment for new Islamic students. Other than creating an open and welcoming environment for new students, the new building is designed to uplift the surrounding neighborhood. This facility will mimic and improve upon its existing surroundings by creating an aesthetically pleasing building facade, exterior landscape, and well developed lighting plan that will create a very inviting atmosphere.

25. List the name and mailing address of all property owners in the subject area and those within 250 ft., excluding street right-of-way, of the area.

AFFECTED AREA
STREET ADDRESS

OWNER'S ADDRESS

OWNER'S MAILING
ADDRESS

AFFECTED AREA STREET ADDRESS	OWNER'S ADDRESS	OWNER'S MAILING ADDRESS

WHEREFORE, Petitioner prays that this application be heard by the Plan Commission, if applicable, on the basis of its merits.

Respectfully submitted this 11 day of 5, 2011, A.D.



Signature of Applicant

BLDD

ARCHITECTS

CIMIC ANNEX

URBANA, ILLINOIS



PREPARED FOR THE CENTRAL ILLINOIS MOSQUE and ISLAMIC CENTER

EXECUTIVE SUMMARY

BLDD Architects was hired by the Central Illinois Mosque and Islamic Center (CIMIC) to conduct a land use study of the property adjacent to the CIMIC mosque. The goal was to create a residential campus for the Islamic students. This new facility would also become a fellowship and community center for the local Islamic community, thus allowing the current facility to house only mosque functions. Program features of the new building include; a large multi-purpose room, kitchen and serving area, administrative office, classroom space, and residence floors for the students.

The new site is currently zoned R5. Furthermore, the site is governed by several land use restrictions including; the Bone Yard Creek setbacks, maximum allowable Floor Area Ratio (FAR), minimum Open Space Required (OSR), building height restrictions, and is located partially in a flood plain. BLDD studied various options to meet the program needs of CIMIC and compared them to the zoning restrictions. It was determined that if the proposed building site and existing Mosque site were allowed to be considered a complete campus, a larger annex building could be housed on the Western Avenue site. This alternate zoning option would allow more building area within a similar R5 building footprint.

The final solution for each zoning option houses similar spaces for community use and the fellowship spaces. The campus solution for zoning would allow more space for classrooms and resident rooms. Although this larger solution would have greater project cost, it would also have the most lease income potential. The following pages are a collection of all the information gathered by BLDD. Information is outlined for the optioned campus zoning classification which includes, a building feature fact sheet, site plans, floor plans, and rendered building expressions.

BLDD Architects, Inc.

100 Merchant Street, Decatur, Illinois 62523

Phone: 217-429-5105 Fax: 217-429-5167

Building Features: R5 Zoning

Project: Central Illinois Mosque and Islamic Center (CIMIC) Expansion Project
(Phase III) 711 W. Western, Urbana Illinois 61801

BLDD Project No.: 093RX00.200

Features:

Building Square Footages:

Lower Level Plan - 2,220 SF
 First Floor Plan - 6,130 SF
 Second Floor Plan - 2,457 SF
 Third Floor Plan - 6,081 SF
 Fourth Floor Plan - 6,081 SF

Total Building SF = 22,970 SF

Building Floor Heights: (Floor to Floor)

Lower Level Plan - 10' - 0"
 First Floor Plan - 11' - 0"
 Gymnasium - 22' - 0"
 Second Floor Plan - 11' - 0"
 Third Floor Plan - 11' - 6"
 Fourth Floor Plan - 11' - 6"

Maximum Building Height = 47' - 0"
 (35' - 0" + 12' - 0" approved additional height)

Actual Building Height = 46' - 8"

Building Setbacks Required/Actual

North(Average): 15' - 0"/15' - 8"
 East: 10' - 0" Min. for Fire rating purposes/15' - 0"
 South: 20' - 0" Creekway Corridor + 5' - 0" Creekway Setback/25' - 0"
 West: 15' - 0"/15' - 0"

FAR (Floor Area Ratio): Maximum Allowed = .90

Floor Area: CIMIC Annex = 22,750 SF + CIMIC Mosque = 12,700 SF	Total = 33,450 SF
Site Area: CIMIC Annex = 14,025 SF + CIMIC Mosque = 56,650 SF	Total = 70,675 SF
Actual FAR = .473	

OSR (Open Space Required): Minimum Required = .30

Total OSR Required= 21,203 SF
 Actual OSR = Site (45,825 SF) - Parking area (18,735 SF) + Balcony Area (1,350 SF) = 28,440 SF

Total = 28,440 SF > 21,203 SF
 Actual OSR= .402

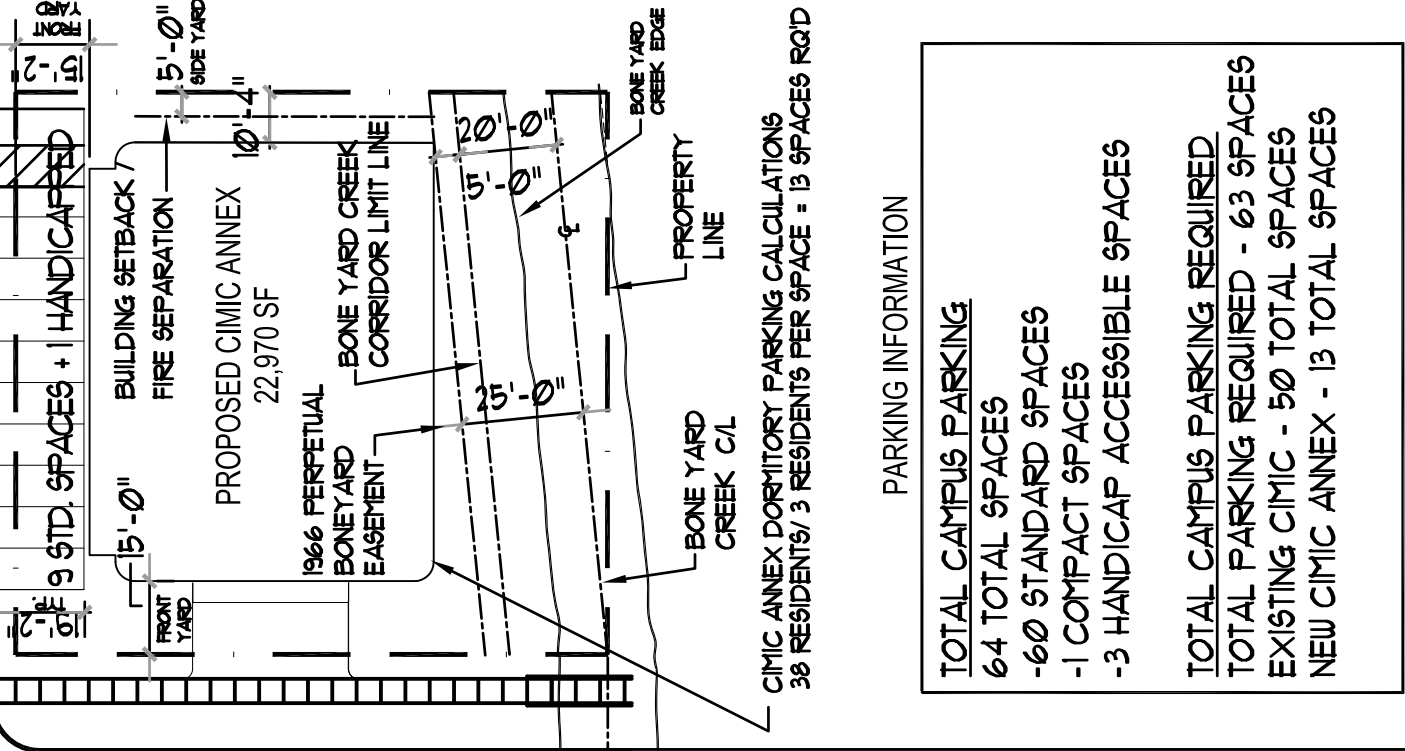
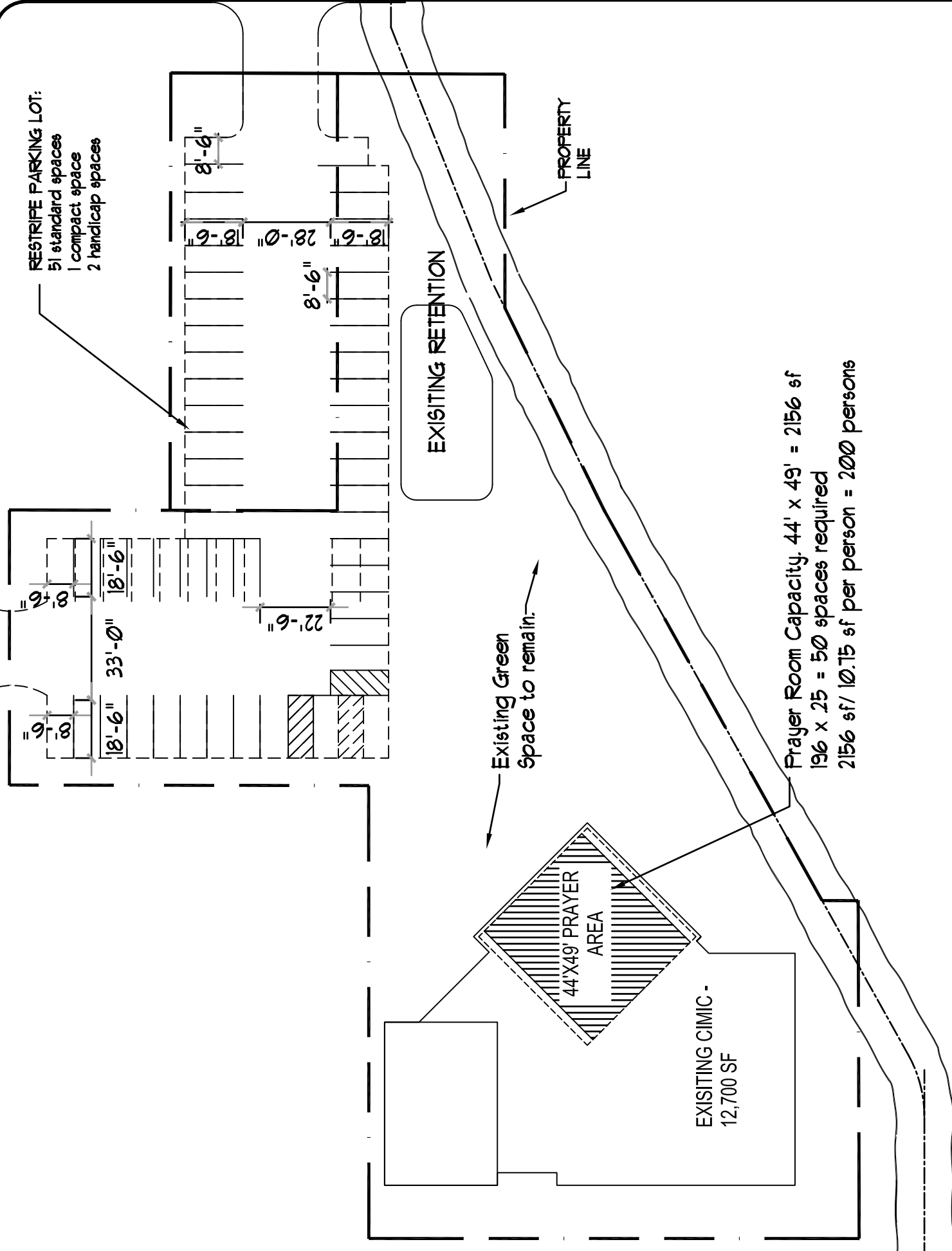




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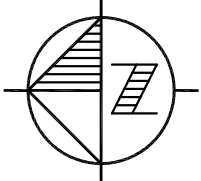
WESTERN AVE.

8'-6" WESTERN AVE.



PARKING INFORMATION

TOTAL CAMPUS PARKING
64 TOTAL SPACES
-60 STANDARD SPACES
-1 COMPACT SPACES
-3 HANDICAP ACCESSIBLE SPACES
TOTAL CAMPUS PARKING REQUIRED
TOTAL PARKING REQUIRED - 63 SPACES
EXISTING CIMIC - 50 TOTAL SPACES
NEW CIMIC ANNEX - 13 TOTAL SPACES



0 10 20 30 40'

SITE PLAN PLAN

SCALE: 1" = 40'-0"

sheet

C101

SITE PLAN

Central Illinois Mosque and Islamic Center
Expansion Project (Phase III)
FOR
CENTRAL ILLINOIS MOSQUE
106 SOUTH LINCOLN AVENUE, URBANA, ILLINOIS

Design Firm
Registration
#184-000723

fax (217) 429-5167

(217) 429-5105

Decatur, Illinois 62523

100 Merchant St.

BLDD Architects, Inc.

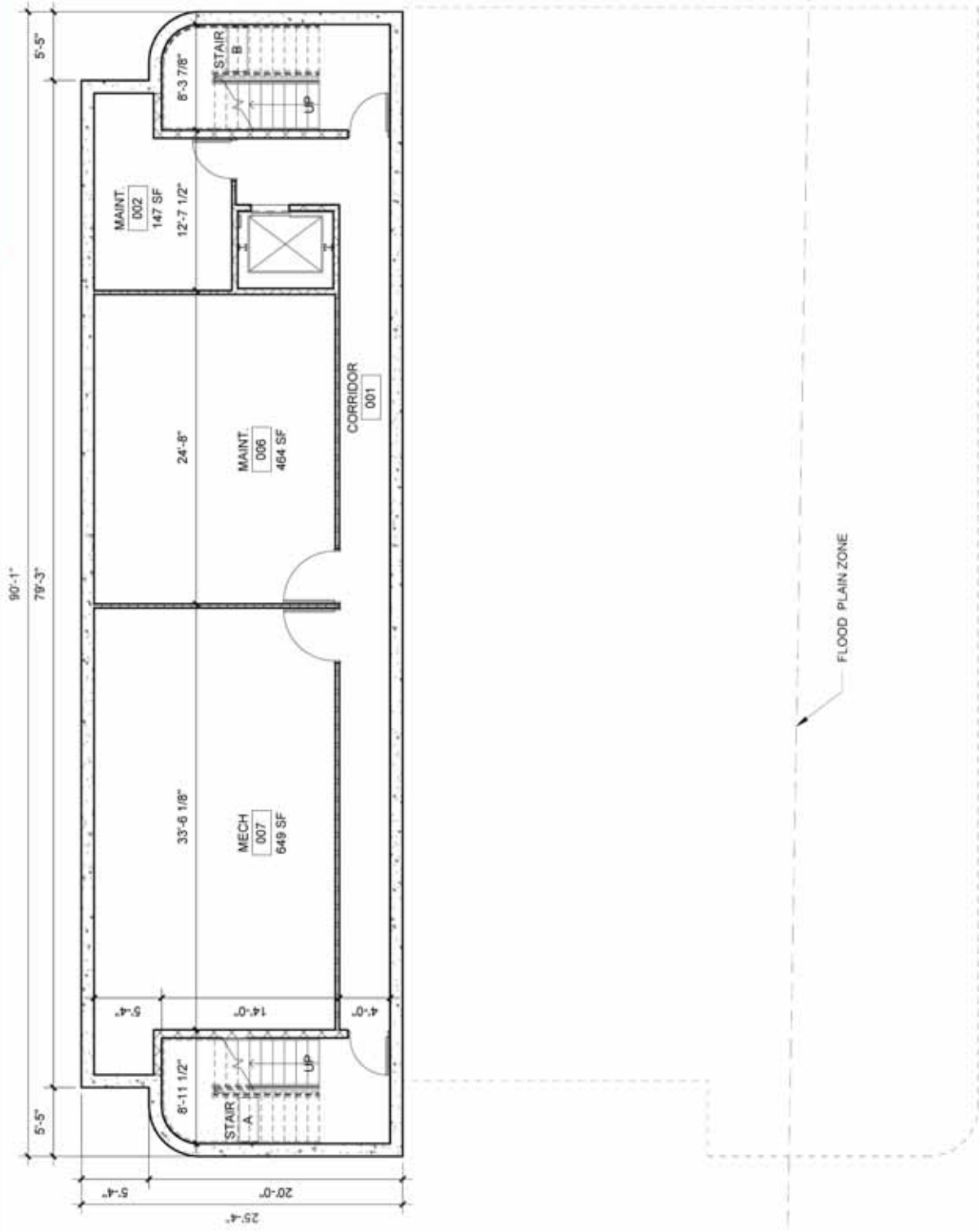


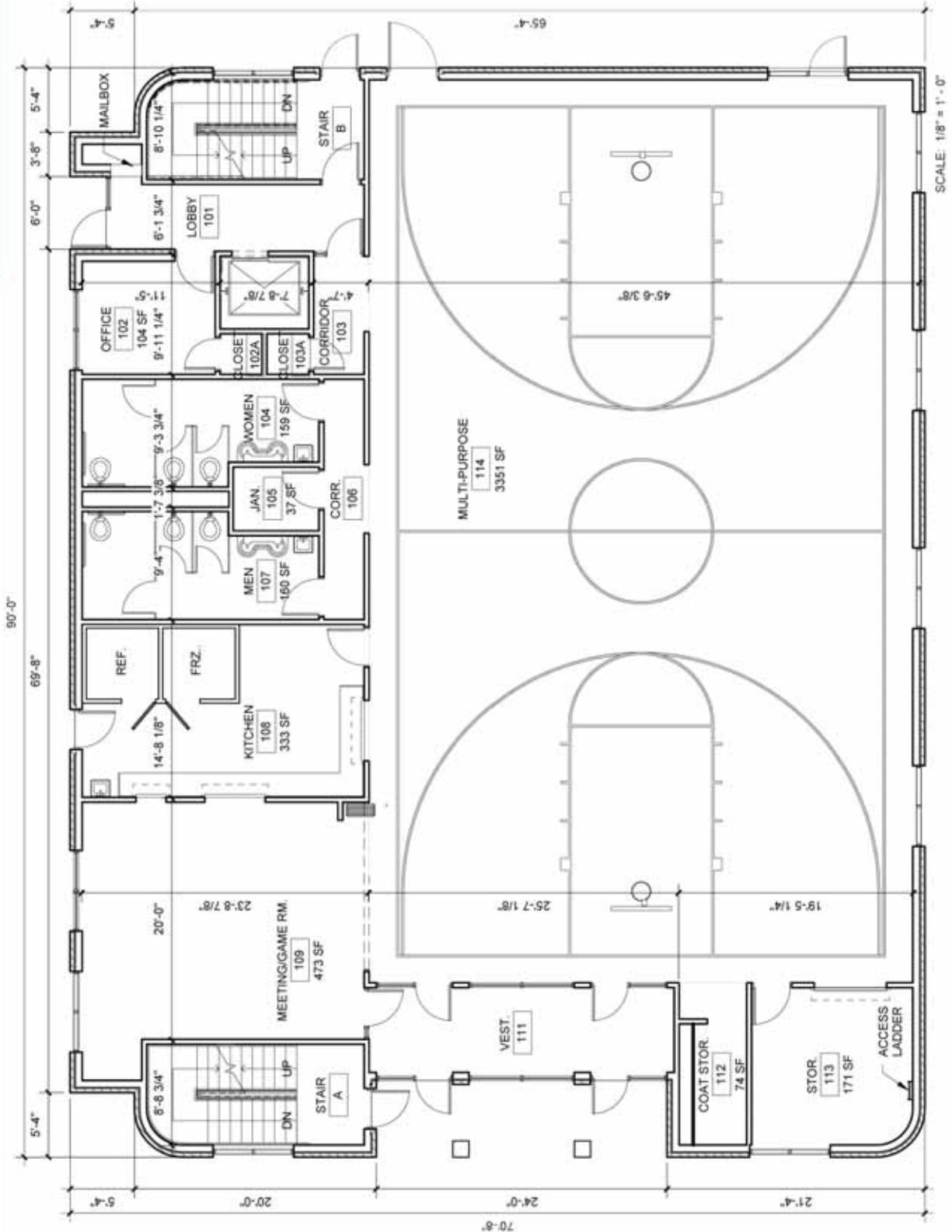
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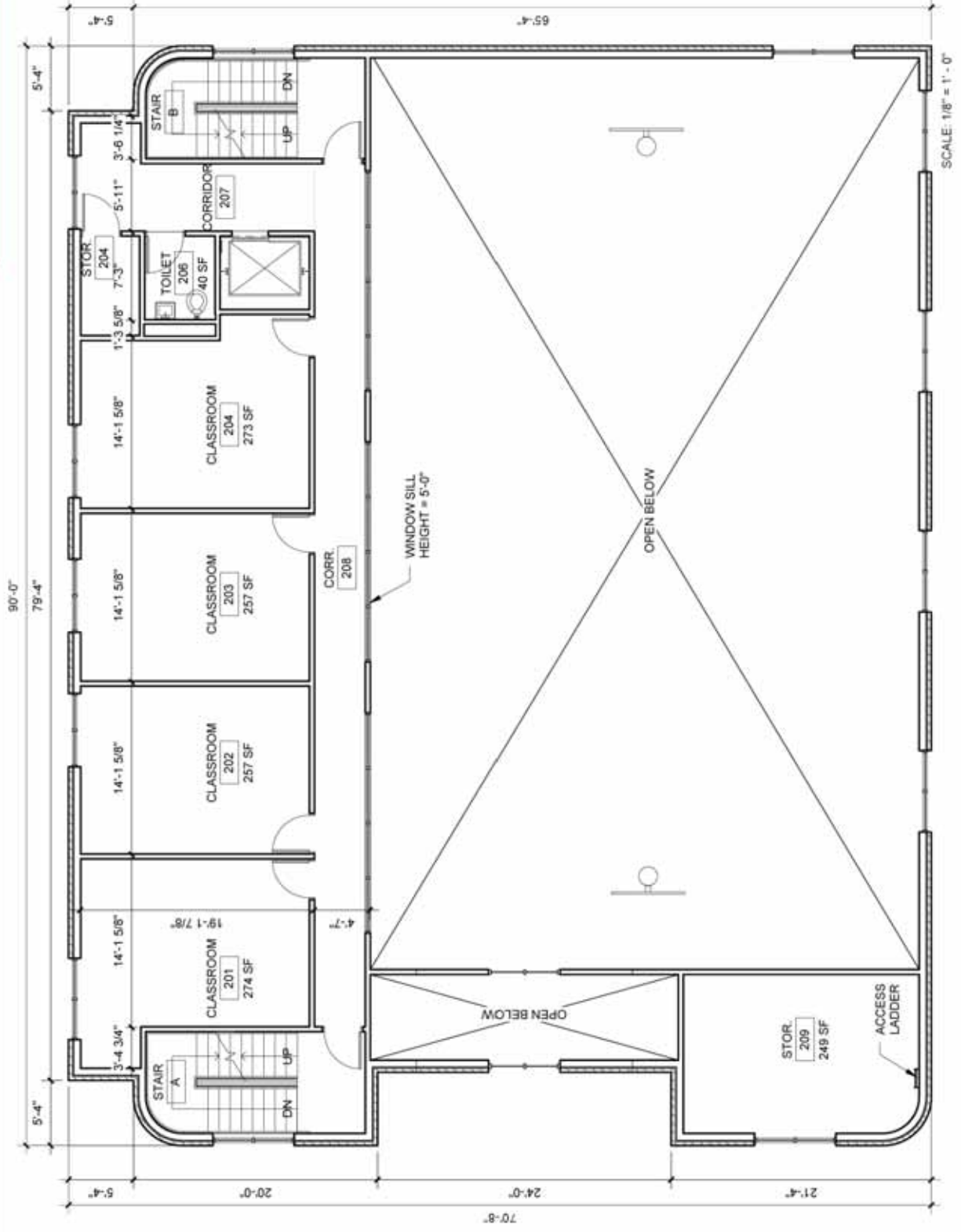
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TDC

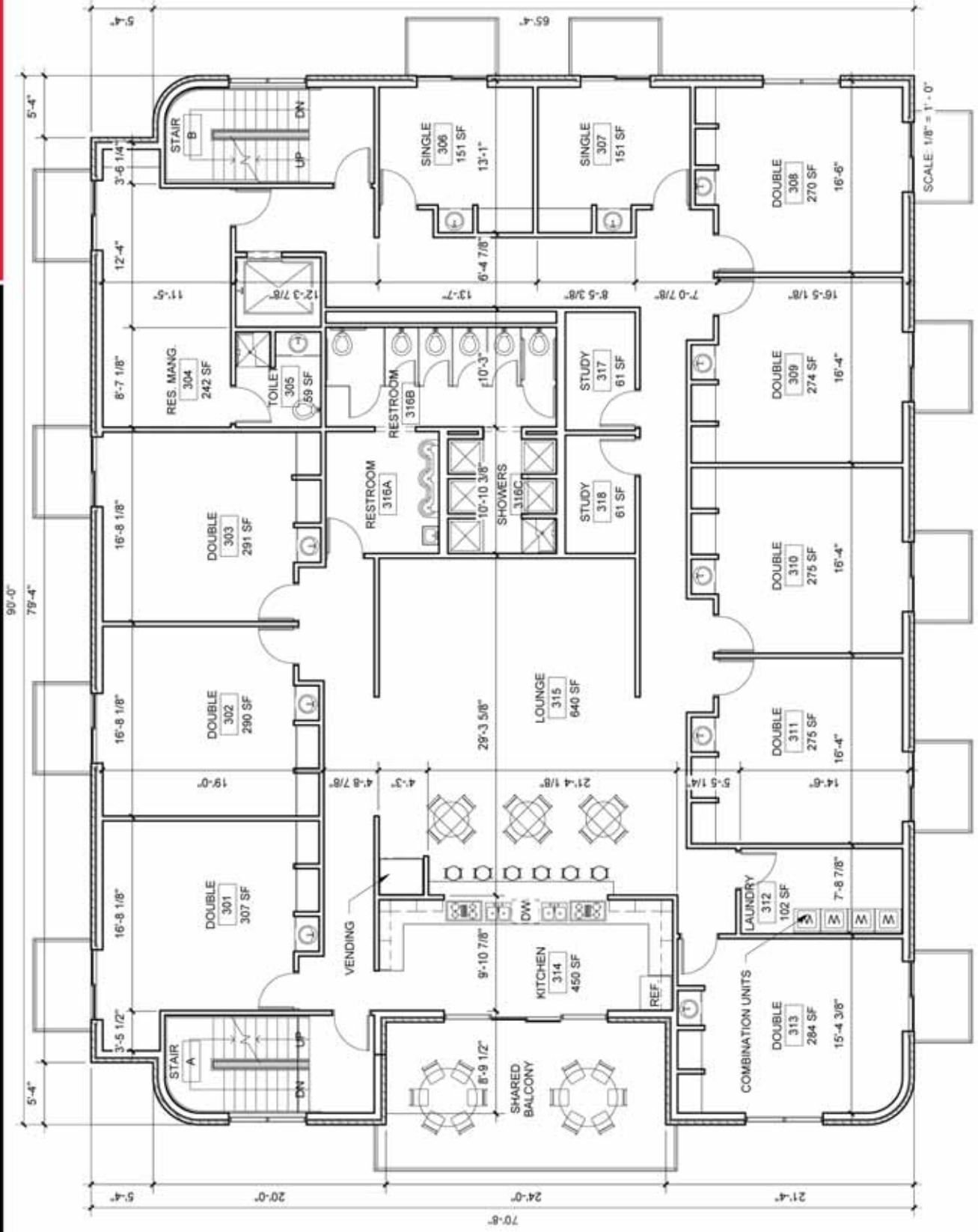
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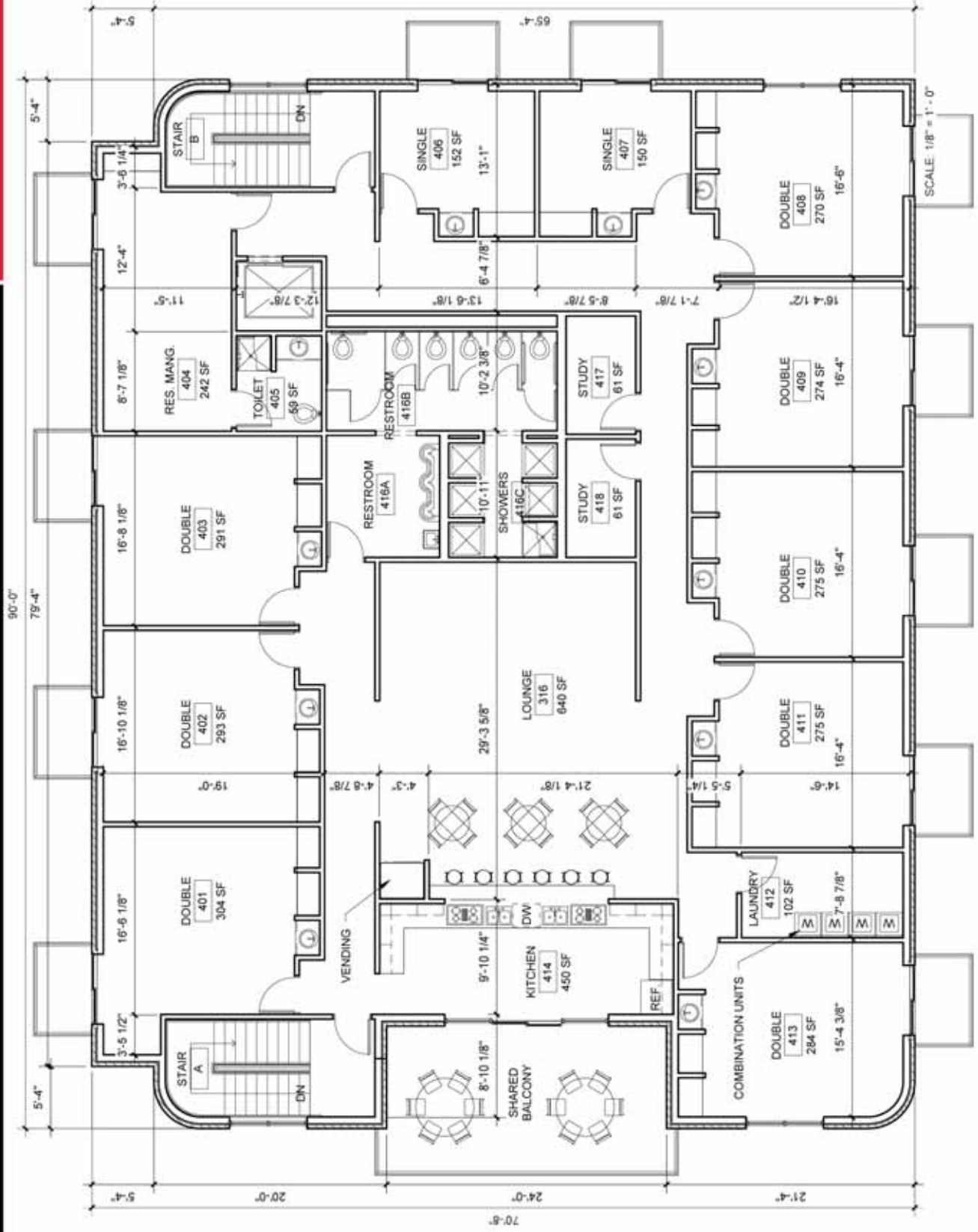
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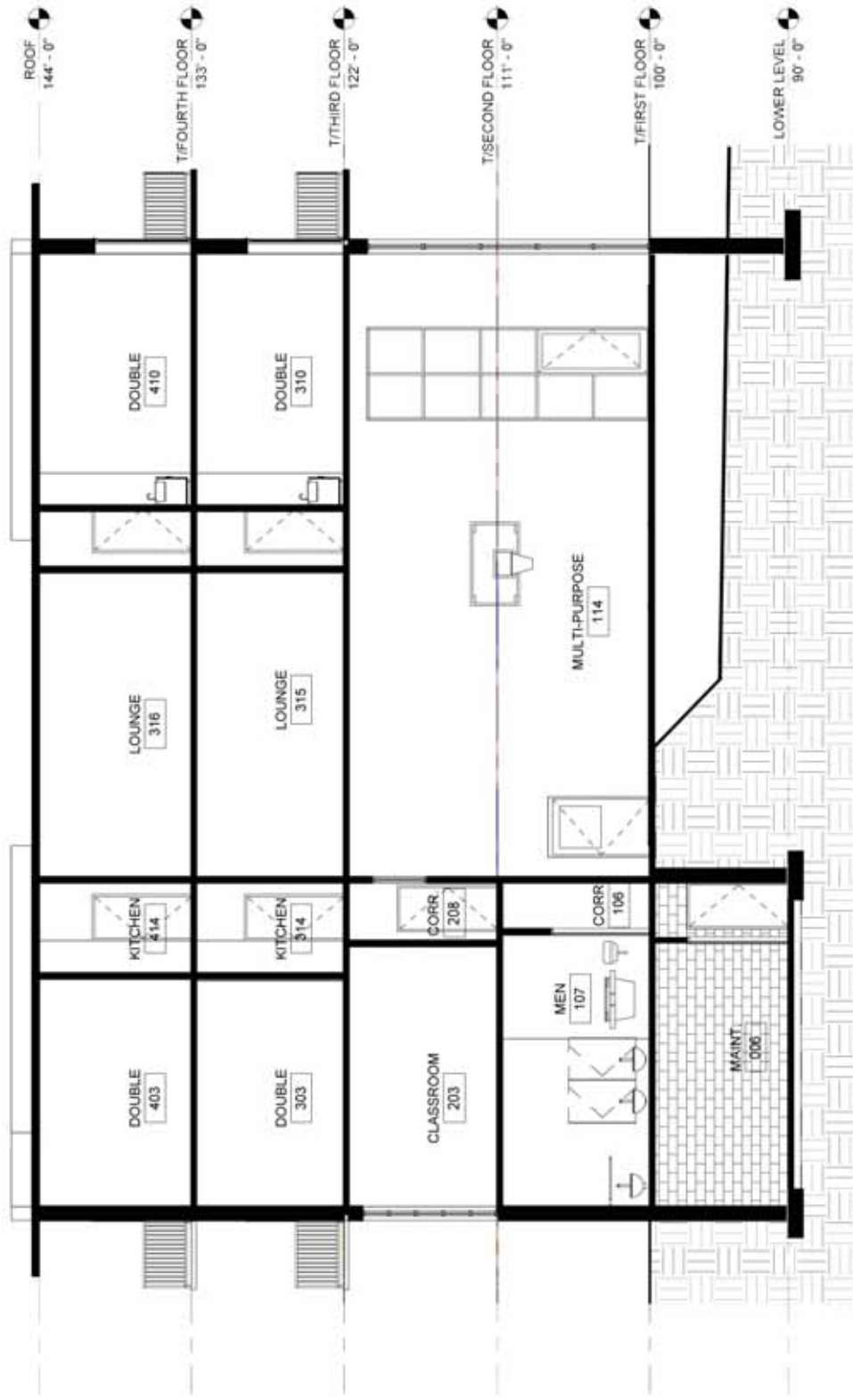




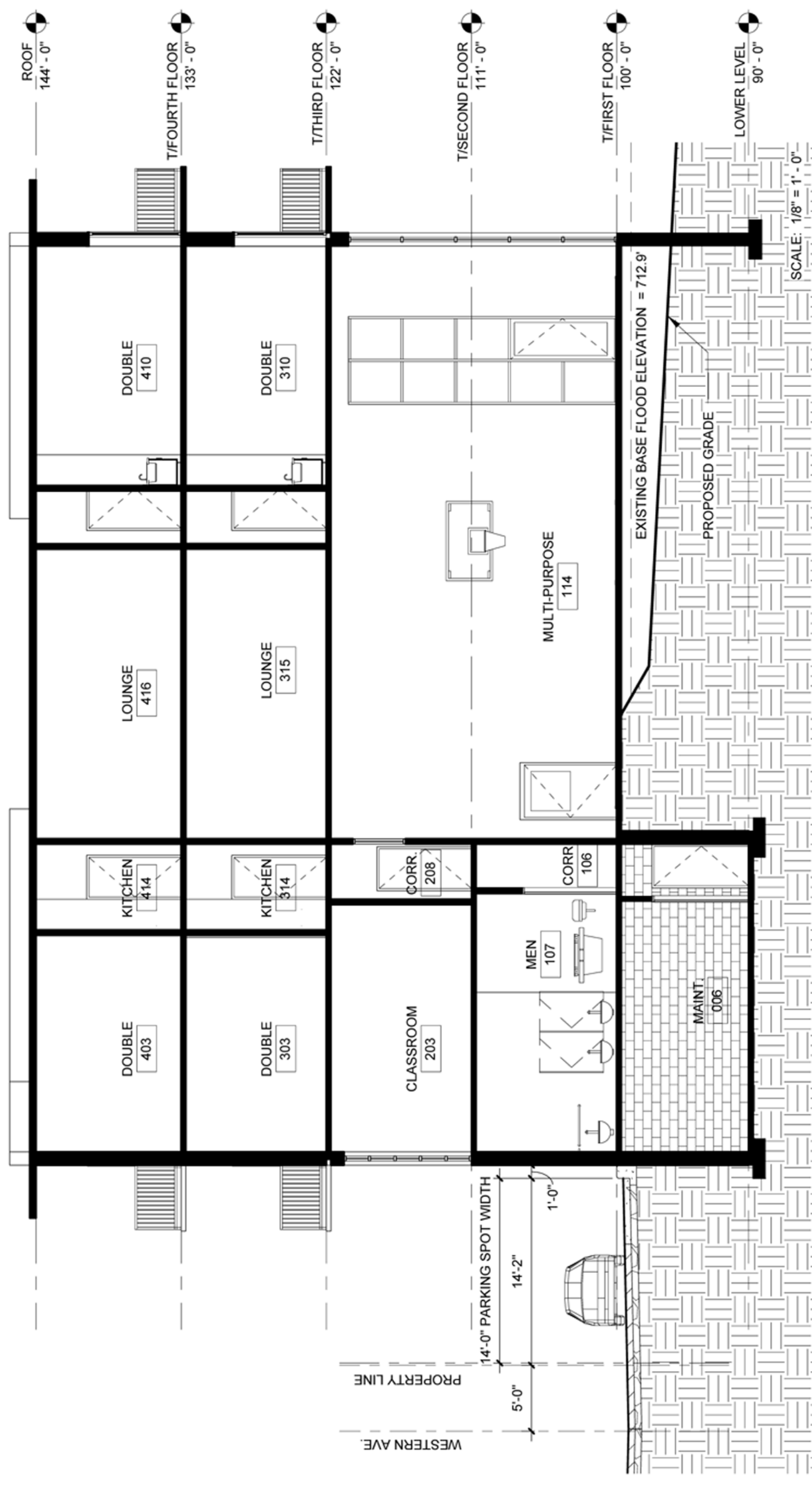








NOTE: FIRST FLOOR ELEVATION 100'-0" = 713.9'







CITY OF URBANA
Department of Community Development Services

Boneyard Creek Preliminary Conference
Community Development Services Department
Conference Room
400 S. Vine Street
Urbana, Illinois 61801
June 23, 2011 – 2:30 P.M.

MINUTES OF MEETING

Members Present:

Clark Bullard, Boneyard Creek Commissioner
Gale Jamison, Assistant City Engineer
Elizabeth Tyler, Community Development Director

Others Present:

Steve Cochran, Building Inspector
John Schneider, Building Safety Manager
Waleed Jassim, Min. Ali, Mohammed Al-Heeti, Roaa Al-Heeti, Petitioner
Todd Cyrulik, Michael Selvaggio, BLDD Architects for Petitioner
Tom Berns, Berns, Clancy & Associates for Petitioner

Mr. Steve Cochran opened the meeting, followed by attendee introductions. Mr. Todd Cyrulik provided an overview of the proposed project which would be an annex to the Central Illinois Mosque Islamic Center (CIMIC) that is intended to support additional functions moving non-religious fellowship gatherings to the annex and provide some student housing. Three levels are needed and the proposed building would exceed the 35 feet height maximum in the R5 Zoning District. Mr. Cyrulik turned the floor to Mr. Tom Berns who described the survey and the relationship between the Boneyard and flood elevations. Mr. Berns noted that although significant improvements to the Boneyard that have taken place over the past several years are expected to result in a modification of the base flood map in the future, current base flood elevations were used for this project.

Mr. Cochran referred to previous CD/Engineering discussion about the building, Mr. Cyrulik and Mr. Selvaggio described the proposal with regard to Floor Area Ratio (FAR) indicating that the combined FAR of the Mosque and proposed Annex would be below the maximum allowable for the sites/campus (Zoning Lot). Libby Tyler questioned the proposed height of the building. Following a brief discussion, it was determined that the height is proposed at 46 feet to the top of the parapet.

Ms. Tyler mentioned required setbacks and explained that parking in the setback along Western as proposed would require a variance. Mr. Cyrulik stated that they would be requesting a variance for the parking along Western. Ms. Tyler explained that a major variance may need to

be referred to the Zoning Board of Appeals or Plan Commission as the ordinance encourages moving away from the Boneyard. There was discussion about whether spaces on the north side of the building were needed and how a required handicap parking space would be provided.

Mr. Cyrulik said that BLDD would provide a landscape plan if needed prior to approval. Mr. Clark Bullard questioned the flood plain elevations, Mr. Cyrulik stated that the first floor is 1 foot above the current 100 year flood plain elevation of 712.9 feet, and compensatory storage is proposed to compensate for the piers. Mr. Cyrulik said that they would be adding approximately 75 yards of fill around the building but that approximately 175 yards of dirt would be removed in another location. Mr. Gale Jamison asked for calculations. There was a discussion about finish of the area under the building where it is supported above the flood plain on piers. Mr. Bullard asked if erosion control would be needed to prevent scouring of the land behind the columns in a flood event. Mr. Cyrulik indicated that the piers could be protected against potential scouring. Mr. Jamison stated the need to get a letter from Illinois Department of Natural Resources (IDNR) indicating approval because part of the building would be in the Floodway, a remap will likely not change the floodway significantly. Mr. Cyrulik stated an alternative would be to adjust to move the building out of the floodway.

Mr. Bullard stated a concern with the proposed building location relative to the sheet piling, citing the maintenance easement of 25 feet. He believes the Boneyard Creek Master Plan calls for 65 feet. Mr. Jamison thinks it is 50 feet. There was discussion regarding the minimum setback from the Creek and corridor and it was concluded that the two coincide.

Libby Tyler described the approval process, the Boneyard Commission can approve variances within specific limitations, and reviewed the list. Zoning Administrator and City Engineer can approve some items (allowing backing onto Western). Mr. Cochran asked about the average setback calculations along the Western and Busey frontages to determine the amount of variance that might be needed along those frontages. There was extended discussion regarding the required setback. The Boneyard Commission can only vary building setbacks up to 25 percent. Plan Commission will need to review for variance to the parking setback.

Mr. Jamison discussed the combined 35 foot corridor and 25 foot easement (from center of Boneyard). The calculation for the location of the building line would be half the corridor width plus 5 feet. This would result in a building line that is 22.5 feet from the center line of the Boneyard. The 25 foot easement governs as it is the larger of the two. There was a discussion regarding the Master Plan to eventually include "laying back" or a bike path.

The size of the proposed building and its potential impact on nearby properties was discussed. Ms. Tyler indicated that the proposed building is within the character of the neighborhood, as it is student housing and in a R-5 district.

Mr. Cochran explained the factors to consider to approve a Creekway Permit per Section XIII-4; C, 1 through 6:

1. Is the proposed Creekway permit compatible with the Boneyard Creek Master Plan in a manner consistent with the Urbana Comprehensive Plan. It was determined that BLDD Architects needed to provide more information but that it potentially qualified. – yes
2. Is the location, size and type of proposed use appropriate to the objectives of the Boneyard Creek District? - yes
3. Is the use compatible with the character of the area in which it is located? - yes
4. Is the proposed use compatible with the underlying zoning district? - yes
5. Are there adequate community services to support this use? – yes
6. Does the design as to size, height and open space allow adequate access to light and air to surrounding streets, parkways and properties? - yes

Mr. Cochran stated that the average setback would need to be determined for the Busey and Western frontages to determine the amount of variance needed.

Ms. Tyler listed the decisions needed and respective responsibilities, two administrative decisions and Plan Commission decision. Ms. Tyler would recommend access and landscape improvements to allow enjoyment of the Boneyard Creek.

Mr. Jamison discussed access for maintenance and work to improve appearance. Mr. Cochran and Robert Myers, Planning Manager, will work together to prepare information for the Plan Commission meeting. The applicants will be required to attend.

After discussion of the easement, Ms. Tyler moved to recommend issuing Creekway Permit including granting of requested Transfer of Development Rights (TDR) and Zoning Lot” provisions, height variance and to refer for Plan Commission review of the front yard setback and encroachment of the parking along Western into the required setback. The following conditions were included: 1) Submittal of a landscape plan providing useable open area along the creek, 2) Required bikeway easement that is coincidental with the maintenance easement of 25 feet, and 3) IDNR permission.

Clark Bullard seconded the motion. The motion was approved unanimously, by affirmative votes of Clark Bullard, Elizabeth Tyler and Gale Jamison.

The Commissioner and staff determined that the proposed project was in compliance with the goals of the Boneyard Creek Master Plan and the requirements of the underlying zoning district, as well as the standards of Article XIII, Section XIII-4, Subsection C; 1,2,3,4,5,and 6, and that the minimum setback requirements from the creek are maintained in accordance with Article XIII of the Urbana Zoning Ordinance.

Submitted by:

Approved by:



 Building Safety Manager



 Zoning Administrator



BONEYARD CREEK-WAY PERMIT

PRELIMINARY CONFERENCE

Date: June 23, 2011
 For: Central Illinois Mosque & Islamic Center

Sign in sheet -- please print

NAME	ORGANIZATION	PHONE #	E-Mail
John Schneider	City of Urbana	217 384-2443	jschneider@urbana.ilinois.us
Tom Berns	Berns, Clancy & Assoc.	217-384-1144	tberns@bernsclancy.com
Gale Jannison	City of Urbana	217 384 2343	gjannison@urbana.ilinois.us
Min Ali	CIMIC	217 377 5225	minali1@ilinois.edu
Todd Spaulk	BLDD ARCHITECTS	217 912 1530	todd.cyrulik@bldd.com
Michael Selvaggio	BLDD Architects	217-429-5129	Michael.Selvaggio@bldd.com
Waleed Jassim	CIMIC Pres.	217-356-3444	Wjassim@hotmail.com
Mohammad Al-Heeti	CIMIC member	217-621-6990	mballheeti@gmail.com
Libby Tyler	City of Urbana	217.384.2439	ltyler@urbana.ilinois.us
Clark Bullard	Creek-Commissioner	217 337 1097	cwbullard3@comcast.net
Steve Cochran			
Rocaa Al-Heeti	CIMIC	217-359-3003	sigma rmaalheeti@doddlaw.net