



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Jeff Engstrom, AICP, Interim Planning Division Manager

DATE: October 3, 2014

SUBJECT: **Plan Case No. CW-2014-01:** 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 for a Creekway Permit to construct a dormitory/gymnasium at 711 Western Avenue. This request is for a re-approval of a previously-issued Creekway Permit from 2011 with slight modifications to the building and site plan. The Urbana Plan Commission approved the previous proposal on September 8, 2011 by a three to one vote. The newly proposed mixed-use building would serve as an annex to 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 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 zoning bonus provisions allowed in this district. These bonus provisions are meant to compensate for the inability to build within 25 feet of the creek and for dedication of an easement for a potential multi-purpose path. The proposed bonus provisions to be granted 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.
- A reduction in the required front yard setback from the Busey Avenue right-of-way from 16 feet, six inches to no closer than 15 feet.
- Transfer of all required parking from the annex property across the street to the existing Mosque parking lot, which will be restriped to gain more spaces.

- Transfer of allowed FAR and OSR from the Mosque parcel to the annex parcel.

Under Section XIII-4 of the Urbana Zoning Ordinance, the Boneyard Creek Commissioner, Zoning Administrator and City Engineer have forwarded the request to Plan Commission for final consideration due to the extent of the requested bonus provisions.

Land Use and Zoning

The subject parcel contains a vacant building. 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 some 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 include 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 interurban 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.

Previous Approval

This case is a renewal of a previously-issued Creekway Permit. At its June 23, 2011 meeting 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 was subject to Plan Commission review and approval. On September 8, 2011, the Plan Commission voted three to one to approve the permit subject to the following conditions:

1. Approval from the Illinois Department of Natural Resources;
2. Construction in conformity with the revised site plan dated September 8, 2011;
3. Installation of landscaping and open space along the creekway, as generally shown on the Landscape Plan;
4. Dedicating a multipurpose pathway easement coincidental with the existing creek maintenance easement of both Mosque properties, as generally depicted on the site plan; and
5. Parking dedicated for the annex located west of Busey must be legally committed for the use of the annex should the property ever be transferred.

Discussion

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 applicant is requesting a similar approval to that which was granted in 2011. Fundraising for the project is now complete and the project is ready to move forward. The applicant has a new architect and the site plan has been slightly changed. The main differences are that the current proposal encroaches a few more inches into the required front yards, and all parking has been moved from the Annex site to the Mosque site. Previously the accessible parking space was on the Annex site, and it is now located as part of the required parking on the Mosque site. The applicant has verified that the State of Illinois approves the new location in terms of accessible parking spaces. Additionally, the applicant has consulted with the Illinois Department of Natural Resources and has found that a basement would not be allowed on the site, due to the expanse of the 100-year floodplain. As a result the floor area of the building is slightly increased.

The annex is being developed in conjunction with the adjacent Mosque at 106 South Lincoln Avenue. These two parcels are considered a single zoning lot per the Boneyard Creek development regulations in Section XIII-4 of the Zoning Ordinance. The annex would function as a community gathering space for the Islamic community. It would house students attending school in Urbana-Champaign and would contain classrooms, lounge spaces, a kitchen and dining area, and a multi-purpose space/gymnasium. The classrooms and gymnasium would not be used during prayer times at the Mosque, and therefore would not impact parking for the overall campus.

The applicant is proposing to build the annex to LEED standards and to obtain University-Certified Housing status. The site would also include new sidewalks along Western Avenue and landscaping and open space oriented toward the Boneyard Creek. The applicant has reserved space along the creek for the eventual installation of a multi-purpose trail by the City.

Requested Bonus Provisions

Due to the fact that much of the property is within the Boneyard Creek corridor limits, and the fact that almost all of the site is within the 100-year floodplain, the applicants are requesting to take advantage of bonus provisions offered in the Boneyard Creek District. These bonus provisions are intended to reduce potential flooding impacts and to encourage the use of the creek as a community amenity.

Building Height. In this case, the applicant is asking for an 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 as a bonus provision. The building will be entirely built at least one foot above flood elevation, as most of the site is within the 100-year floodplain.

Building Setbacks. The proposed building will be set back 25 feet from the Boneyard Creek and outside the required creekway easement. As a result, the proposed building and parking would encroach into the required front yard along Western Avenue and Busey Avenue. The building wall would be set back 15 feet from the property line along Western and Busey at the closest point to the street. Balconies are allowed to encroach an additional five feet into the setback. 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 ten foot encroachment. Along Busey Ave., the required yard is 16 feet, six inches, and the resulting encroachment would be one foot, six inches. This is necessary in order 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.

Parking. New parking for the proposed building would be located on the Mosque site, directly across Busey Avenue. Section XIII-4.F allows for parking to be located within 600 feet of the property being developed in the Boneyard Creek District. Parking space requirements for the entire campus (711 Western and 106 South Lincoln Ave.) will be met on the Mosque site, west of Busey Avenue. A total of 66 spaces would be required as a minimum, and 66 spaces are proposed to be provided. Included in this total are 13 parking spaces required for the dormitory portion of the proposed annex. The gymnasium and classrooms do not require parking, as they will not be used at the same time as the Mosque prayer area. The parking requirement for the Mosque is 50 spaces for the prayer area and three spaces for the three apartments in the building. Three accessible spaces will be provided at the Mosque, one of which will be located at the east end of the parking lot, close to the Annex.

Floor Area and Open Space Ratios. Requirements for Open Space Ratio (OSR) and Floor Area Ratio (FAR) will be met through bonus provisions that allow for the Mosque and Annex parcels to be treated as one zoning lot. The maximum allowed FAR for the R-5 district is 0.90. The proposed FAR for the CIMIC campus as a whole will be 0.55. The minimum required OSR in the R-5 district is 0.30, and the proposed OSR for the campus would be 0.71. Individually, the proposed Annex site would have a proposed FAR of 1.746 and an OSR of 0.299.

Transfer of Development Rights. Section XIII-4.F allows for a development rights transfer within a zoning lot along the Boneyard Creek. Since the Central Illinois Mosque and Islamic Center owns both properties, they may be considered a zoning lot. In order to allow for parking and FAR transfer, the owners must memorialize this development rights transfer with the Champaign County Recorder's office. For this purpose thirteen parking spaces and 11,979 square feet of floor area are requested to be transferred from 106 South Lincoln Avenue to 711 Western Avenue.

Consideration

The Urbana Plan Commission should determine whether the reasons set forth in the application justify the granting of the Creekway Permit based on the following 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.*

The Boneyard Creek Commissioner, Zoning Administrator, and City Engineer held a conference on this application on September 8, 2014 (see Exhibit H for full discussion). At that conference they discussed the proposed layout of the annex and parking on the adjacent site. It was pointed out that additional storm water detention will need to be provided at 106 S. Lincoln in order to accommodate for the expanded parking area. The applicant's architect noted that the building is slated for residents to move in by the spring semester of 2016. The building will be University Certified Housing and will be built to LEED standards. The Boneyard Creek Commissioner also suggested that since the building will be raised for flood protection, the surface of the ground under the building would need to be protected from erosion. The engineer stated that the surface would be rock with riprap, and that there would be prairie grasses planted around the edge of the building for protection and aesthetic enhancement. It was also noted by the City Engineer that the applicant would be providing an easement for a potential multi-use path, but that construction of the path would come at a later time, and it is not known at this time if the path would be on the north or south side of the creek.

Recommendation

The Boneyard Commissioner, Zoning Administrator, and City Engineer recommend that the Urbana Plan Commission approve the proposed development, including requested bonus provisions, subject to the following conditions:

1. Approval from the Illinois Department of Natural Resources;
2. Construction in conformity with the submitted site plan;
3. Conformance with all applicable building codes and engineering requirements;
4. Installation of landscaping and open space along the creekway, as generally shown on the submitted Landscape Plan;
5. Dedication of a multipurpose pathway easement coincidental with the existing creek maintenance easement for both Mosque and Annex properties, as generally depicted on the site plan;
6. Dedication of required parking for the annex located on the Mosque site must be legally committed for the use of the annex;
7. Dedication of Floor Area above the maximum allowable FAR at the Annex site shall be legally committed from the Mosque site;
8. The approval shall be valid for one year. The Zoning Administrator may extend this period by one additional year upon written request. If a building permit has not been issued by the end of such time the Creekway permit shall expire;
9. The surface of the ground beneath the elevated building shall be protected against erosion and shall be aesthetically screened at the edge of the building; and
10. There shall be additional storm water detention installed per City standards at 106 S. Lincoln in order to accommodate the additional area paved for parking.

Attachments: Exhibit A: Location and Existing Land-Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Application for Creekway Permit
Exhibit E: Proposed Site Plan
Exhibit F: Previously Approved 2011 Site Plan
Exhibit G: Site Photos
Exhibit H: Meeting Notes from the September 8, 2014 Boneyard Creek Conference

cc: Central Illinois Mosque and Islamic Center
Gorski Reifsteck Architects

EXHIBIT A: Location Map & Existing Land Uses



Plan Case: CW-2014-01

Subject: Renewal of a Creekway Permit to allow a dormitory/gymnasium

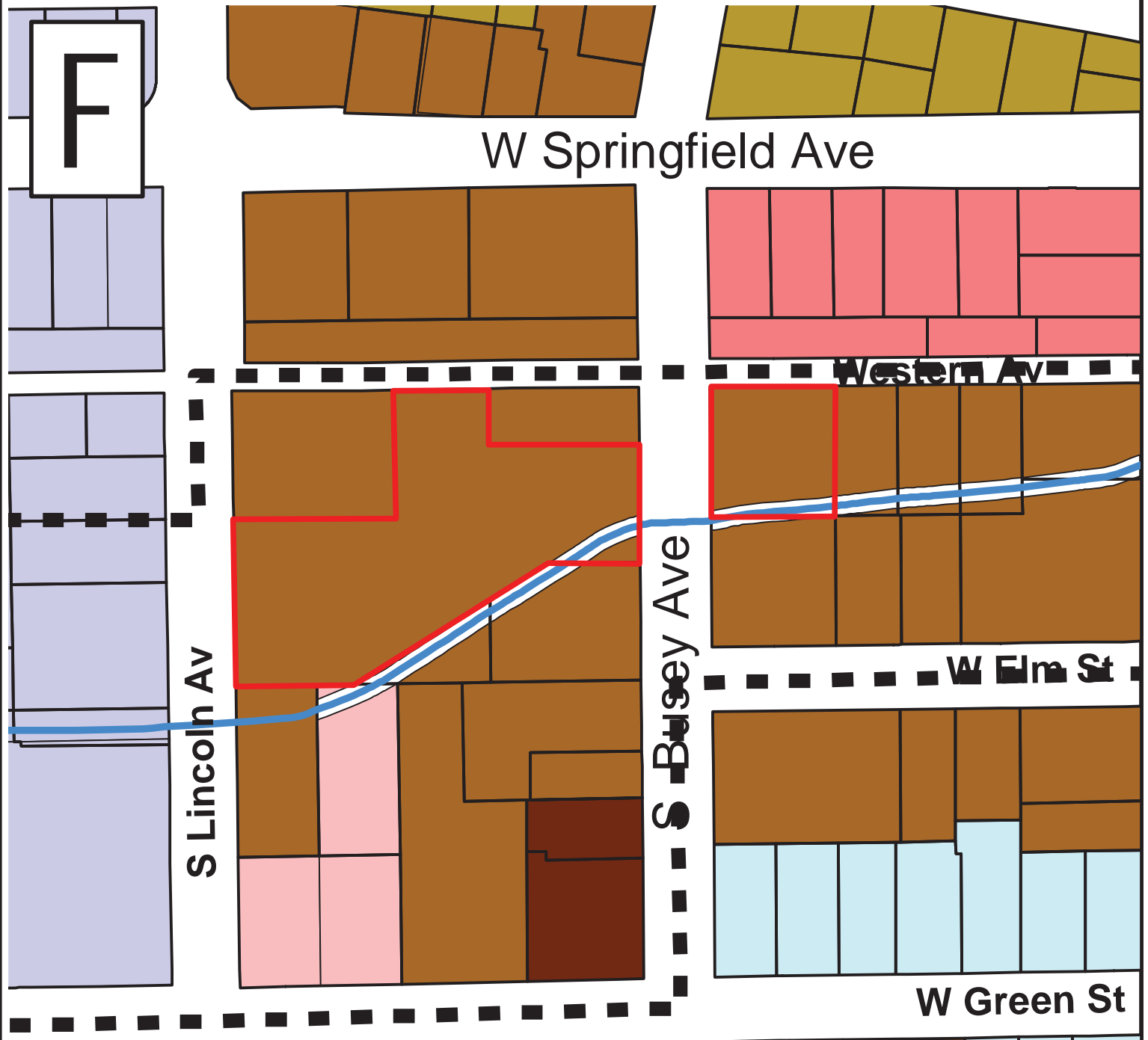
Location: 711 W. Western Ave

Petitioner: Central Illinois Mosque & Islamic Center



Subject Property

EXHIBIT B: Zoning Map

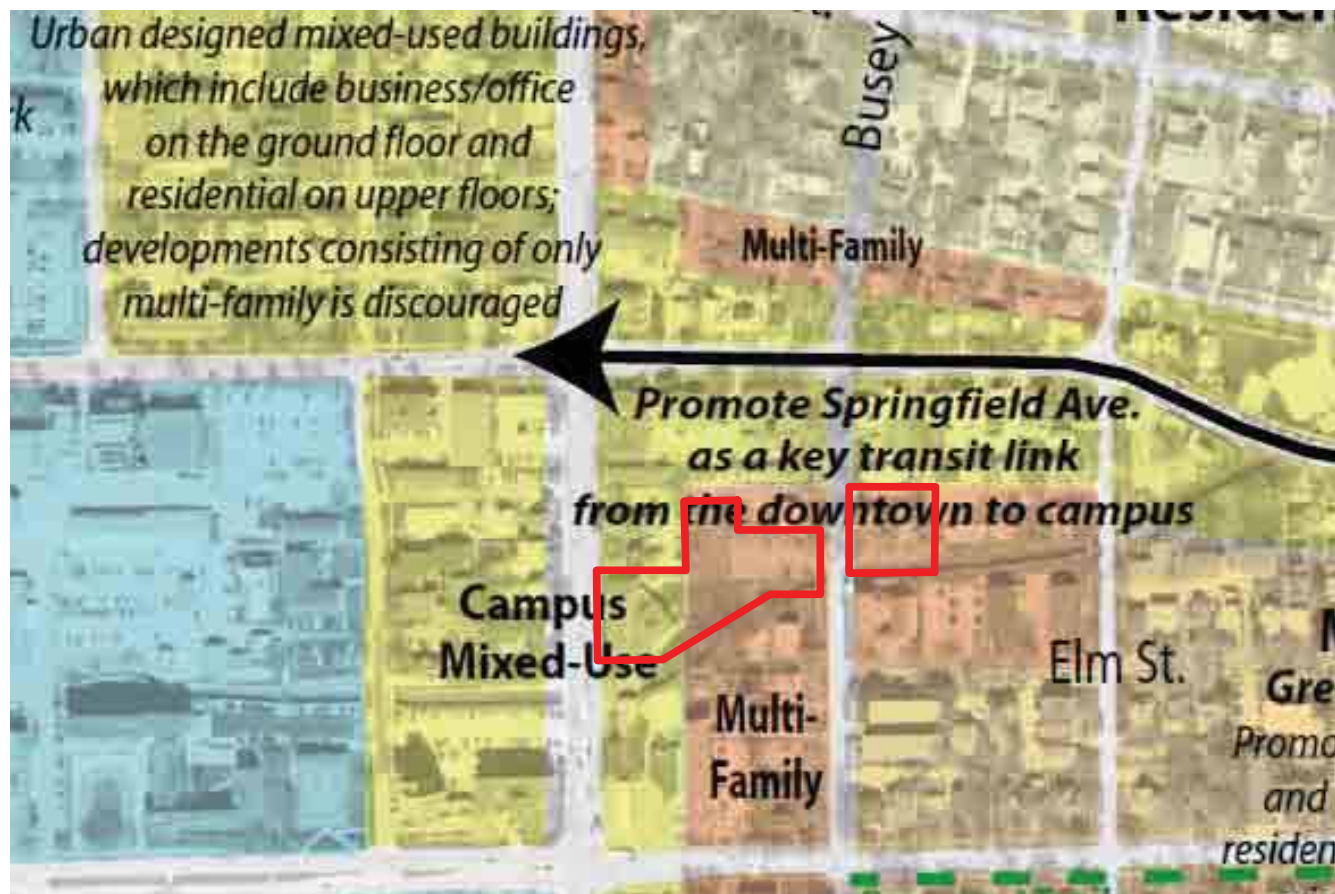


Plan Case: CW-2014-01
 Subject: Renewal of a Creekway Permit to allow a dormitory/gymnasium
 Location: 711 W. Western Ave
 Petitioner: Central Illinois Mosque & Islamic Center

B2	R4
B1	R5
B3U	R6
MOR	BYC District
Subject Property	

EXHIBIT : t re Lan se Map

F



Plan Case: CW-2014-01

Subject: Renewal of a Creekway Permit to allow a dormitory/gymnasium

Location: 711 W. Western Ave

Petitioner: Central Illinois Mosque & Islamic Center



Subject Property



September 2nd, 2014

John Schneider
Building Safety Manager
Community Development
City of Urbana
400 South Vine Street
Urbana, IL 61801

Project: **Central Illinois Mosque & Islamic Center**
 Proposed CIMIC Annex Project
 711 W. Western Ave., Urbana, IL 61801

Re: **BONEYARD CREEKWAY PERMIT APPLICATION**

Mr. Schneider,

As you are aware, the Central Illinois Mosque & Islamic Center's (CIMIC) Annex Project has started to move forward after a few years of fundraising. GRA Architects has been commissioned to continue the design work and manage the construction. We have been in communication with the City of Urbana staff regarding the proposed project and all of its complexities. We have developed a site and campus plan in response to the city's concerns. We are pleased with how the layout has developed.

Due to the expiration of the 2011 Creekway Permit, we are re-submitting it for anticipated construction in the spring. Enclosed is a Creekway Permit application and supporting documents for the proposed CIMIC Annex Project and associated campus layout. Refer to the Executive Summary, following this cover letter, for an outline of the enclosed application and exhibits.

Please let us know if you have any questions regarding the submitted application or supporting documentation.

Sincerely,

Brant Muncaster
Project Manager, Gorski Reifsteck Architects



EXECUTIVE SUMMARY

Gorski Reifsteck Architects (GRA) has been hired by the Central Illinois Mosque and Islamic Center (CIMIC) to design and manage the construction of a proposed Annex building adjacent to their CIMIC Mosque property. In 2011, a previous architect and engineer was hired to conduct a land use study, and subsequently acquired a Creekway Permit for the CIMIC Annex project. CIMIC has successfully completed fund raising for this project, however, the 2011 Creekway Permit has expired. Attached is a re-submittal of the Creekway Permit, with an updated schematic design from August 2014.

The Annex site is currently zoned R-5. There are several restrictions controlling the configuration of the site including easements for the Bone Yard Creek, Floor Area Ratio, Open Space Ratio, building height limitations, floodplain and floodway restrictions. The proposed Annex project would exceed some of the limitations; however, during the 2011 Creekway process, the previous architect worked with the City of Urbana and the Zoning Ordinance to allow the sites of the Mosque and Annex project to be considered one complete campus and zoning lot. This allowed the Annex project to have more building area and subsequently the whole campus conforms to the OSR and FAR requirements. The minimum OSR is 0.30 and the maximum FAR is 0.90. Individually, the Mosque's current OSR is 1.75 with and an FAR of .25. The proposed Annex alone would have an OSR of 0.30, while the FAR would be 1.75. The Annex would have to shed 11,979 SF to meet the 0.90 FAR requirement. Consideration of the two properties as one campus/zoning lot is critical for the current development of the Annex site.

The following pages include information previously gathered by CIMIC and new information added by GRA. This includes a Project Zoning Calculation sheet, proposed site plans, surveys, sections, proposed floor plans, and perspective images.

OUTLINE OF APPLICATION AND EXHIBITS:

	Cover Letter
	Executive Summary
	Boneyard Creekway Permit Application
CWP-1	Proposed Campus Site Plan
CWP-2	Project Zoning Calcs
CWP-3	Campus OSR Diagram
	Boundary Survey & Topographic - Site Survey (3 sheets)
CWP-4	Proposed Site & Grading Plan with Base Floodplain & Floodway
CWP-5	Proposed Site/Building Cross Section
CWP-6	Proposed Annex Site Plan
CWP-7	Proposed Landscape Plan
CWP-8	Proposed First Floor Plan
CWP-9	Proposed Mezzanine Floor Plan

CWP-10 Proposed Second & Third Floor Plan

CWP-11 Perspective at Main Entry

The 2011 Creekway Permit was approved by the Plan Commission with the following conditions:

1. Approval of a floodplain permit by the Illinois Department of Natural Resources.
2. Construction in general conformity with the revised site plan submitted Sept. 8, 2011.
3. Installation of landscaping and open space along the Creekway, as generally shown on the submitted revised Landscape Plan.
4. Dedication of a multi-purpose pathway easement coincidental to the existing general maintenance easement along the entire length of the Mosque properties, as generally depicted on the site plan.
5. Parking dedicated for the annex and located west of Busey Avenue must be legally committed for use by the annex should the property ever be transferred.

CIMIC will follow these conditions. A new site plan (CWP-1, Proposed Campus Site Plan) that conforms to the 2011 site plan is an exhibit in this submittal. A new Proposed Landscape Plan (CWP-5) is also an exhibit in this submittal.

GRA's new design conforms to the parameters approved in the 2011 Creekway Permit, with minor variations. These variations include the following:

1. Setbacks/yards:

	<u>Ave. Setback Along Block</u>	<u>2011 Permit</u>	<u>2014 Design</u>
North (Western Ave.)	25'-0"	15'-2" (9'-10" reduction)	15'-0" (10'-0" reduction)
West (Busey Ave.)	16'-6"	15'-4" (1'-2" reduction)*	15'-0" (1'-6" reduction)

*The proposed setback along Busey would be angled, varying from 15'-0" to 16'-2".

See sheet CWP-2 "Project Zoning Calcs" for further information.

The 2011 design used a 10'-0" setback on the east side. The minimum setback for rear and side yards for R-5 is 5'-0". It appears the previous architect was trying to avoid a fire rated exterior wall here, this is achieved by the 10'-0" setback. The 2014 design uses the minimum 5'-0" setback. It was desirable to capture this extra space to help accommodate the gymnasium and associated spaces. The east wall will be fire-rated.

2. The accessible parking space has been moved from the 2011 Permit location in the south-west corner of the Annex site to the modified Mosque parking lot. GRA has checked the City of Urbana Zoning Ordinance and the state and governmental accessibility guidelines and there is no dimensional restriction on the length of travel from an accessible parking space to a building entry. The accessible parking space must be the closest parking space from where parking is provided. This is reflected appropriately in CWP-1 "Proposed CIMIC Campus Site Plan". An able bodied person would have to walk this distance. CIMIC would provide curb ramps along the route to the entry. GRA will get approval on this interpretation from state.

3. The allowable building height for R-5 zoning is 35'-0" and if the 12'-0" bonus provision is granted, this would provide an overall allowable height of 47'-0". The actual building height of the 2011 Permit was 46'-8". The proposed 2014 design utilizes all of the 47'-0". GRA has

worked out with the City of Urbana staff to allow the elevator overrun to be 49'-0", as long as it is setback at least 5'-0" from the building perimeter. The current design is at 9'-6".

3. The base floodplain elevation has been established at 712.9'. The first floor is required to be at least 1'-0" above the floodplain elevation. The 2011 design placed the first floor at 713.9' and included a basement. The basement was removed. The new building design would be on 'stilts' or piers with foundation walls along the perimeter at locations outside of the floodway. As a result of initial discussions with our civil engineer Chad Osterbur of Fehr Graham and the Illinois Department of Natural Resources (IDNR), we have placed the first floor at 715.0'. This allows us to have the first floor structural beams above the floodplain when within the floodway, while leaving only the piers within the floodway and below the floodplain, resulting in little or no impact on the flow of the floodway.

4. The current design would require a ROW License Agreement between CIMIC and the City of Urbana for the portion of new sidewalk along Western Ave. that is just north of the Annex property's northern edge. See CWP-1 for location. We would pursue this upon granting of a Creekway Permit.

Conclusion

The proposed Annex building would become a gathering place and community center for the local Islamic community, allowing the Mosque to function solely as a Mosque. The proposed Annex would include: a large multi-purpose space, a kitchen and dining area, administrative office spaces, meeting areas, classrooms, and residential floors for students. The Annex would be an attractive addition to the area by creating a socially and environmentally conscious community center. CIMIC is seeking LEED certification for the proposed Annex project and we currently feel a LEED Gold rating is very achievable.

Please contact Brant Muncaster of GRA with any questions or comments.



Application for Construction or Zoning Use Permits within the Boneyard Creek District

Boneyard Creekway District

APPLICATION AND SITE PLAN REVIEW FEE - \$150.00

The Applicants are responsible for paying the cost of legal publication fees as well. 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 Request Filed _____ Site Plan Request No. _____

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): MIR ALI Phone: 217-377-5225

Address (*street/city/state/zip code*): 106 S. LINCOLN AVE./URBANA/IL/61801

Email Address: MIRALI1@ILLINOIS.EDU

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

REPRESENTATIVE

2. OWNER INFORMATION

Name of Owner(s): CENTRAL ILLINOIS MOSQUE & ISLAMIC CENTER Phone:
217-344-1555

Address (*street/city/state/zip code*): 106 S. LINCOLN AVE./URBANA/IL/61801

Email Address: cemic@cemic.org

Is this property owned by a Land Trust? ☒ Yes ☐ No - North American Islamic Trust

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

3. PROPERTY INFORMATION

Name of Development Project: CIMIC ANNEX

Address/Location of Subject Site: 711 W. WESTERN AVE.

PIN # of Location: 92-21-17-105-001

Legal Description: LOT 13 AND LOT 14 OF J.W. SIM'S ADDITION TO URBANA,
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS_____

Lot Size: 14,040 SQ.FT._____

Current Zoning Designation: R-5, MEDIUM-HIGH DENSITY MULTI-FAMILY
RESIDENTIAL

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

Number and type of existing principal buildings: ONE - RESIDENTIAL BUILDING

Number and type of existing accessory buildings and structures: NONE

Are any of the existing buildings to be demolished? ☒ Yes ☐ No

If yes, please indicate: THE ONE RESIDENTIAL BUILDING IS TO BE DEMOLISHED

Do any of the buildings involve a change in use group classification? ☐ Yes ☒ No

Proposed Land Use: CONSTRUCTION OF UNIVERSITY APPROVED HOUSING,
DORMITORY

Present Comprehensive Plan Designation: MULTI FAMILY

How does this request conform to the Comprehensive Plan? DORMITORY

Number and type of proposed principal buildings: ONE, DORMITORY - PRINCIPAL
USE

Number and type of proposed accessory buildings and structures: NONE

4. CONSULTANT INFORMATION

Name of Architect(s): GORSKI REIFSTECK ARCHITECTS Phone: 217-351-4100

Address (*street/city/state/zip code*): 909 ARROW ROAD, LINCOLNSHIRE CENTER
SUITE #4/CHAMPAIGN/IL/61821

Email Address: BRANTMUNCASTER@GR-ARCH.COM

Name of Engineers(s): BACON FARMER WORKMAN (STRUCTURAL) Phone: 217-
693-4914

Address (*street/city/state/zip code*): 505 UNIVERSITY AVE., STE.
224/CHAMPAIGN/IL/61826

Email Address: PHOLTHAUS@BFWENGINEERS.COM

Name of Surveyor(s): BERNs CLANCY AND ASSOCIATES

Phone:

217-384-3355

Address (*street/city/state/zip code*): 405 E. MAIN ST./URBANA/IL/61802

Email Address: CBILLING@BERNSCLANCY.COM

Name of Professional Site Planner(s): FEHR GRAHAM Phone: 217-352-7688

Address (*street/city/state/zip code*): 340 N. NEIL ST./CHAMPAIGN/IL 61824

Email Address: COSTERBUR@FEHR-GRAHAM.COM

Name of Attorney(s): ROAA M. AL-HEETI Phone: 217-356-9500

Address (*street/city/state/zip code*): 303 S. MATTIS AVE., SUITE 201/CHAMPAIGN/IL 61821

Email Address: RMALHEETI@DODDLAW.NET

5. SITE DEVELOPMENT PLAN

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. Please answer the following items:

a) Front yard (setback) 15.0 (WESTERN) & 15 (BUSEY) ____ ft.

b) Rear yard (setback) 5.0 ____ ft.

c) Setback from creek corridor line 0.5 ____ ft.

d) Access: Is access and maintenance easement being dedicated? ☒ Yes ☐ No
- A BONEYARD CREEK EASEMENT ALREADY EXISTS, SEE BOOK 683, PAGE 528.

☐ No. Please answer the questions in PART II PLAN COMMISSION APPROVAL (SPECIAL USE).

☒ No (Conforms totally with underlying zoning development standards.)

NOTE: A Site Development Plan MUST be attached to this application.

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

☒ Yes ☐ No

*If no, explain why a permit should not be denied or a special use permit applied for. (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 ☒ N/A *
- THIS PROJECT MAINTAINS THE BONEYARD CREEK IN ITS EXISTING CONDITIONS AND DOES NOT ADDRESS THE MASTER PLAN RECOMMENDATIONS.
- ii) Create no significant increases in the flow that the Boneyard must carry? ☒ 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? ☒ Yes ☐ No ☐ N/A *
- iv) Provide for treatments which minimize bank erosion? ☐ Yes ☐ No ☒ N/A *
- THIS PROJECT MAINTAINS THE BONEYARD CREEK IN ITS EXISTING CONDITIONS AND DOES NOT ALTER THE EXISTING BANK TREATMENTS.
- 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? ☐ Yes ☐ No ☒ N/A *
- THIS PROJECT MAINTAINS THE BONEYARD CREEK IN ITS EXISTING CONDITIONS AND DOES NOT ALTER WATER QUALITY.
- ii) Maintain or improve the visual quality of the water for recreational and other uses? ☐ Yes ☐ No ☒ N/A *
- THIS PROJECT MAINTAINS THE BONEYARD CREEK IN ITS EXISTING CONDITIONS AND DOES NOT ALTER WATER QUALITY.
- 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? ☒ Yes ☐ No ☐ N/A *
- ii) Community recreation? ☒ Yes ☐ No ☐ N/A *
- iii) Improvements which are an asset to existing and future land uses? ☒ 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? ☒ Yes ☐ No ☐ N/A *

List additional exhibits submitted by applicant: COVER PAGE, EXECUTIVE SUMMARY, PROPOSED CAMPUS SITE PLAN, PROJECT ZONING CALCS, CAMPUS OSR DIAGRAM, EXISTING BOUNDARY SURVEY AND TOPOGRAPHIC - SITE SURVEY (3 SHEETS), PROPOSED SITE & GRADING PLAN WITH BASE FLOODPLAIN & FLOODWAY, PROPOSED SITE/BUILDING CROSS SECTION, PROPOSED ANNEX SITE PLAN, PROPOSED LANDSCAPE PLAN, PROPOSED FIRST FLOOR PLAN, PROPOSED MEZZANINE FLOOR PLAN, PROPOSED SECOND & THIRD FLOOR PLANS, AND PERSPECTIVE.

Time schedule for development (if applicable): CONSTRUCTION IN SPRING 2015

 SIGNATURE OF APPLICANT

 DATE

PART II – PLAN COMMISSION APPROVAL (SPECIAL USE)

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.

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

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

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]

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 ☒ No

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

☐ Yes ☒ No If yes, please specify requested increase: _____

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 ☒ No

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. _____

In making this application, is it your determination the current underlying zoning is in need of change? ☐ Yes ☒ No If yes, what zoning classification is required? _____

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

Other circumstances which justify favorable review of this application by the Boneyard Creek Commission and Plan Commission. THE PROPOSED ANNEX PROJECT'S DORMITORIES WILL TO ADHERE TO THE UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN'S STANDARDS AND PRACTICES FOR OFF-CAMPUS HOUSING. THE BUILDING IS DESIGNED TO UPLIFT AND ENHANCE THE SURROUNDING NEIGHBORHOOD. THE FACILITY WILL IMPROVE THE SURROUNDINGS BY CREATING AN AESTHETICALLY PLEASING EXTERIOR ENCLOSURE, LANDSCAPING, AND EXTERIOR LIGHTING, CREATING A VERY INVITING ATMOSPHERE. THE BUILDING, THRU LEED CERTIFICATION, WILL ALSO BE A BEACON FOR SOCIALLY AND ENVIRONMENTALLY CONSCIOUS DEVELOPMENT.

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

Respectfully submitted this _____ day of _____, _____, A.D.

SIGNATURE OF APPLICANT

DATE

Central Illinois Mosque and Islamic Center (CIMIC)

Expansion Project Phase III

711 W. Western Ave., Urbana IL 61801

PROJECT CONFIGURATION:

Building Square Footages: (Calculated per guidelines of the City of Urbana Zoning Ordinance)

First Floor: 6,715 SF
Mezzanine: 3,050 SF
Second Floor: 7,425 SF
Third Floor: 7,425 SF

TOTAL BUILDING SF: 24,615 SF

Building Floor to Floor Heights:

First Floor: 11'-6"
Mezzanine: 11'-6"
Second Floor: 10'-6"
Third Floor: 10'-6"

* The proposed height at the elevator machine room is 49'-0". This was negotiated with the City of Urbana staff contingent upon the shaft being a minimum 5'-0" back from the perimeter of the building. The proposed scheme is at 9'-6".

Maximum Building Height: 47'-0"

(35'-0" (R-5) + 12'-0" Boneyard Creek Bonus Provision)

BUILDING HEIGHT: 46'-0" (from First Floor)

Average Established 'Grade' at Building Line (North facade) to First Floor: 1'-0"

PROPOSED BUILDING HEIGHT: 47'-0" *

Building Setbacks:

	<u>Actual</u>	<u>Required (Ordinance)</u>	<u>Average Setback Along Block</u>	<u>Encroachment Along Block</u>
North	15'-0"	15'-0" Front Yard	25'-0"	10'-0"
East	5'-0"	5'-0" Rear Yard	N/A	N/A
South	25'-6"	25'-0" Creekway Easement	N/A	N/A
West	15'-0"	15'-0" Front Yard	16'-6"	1'-6"

Floor Area Ratio (FAR) - Calculated for CIMIC Campus

Maximum Allowed FAR: 0.90

Floor Area:

CIMIC Annex = 24,615 SF + CIMIC Mosque = 13,722 SF Total = 38,337 SF

Site Area:

CIMIC Annex = 14,040 SF + CIMIC Mosque = 55,912 SF Total = 69,952 SF

ACTUAL FAR = 0.55 = 38,377 SF/69,952 SF

Open Space Ratio (OSR) - Calculated for CIMIC Campus (see sheet CWP-3 for Open Space Diagram)

Minimum Required OSR: 0.30

Annex Open Space:

Open Space - Parking = 6,282 SF + Private Balconies = 1,067 SF Total = 7,349 SF

Mosque Open Space:

Open Space - Parking = 19,959 SF Total = 19,959 SF

Total Open Space: 27,308 SF

Total Floor Area: 38,337 SF

ACTUAL OSR = 0.71 = 27,308 SF/38,337 SF

REVISIONS				CIMIC ANNEX CIMIC EXPANSION PROJECT (PHASE III)		PROJECT ZONING CALCS	
No.	Date	Description		711 W. WESTERN AV.E		DATE	SHEET
						02SEP14	CWP-2
						PROJECT 201401	

EXHIBIT E

NOTES

CIMIC EXPANSION PROJECT (PHASE III)

REVISIONS	No.	Date	Description
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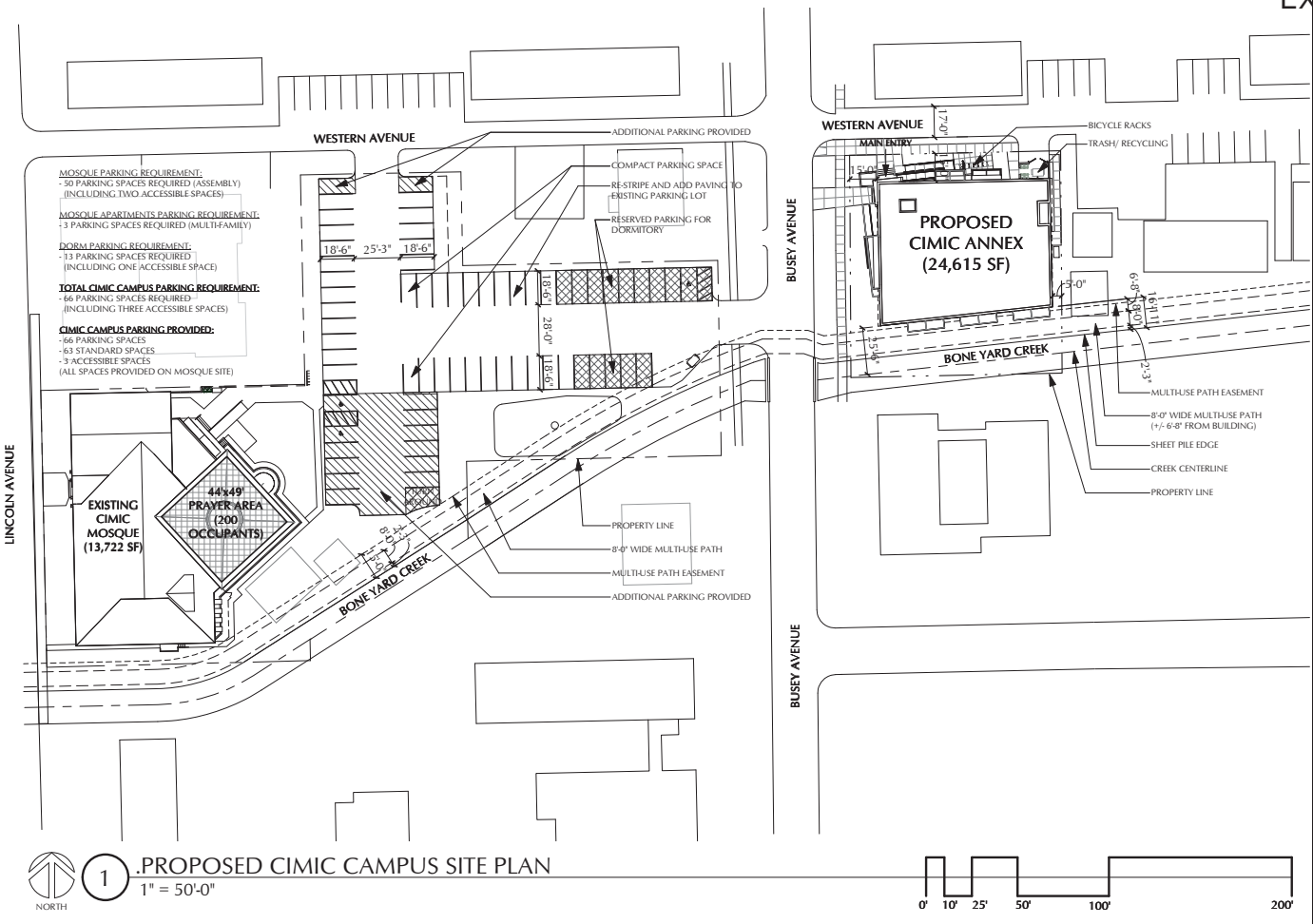
These drawings and specifications are the property and copyright of Gorski Reifsteck Architects and shall not be used on any other work without the written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.



217.391.4100
Lincolnshire Center Suite #4
909 Arrow Road
Champaign, IL 61821
www.gr-arch.com

CAMPUS SITE PLAN CIMIC ANNEX

711 W. WESTERN AV. E	SHEET
DATE 02SEP14	CWP-1
PROJECT 201401	



- MOSQUE PARKING REQUIREMENT:**
- 50 PARKING SPACES REQUIRED (ASSEMBLY) (INCLUDING TWO ACCESSIBLE SPACES)
- MOSQUE APARTMENTS PARKING REQUIREMENT:**
- 3 PARKING SPACES REQUIRED (MULTI-FAMILY)
- DORM PARKING REQUIREMENT:**
- 13 PARKING SPACES REQUIRED (INCLUDING ONE ACCESSIBLE SPACE)
- TOTAL CIMIC CAMPUS PARKING REQUIREMENT:**
- 66 PARKING SPACES REQUIRED (INCLUDING THREE ACCESSIBLE SPACES)
- CIMIC CAMPUS PARKING PROVIDED:**
- 66 PARKING SPACES
 - 63 STANDARD SPACES
 - 3 ACCESSIBLE SPACES (ALL SPACES PROVIDED ON MOSQUE SITE)

NOTES
EXHIBIT E

**CIMIC
EXPANSION
PROJECT
(PHASE III)**

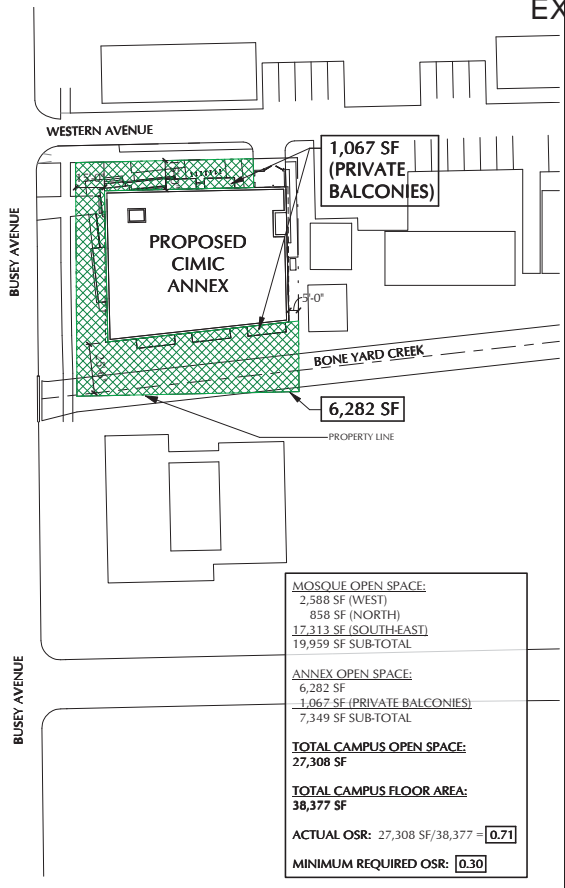
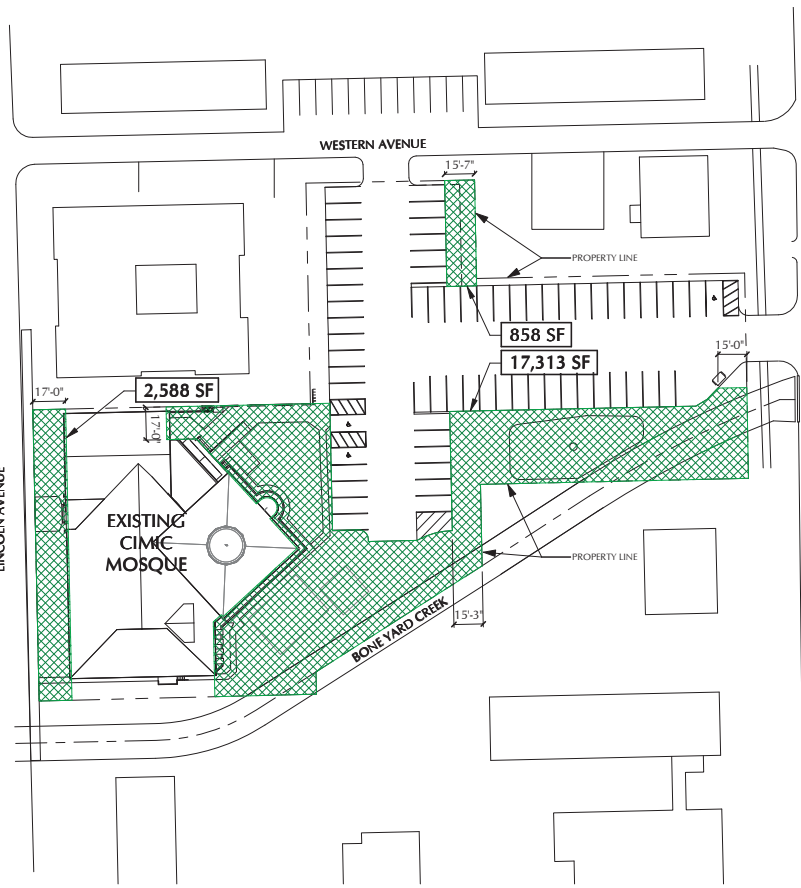
REVISIONS		
No.	Date	Description

These drawings and specifications are the property and copyright of Gorski Reifsteck Architects and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.


GORSKI REIFSTECK
ARCHITECTS
Tel 217.391.4100
Lincolnshire Center Suite #4
909 Arrow Road
Champaign, IL 61821
www.gr-arch.com

CAMPUS OSR DIAGRAM
CIMIC ANNEX

711 W. WESTERN AV. E	
DATE 02SEP14	SHEET
PROJECT 201401	CWP-3



1. PROPOSED CAMPUS OSR DIAGRAM
1" = 50'-0"

EXHIBIT E

STORM MANHOLE 1
FLOWLINE ELEVATION: 710.54 FT.
RW: 15 INCH CMP S: 708.78 FT.

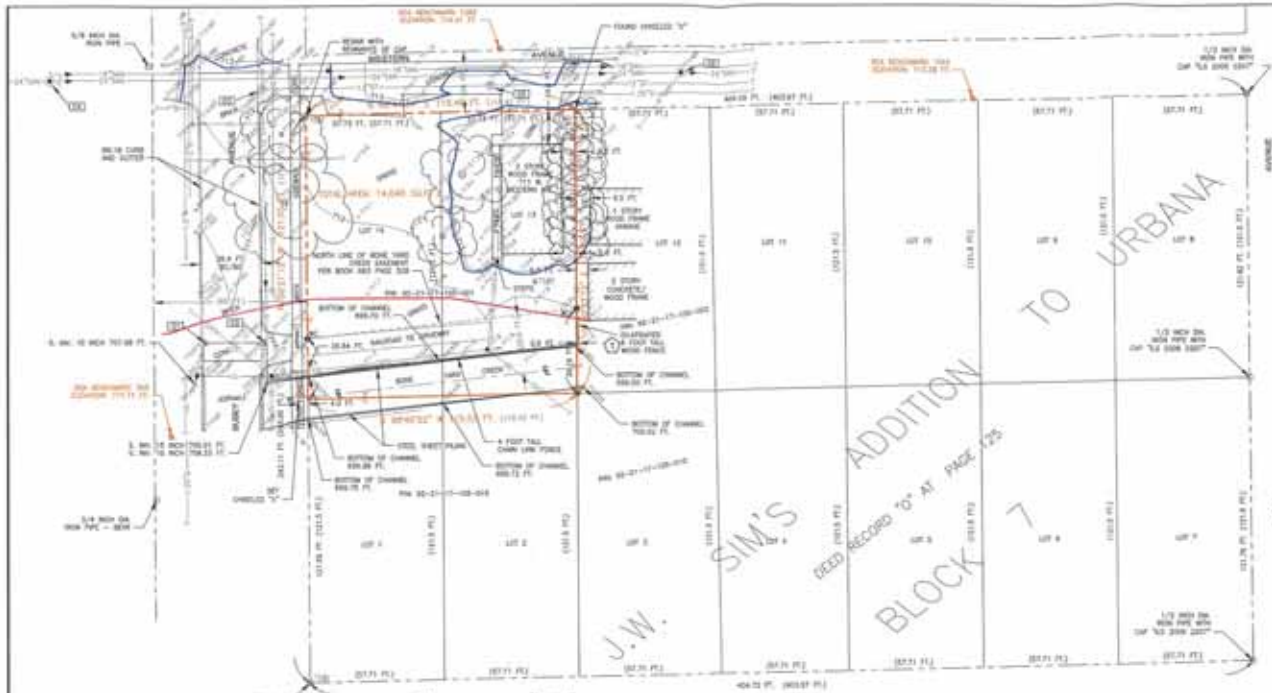
STORM MANHOLE 2
FLOWLINE ELEVATION: 712.37 FT.
RW: 15 INCH CMP S: 708.57 FT.

STORM MANHOLE 3
RM ELEVATION: 712.23 FT.
RW: 12 INCH WCP N: 708.63 FT.
RW: 12 INCH CONC. E: 708.83 FT.
RW: 10 INCH WCP S: 708.62 FT.

STORM MANHOLE 4
RM ELEVATION: 713.88 FT.
RW: 24 INCH N/A E: 705.25 FT.
RW: 24 INCH N/A W: 705.25 FT.

STORM MANHOLE 5
RM ELEVATION: 713.65 FT.
RW: 12 INCH CONC. E: 708.78 FT.
RW: 15 INCH CONC. W: 708.78 FT.

STORM MANHOLE 6
RM ELEVATION: 713.88 FT.
RW: 24 INCH N/A E: 704.88 FT.
RW: 4 INCH WCP NW: 708.88 FT.
RW: 24 INCH N/A W: 704.88 FT.



LEGEND

- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "J.S. 2008 2207"
- EXISTING IRON PIPE/PIPE SURVEY MONUMENT FOUND
- EXISTING CONCRETE MARKER FOUND
- EXISTING FENCE LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- TITLE LINE
- EXISTING BUILDING LINE
- EXISTING/PROPOSED
- EXISTING DECEASED TREE/SIZE
- EXISTING SANITARY SEWER MANHOLE

- EXISTING "TWO" SPOT ELEVATION
- EXISTING "NINE" SPOT ELEVATION
- EXISTING "NINE" SPOT ELEVATION AT TOP OF CURB
- EXISTING "NINE" SPOT ELEVATION AT FLOWLINE OF GUTTER
- EXISTING "NINE" SPOT ELEVATION AT MANHOLE RM
- EXISTING "NINE" SPOT ELEVATION AT TOP OF SHEET PILE
- THUNDER STATION/DEVIATION
- BERNI, CLANCY AND ASSOCIATES MANHOLE DESIGNATION
- EXISTING ELECTRIC LIGHTING MANHOLE (UNDER HOUS)
- EXISTING TRUNK SEWER MANHOLE (OPEN JET)

- EXISTING SANITARY SEWER CLEANOUT
- EXISTING UTILITY POLE/OUT WIRE/TRANSFORMER
- EXISTING EXTENDED ARM POLE LIGHT
- EXISTING CULVERT
- EXISTING UNDERGROUND LIGHTING LINE (APPROXIMATE LOCATION)
- EXISTING OVERHEAD CABLE TELEVISION LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATER LINE/SIZE (APPROXIMATE LOCATION)
- EXISTING GAS LINE/SIZE (APPROXIMATE LOCATION)
- EXISTING STORM SEWER LINE/SIZE (APPROXIMATE LOCATION)
- EXISTING STORM SEWER "Y" JUNCT

- EXISTING SANITARY SEWER LINE/SIZE (APPROXIMATE LOCATION)
- RECORD MEASUREMENT AND/OR DATA
- DESTINATION OR DATA UNKNOWN
- WC WITNESS CORNER
- EXISTING INTERMEDIATE CONDUIT LINE
- EXISTING WATER VALVE

- EXISTING "REGULATORY" BASE FLOOD ELEVATION: 712.8 FT.
- EXISTING FLOODING FROM INFORMATION RECEIVED BY ARCHITECT FROM CITY OF URBANA

SIGNED AND SEALED MARCH 8, 2011

Thomas B. Berni
THOMAS B. BERNI, P.E., L.S., PRESIDENT
BERNI, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2008
JULY 22, 2008
ILLINOIS PROFESSIONAL ENGINEER 2008
JULY 22, 2008
URBANA, CHAMPAIGN COUNTY, ILLINOIS
ILLINOIS PROFESSIONAL DESIGN FIRM 2009
JULY 22, 2009



BOUNDARY SURVEY AND TOPOGRAPHIC - SITE SURVEY OF LOT 13 AND LOT 14 OF J.W. SIM'S ADDITION TO URBANA CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS
BERNI, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
408 EAST MAIN STREET - POST OFFICE BOX 80
URBANA, ILLINOIS 61702
PHONE: (317) 584-1500 • FAX: (317) 584-1500
BCA JOB: 0304-11 DATE: 03/08/11 SHEET: 1 OF 3

GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE CITY OF URBANA ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

ALL ELEVATIONS SHOWN ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (MEAN SEA LEVEL DATUM) AS ESTABLISHED AND PUBLISHED BY THE UNITED STATES NATIONAL GEODETIC SURVEY.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1983) AS REFERENCED UPON CITY OF URBANA CONTROL MONUMENT NUMBERS 50 AND 51.

FEET THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP THE BASE FLOOD ELEVATION FOR SUBJECT SITE IS REPORTEDLY 712.9 FT.

THE GEODETIC COORDINATES FOR THE APPROXIMATE CENTER OF SUBJECT SITE ARE: LATITUDE N 40°06'43", LONGITUDE W 89°13'03"

KNOWN PRIOR SURVEYS

BOUNDARY SURVEY AND TOPOGRAPHIC-SITE SURVEY OF LOT 10 IN BLOCK 7 OF JOSEPH W. SIM'S JR. ADDITION TO URBANA, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS BY EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207, DATED APRIL 26, 1983.

PLAT OF SURVEY OF LOTS 13 AND 14 IN BLOCK 7 OF JOSEPH W. SIM'S JR. ADDITION TO URBANA, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS BY RICHARD L. WATKINS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2217, DATED JUNE 30, 1976.

PLAT OF SURVEY OF EASTERN PART OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST (1/4) OF SECTION SEVENTEEN (17) OF TOWNSHIP NINETEEN (19) NORTH AND RANGE NINE (9) EAST BY DEPUTY COUNTY SURVEYOR DATED MARCH 19, 1958 AS RECORDED IN DEED "5" AT PAGE 125.

SURVEYOR'S / ENGINEER'S REPORT

I, THOMAS B. BERNIS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006, ILLINOIS PROFESSIONAL ENGINEER 30889 AND PRESIDENT OF BERNIS, CLANCY AND ASSOCIATES, P.C., DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF MR. TODD CYRULAK OF BLOD ARCHITECTS, INC., I PREPARED A BOUNDARY SURVEY AND TOPOGRAPHIC-SITE SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF LAND SURVEYORS AND PROFESSIONAL ENGINEERS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, URBANA, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 13 AND 14 IN BLOCK 7 OF J. W. SIM'S ADDITION TO URBANA, AS PER PLAT RECORDED IN DEED RECORD "O" AT PAGE 125, IN CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT AS A RESULT OF THIS SURVEY, THE ABOVE DESCRIBED TRACTS CONTAIN 14,040 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT I FOUND AND/OR SET THE SURVEY MONUMENTS AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY AND THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS MAY BE SHOWN OR NOTED ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 9 OF 11, COMMUNITY PANEL NUMBER 170033 0009 B WITH AN EFFECTIVE DATE OF JANUARY 16, 1981, THE PROPERTY SURVEYED IS REPORTEDLY PARTIALLY LOCATED WITHIN ZONE "B" (AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD) AND PARTIALLY LOCATED WITHIN ZONE "A" (AREA OF 100-YEAR FLOOD).

I FURTHER STATE THAT THE ACCOMPANYING BOUNDARY SURVEY AND TOPOGRAPHIC-SITE SURVEY PLAT SHOWS THE LOCATION OF VARIOUS BELOW-GROUND PUBLIC UTILITIES IN THE GENERAL LOCATION AS REPORTED TO ME BY PUBLIC AGENCIES AND PUBLIC UTILITY COMPANIES, EXCEPT AS MAY BE SPECIFICALLY NOTED, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY AND TOPOGRAPHIC-SITE SURVEY TO EXCAVATE, UNCOVER, DYE TEST, ELECTRICALLY TRACE OR EXPOSE THOSE FACILITIES TO FIELD CHECK THE EXISTENCE, SIZE, DEPTH, CONTROL CAPACITY OR EXACT LOCATION OF THOSE FACILITIES. FOR ADDITIONAL INFORMATION CONCERNING THOSE UTILITIES, PLEASE CONTACT THE APPROPRIATE PUBLIC AGENCIES OR UTILITY COMPANIES.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY AND TOPOGRAPHIC-SITE SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THE ACCOMPANYING PLAT OF SURVEY, I MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, NOR HAVE I MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBORDINATION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS, AS I RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED TO ME BY MR. TODD CYRULAK OF BLOD ARCHITECTS, INC.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT THE LOCATION, SIZE AND/OR EVIDENCE OF ALL UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND MAY NOT BE SHOWN AND THAT ALL BUILDING IMPROVEMENTS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE MAY NOT NECESSARILY BE SHOWN.

I FURTHER STATE THAT THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT THE ACCOMPANYING BOUNDARY SURVEY AND TOPOGRAPHIC-SITE SURVEY IS A SCALED REPRESENTATION OF THE PHYSICAL SITUATION WHICH I FOUND IN THE FIELD AND SHOWS THE LOCATION OF VARIOUS ABOVE-GROUND FACILITIES AND TOPOGRAPHIC CONDITIONS WHICH I FOUND IN THE FIELD AT THE TIME OF MY SURVEY FROM JANUARY 31, 2011 TO FEBRUARY 18, 2011.

I FURTHER STATE THAT THE ELEVATIONS, TOPOGRAPHIC CONDITIONS AND REPORTED UTILITIES SHOWN ON THE ACCOMPANYING BOUNDARY SURVEY AND TOPOGRAPHIC-SITE SURVEY MAY CHANGE SUBSEQUENT TO THIS DATE DUE TO SUBSIDENCE OR UPRHEAVAL, ADDITION OR REMOVAL BY ACTS OF MAN, EROSION BY WIND OR WATER OR OTHER FACTORS. THEREFORE, THIS SURVEY MAY NOT APPROPRIATELY DEPICT THE CONDITIONS AT THE SITE AFTER THIS DATE.

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DESIGNED AND DRAWN: THOMAS B. BERNIS

Thomas B. Bernis

IDENT
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
ILLINOIS PROFESSIONAL ENGINEER 30889
LICENSE EXPIRATION: NOVEMBER 30, 2012
URBANA, CHAMPAIGN COUNTY, ILLINOIS
LICENSE EXPIRATION: APRIL 30, 2013



BENCHMARK DATA (N.G.V.D. 1929)

BCA BENCHMARK 345
ELEVATION 711.71 FT.

BCA BENCHMARK 1044
ELEVATION 713.38 FT.

BCA BENCHMARK 1283
ELEVATION 714.41 FT.

CHISELED SQUARE FOUND ON SIDEWALK 153 FEET SOUTHERLY OF THE CENTERLINE OF WESTERN AVENUE AND 26.5 FEET WESTERLY OF THE CENTERLINE OF BUSEY STREET, URBANA, CHAMPAIGN COUNTY, ILLINOIS.

SPRINKLER FOUND IN SOUTH FACE OF UTILITY POLE 13.5 FEET SOUTHERLY OF THE CENTERLINE OF WESTERN AVENUE AND 30.9 FEET SOUTHEASTERLY OF THE SOUTHEAST CORNER OF THE BUILDING AT 704 W. WESTERN AVENUE, URBANA, CHAMPAIGN COUNTY, ILLINOIS.

TOP OF SOUTHEASTERLY CORNER OF CONCRETE LANDING 41.3 FEET NORTHERLY OF THE NORTHWEST CORNER OF THE BUILDING AT 711 W. WESTERN AVENUE AND 12.0 FEET SOUTHWESTERLY OF THE SOUTHEASTERLY CORNER OF THE BUILDING AT 710 W. WESTERN AVENUE, URBANA, CHAMPAIGN COUNTY, ILLINOIS.

TRAVERSE STATIONS (ASSUMED DATUM)

TRAVERSE STATION 1
N: 1,254,788.03 FT.
E: 1,016,612.02 FT.

TRAVERSE STATION 2
N: 1,254,544.98 FT.
E: 1,016,613.52 FT.

TRAVERSE STATION 3
N: 1,254,726.63 FT.
E: 1,016,710.31 FT.

TRAVERSE STATION 4
N: 1,254,821.83 FT.
E: 1,016,723.23 FT.

REBAR WITH REMNANTS OF CAP FOUND AT THE NORTHWEST CORNER OF LOT 14, 33 FEET EASTERLY OF THE CENTERLINE OF BUSEY AVENUE AND 13 FEET SOUTHERLY OF THE CENTERLINE OF WESTERN AVENUE, URBANA, CHAMPAIGN COUNTY, ILLINOIS.

REBAR WITH NO CAP FOUND AT THE SOUTHWEST CORNER OF LOT 1, 33 FEET EASTERLY OF THE CENTERLINE OF BUSEY AVENUE AND 30 FEET NORTHERLY OF THE CENTERLINE OF ELM STREET, URBANA, CHAMPAIGN COUNTY, ILLINOIS.

MAG NAIL SET 12.0 FEET SOUTH OF THE SOUTH FACE OF BUILDING 711 WEST WESTERN AVENUE, 17.7 FEET WEST OF 5 FOOT TALL WOOD FENCE, 28.8 FEET NORTHERLY OF 4 FOOT TALL CHAIN LINK FENCE ALONG NORTHERN SIDE OF THE BONDARD CREEK, URBANA, CHAMPAIGN COUNTY, ILLINOIS.

MAG NAIL SET IN JOINT ALONG NORTH EDGE OF CONCRETE STREET (WESTERN AVENUE), 36.1 FEET NORTHERLY OF THE NORTHEAST CORNER OF BUILDING 711 WEST WESTERN AVENUE, 33.6 FEET NORTHEASTERLY OF NORTH RM OF STORM MANHOLE 5, URBANA CHAMPAIGN COUNTY, ILLINOIS.

UTILITIES NOTE

UTILITIES SHOWN ARE AS REPORTED BY PUBLIC AGENCIES. EXISTING UTILITY BASE MAPS AND REFERENCE DATA PROVIDED TO US. NO ATTEMPT HAS BEEN MADE TO EXCAVATE, UNCOVER, EXPOSE OR ELECTRONICALLY LOCATE THESE FACILITIES TO FIELD CHECK THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR EXACT LOCATION OF THESE UTILITIES. FOR ADDITIONAL INFORMATION CONTACT:

SANITARY SEWERS, STORM SEWERS AND STREET LIGHTS:

CITY OF URBANA
PUBLIC WORKS DEPARTMENT
705 SOUTH GLOVER STREET
URBANA, IL 61802
PHONE: 217/384-2377
FAX: 217/384-2400

SANITARY INTERCEPT SEWERS:

URBANA & CHAMPAIGN
SANITARY DISTRICT
1100 EAST UNIVERSITY AVENUE
POST OFFICE BOX 688
URBANA, IL 61803-0688
PHONE: 217/367-3469
FAX: 217/367-2803

WATER:

ILLINOIS AMERICAN
WATER COMPANY
201 DEVON SHIRE DRIVE
CHAMPAIGN, IL 61820
PHONE: 217/352-7001
FAX: 217/352-7008

GAS:

AMERICAN ILLINOIS
ATTN: STEVE ESTES
1112 WEST ANTHONY DRIVE
POST OFFICE 17070
URBANA, IL 61801-7070
PHONE: 217/381-7070

ELECTRIC:

AMERICAN ILLINOIS
ATTN: STEVE ESTES
1112 WEST ANTHONY DRIVE
POST OFFICE 17070
URBANA, IL 61801-7070
PHONE: 217/381-7070

CABLE TELEVISION:

COMCAST
ATTN: ROBERT VALENTINE
303 FARLAWN DRIVE
URBANA, ILLINOIS 61801
PHONE: 217/384-8031
FAX: 217/384-2021

EXHIBIT E

AT&T (LONG DISTANCE)
ATTN: CARL DONAHUE
866 ROCK CREEK ROAD
PLANO, IL 60545
PHONE: 847/400-9115
FAX: 847/244-9587

AT&T (LOCAL)
201 SOUTH NIEL STREET
CHAMPAIGN, IL 61820
FAX: 217/388-7980

U.S. SPRINT CORPORATION
ATTN: JAMES BURTON
5600 NORTH RIVER ROAD
SUITE 300
ROSEMONT, IL 60018
PHONE: 847/737-1273
FAX: 847/737-1377

VOI TELECOMMUNICATIONS
2521 GREENBRIAR DRIVE
SUITE A
SPRINGFIELD, IL 62704
PHONE: 217/546-9410

MILEDO USA
ATTN: JEFF TAYLOR
3048 E 450 NORTH ROAD
STRAWN, IL 61775
PHONE: 309/838-0788

CONXUS
335 WEST OTTAWA STREET
PAXTON, IL 60957
PHONE: 217/379-2026
FAX: 217/379-3361

VOI (WORLDWIDE)
ATTN: INVESTIGATIONS
2400 N GLENVIEW DRIVE
RICHARDSON, TX 75082
PHONE: 972/729-5322
FAX: 972/729-5322

ONE-CALL SYSTEM
JULLIE
PHONE: 800/892-0123

BOUNDARY SURVEY AND
TOPOGRAPHIC - SITE SURVEY
OF LOT 13 AND LOT 14 OF
J. W. SIM'S ADDITION TO URBANA
CITY OF URBANA,
CHAMPAIGN COUNTY, ILLINOIS
BERNIS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
408 EAST MAIN STREET - POST OFFICE BOX 788
URBANA, ILLINOIS 61803-0788
PHONE: (217) 384-1144 • FAX: (217) 384-2025



JOB: 0354-1 DATE: 03/01/11 SHEET: 2 OF 3
FILE: 0354-1.DWG

EXHIBIT A



STORM MANHOLE 1
FLOWLINE ELEVATION: 710.51 FT.
INVERT ELEVATION: 708.76 FT.

STORM MANHOLE 2
FLOWLINE ELEVATION: 710.37 FT.
INVERT ELEVATION: 708.62 FT.

STORM MANHOLE 3
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 4
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 5
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 6
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 7
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 8
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 9
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 10
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 11
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 12
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 13
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 14
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 15
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 16
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 17
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 18
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 19
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.

STORM MANHOLE 20
FLOWLINE ELEVATION: 712.33 FT.
INVERT ELEVATION: 708.58 FT.



- LEGEND**
- 36 INCH LONG, 1/2 INCH DIAMETER WITH FINE SURFACE MARKING SET WITH ALUMINUM CAP STAMPED "J.W. SIMS 2008"
 - EXISTING IRON PIPE/PIPE SURVEY MONUMENT POINT
 - EXISTING CONCRETE MARKER POINT
 - EXISTING FENCE LINE
 - EXISTING UTILITY EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING BUILDING LINE
 - EXISTING DECEASED TREE/SIZE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING "TWO" SPOT ELEVATION
 - EXISTING "TWO" SPOT ELEVATION AT TOP OF CURB
 - EXISTING "TWO" SPOT ELEVATION AT FLOWLINE OF GUTTER
 - EXISTING "TWO" SPOT ELEVATION AT MANHOLE FOR
 - TRANSVERSE STATION/DESIGNATION
 - BOUND, CLUMP AND KNOTTED WHOLE DESIGNATION
 - EXISTING WATER VALVE
 - EXISTING ELECTRIC LIGHTING MANHOLE (WIRE HOLE)
 - EXISTING STORM SEWER MANHOLE (OPEN LID)
 - EXISTING STORM SEWER "V" ALLET
 - EXISTING SANITARY SEWER ELEVATION
 - EXISTING UTILITY POLE/STAY WIRE/TRANSFORMER
 - EXISTING EXTENDED ARM POLE LIGHT
 - EXISTING CULVERT
 - EXISTING UNDERGROUND LIGHTING LINE (APPROXIMATE LOCATION)
 - EXISTING OVERHEAD CABLE TELEVISION LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING WATER LINE/PIPE (APPROXIMATE LOCATION)
 - EXISTING GAS LINE/PIPE (APPROXIMATE LOCATION)
 - EXISTING STORM SEWER LINE/PIPE (APPROXIMATE LOCATION)
 - EXISTING SANITARY SEWER LINE/PIPE (APPROXIMATE LOCATION)
 - RECORD MEASUREMENT AND/OR DATA
 - DESTINATION OF DATA UNKNOWN
 - WITNESS CORNER
 - EXISTING INTERMEDIATE CONTOUR LINE
 - EXISTING "RESIDUAL" BASE FLOOD ELEVATION: 712.9 FT.
 - EXISTING FLOODING FROM INFORMATION PROVIDED BY ARCHITECT FROM THE CITY OF URBANA
 - AERIAL PHOTO FROM CHAMPAIGN COUNTY ORTHOPHOTOGRAPHY DATED APRIL, 2008

BOUNDARY SURVEY AND
TOPOGRAPHIC - SITE SURVEY
OF LOT 13 AND LOT 14 OF
J.W. SIMS'S ADDITION TO URBANA
CITY OF URBANA,
CHAMPAIGN COUNTY, ILLINOIS
BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
408 EAST MAIN STREET • POST OFFICE BOX 80
URBANA, ILLINOIS 61802
PHONE: (312) 584-1188 • FAX: (312) 584-1188

BCA

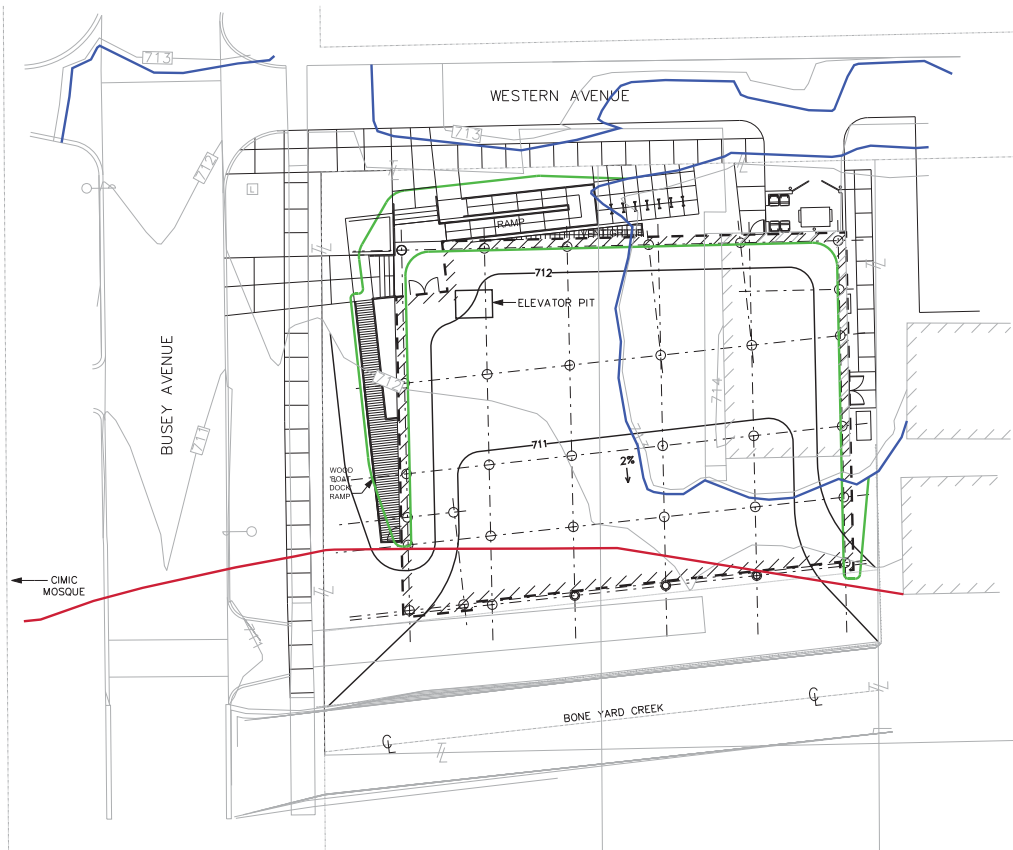
JOB: 0304-1
FILE: 0304-1-000
SHEET: 3 OF 3

EXHIBIT E



LEGEND

- EXISTING BASE FLOOD
ELEVATION 712.9
(NGVD 29 DATUM)
- EXISTING FLOODWAY
LOCATION
- PROPOSED BASE FLOOD
CONTOUR ELEVATION 712.9



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER
CENTRAL ILLINOIS MOSQUE
AND ISLAMIC CENTER
URBANA, IL

PROJECT AND LOCATION
CIMIC ANNEX

DRAWN BY: CMO
APPROVED BY: CMO
DATE: 8/26/14
SCALE: 1"=20'

REV. NO.	REVISIONS	DATE

DRAWING
PROPOSED SITE & GRADING PLAN
WITH BASE FLOODPLAIN & FLOODWAY

0:\GIS\central\14\14-787\DRAWINGS\PLAN.dwg

JOB NUMBER:

SHEET NUMBER:

CWP-4

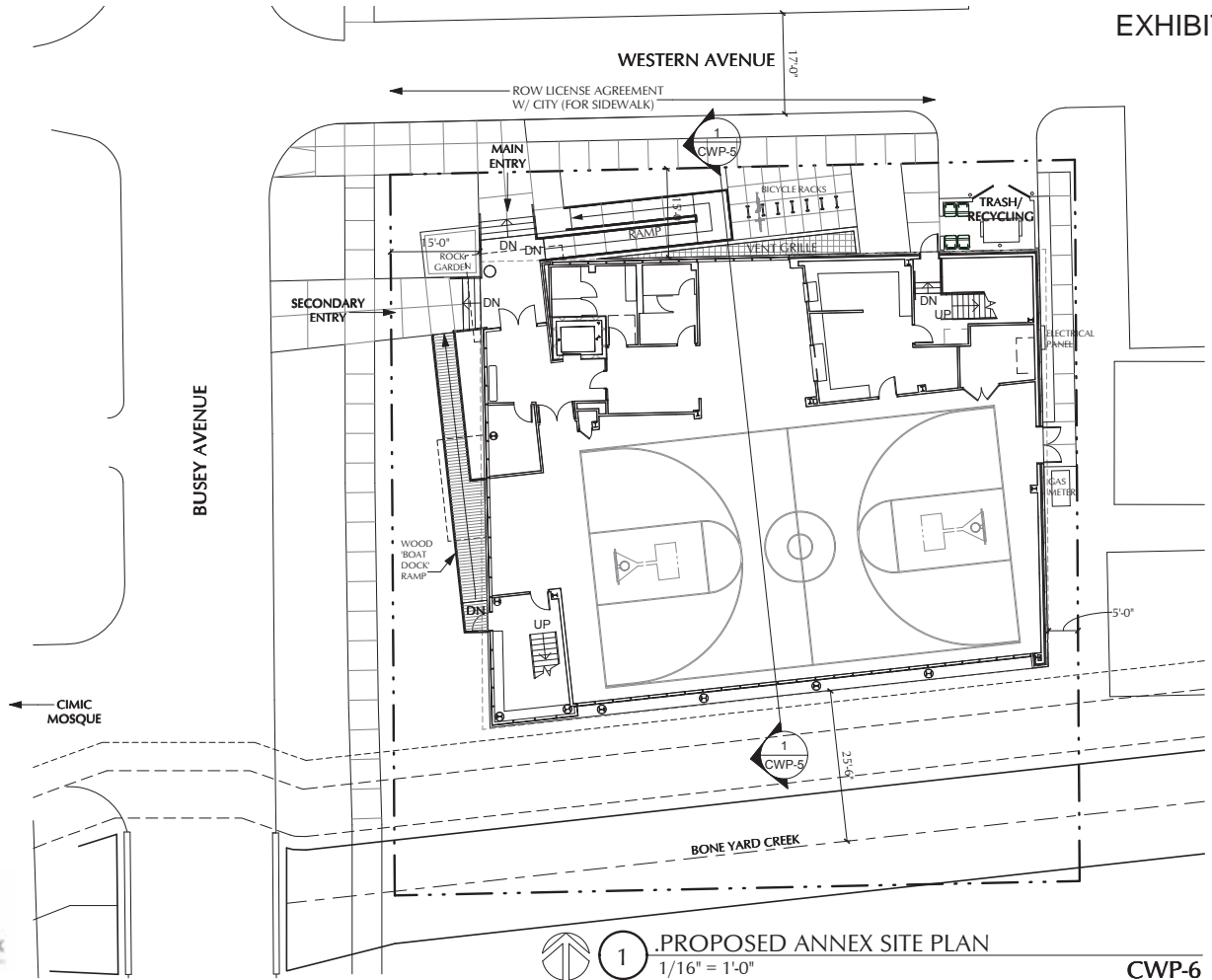


1 PROPOSED SITE/BUILDING CROSS SECTION
1/8" = 1'-0"

 GORSKI REIFSTECK <small>ARCHITECTS • ENGINEERS • PLANNERS</small> Tel 217-391-4100 Lincolnshire Center Suite #4 9009 Avenue Road Lincolnshire, IL 61111 www.gr-arch.com	CIMIC ANNEX CIMIC EXPANSION PROJECT (PHASE III) 711 W. WESTERN AVE.		
	<small>These drawings and specifications are the property and copyright of Gorski Reifsteck Architects and shall not be copied or used without written permission of the firm. The user of these drawings shall be held responsible for any errors or omissions. The user shall not be held responsible for any errors or omissions. The user shall not be held responsible for any errors or omissions.</small>		
	Date: 02SEP14 Project: 201401	CWP-5	

EXHIBIT E

CIMIC EXPANSION PROJECT (PHASE III)



1 PROPOSED ANNEX SITE PLAN
1/16" = 1'-0"

CWP-6



NOTES

EXHIBIT E

CIMIC EXPANSION PROJECT (PHASE III)

REVISIONS

No.	Date	Description

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GORSKI REIFSTECK
ARCHITECTS
Tel 217.351.4100
Lincolnshire Center Suite #4
909 Arrow Road
Champaign, IL 61821
www.gr-arch.com

LANDSCAPE PLAN

CIMIC ANNEX

711 W. WESTERN AV.E

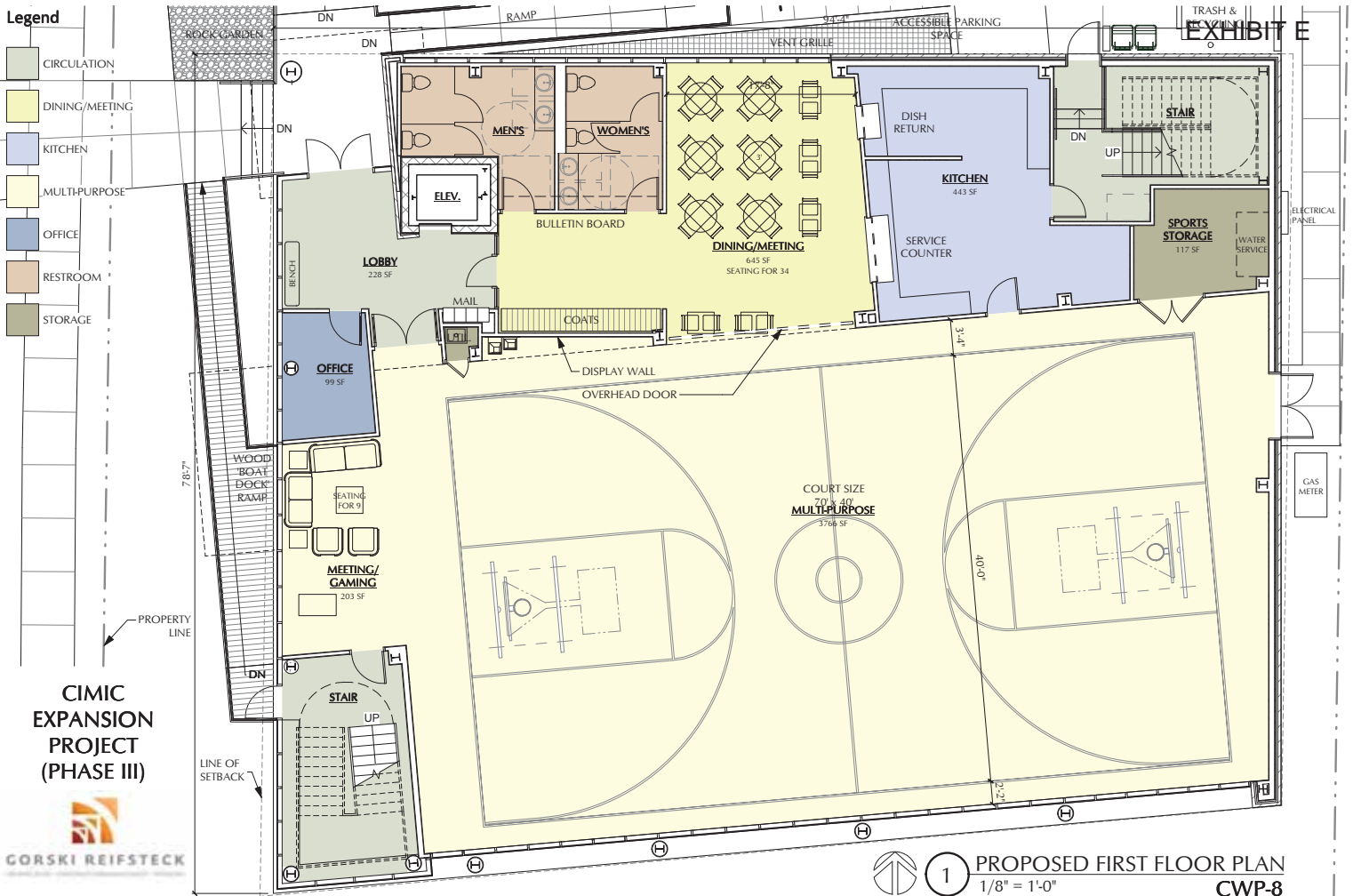
DATE	SHEET
02SEP14	
PROJECT	
201401	

CWP-7

1 PROPOSED LANDSCAPE PLAN
NTS

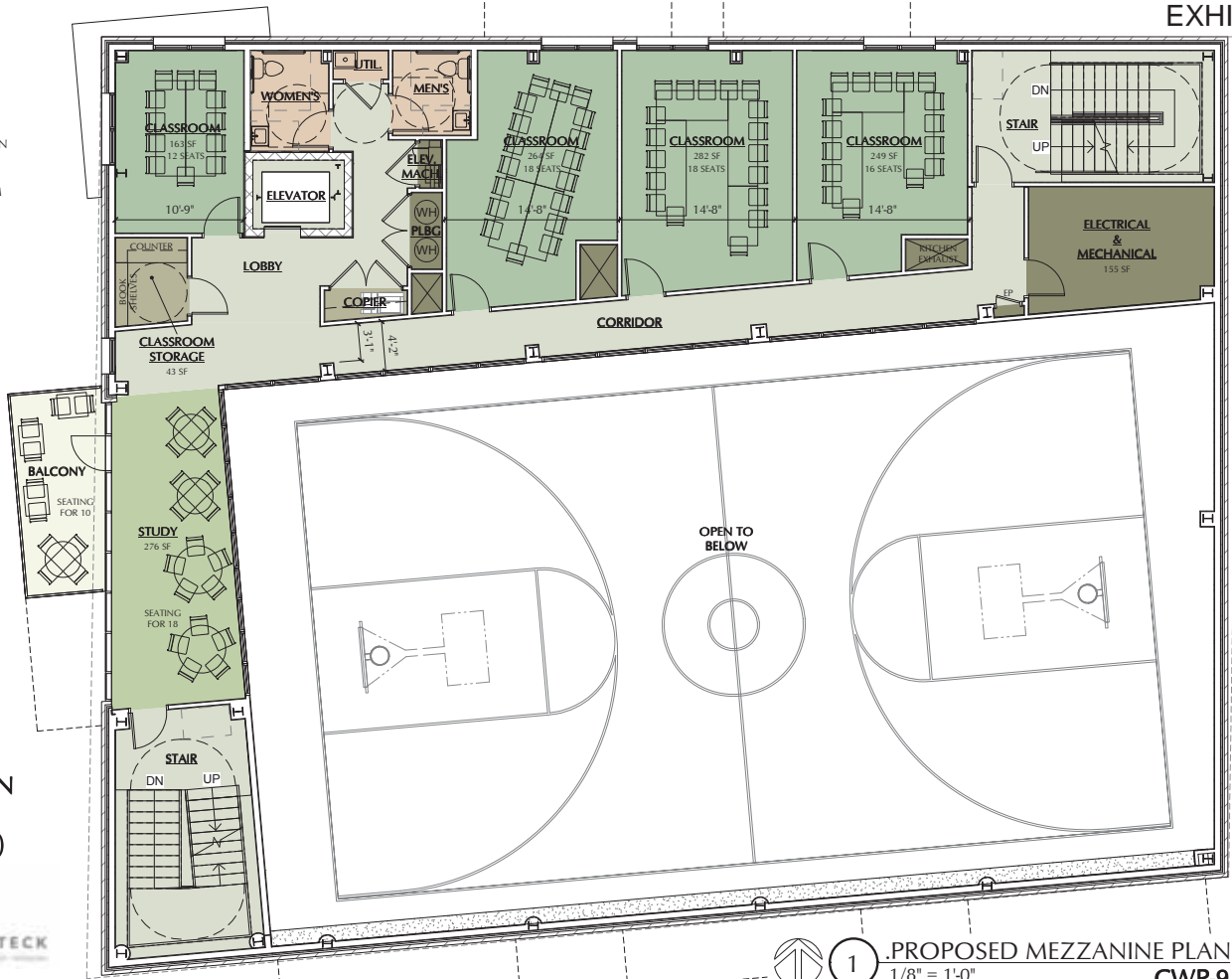
Legend

- CIRCULATION
- DINING/MEETING
- KITCHEN
- MULTI-PURPOSE
- OFFICE
- RESTROOM
- STORAGE



Legend

- BALCONY
- CIRCULATION
- CLASSROOM
- MEP
- RESTROOM
- STORAGE
- STUDY



CIMIC
EXPANSION
PROJECT
(PHASE III)



1

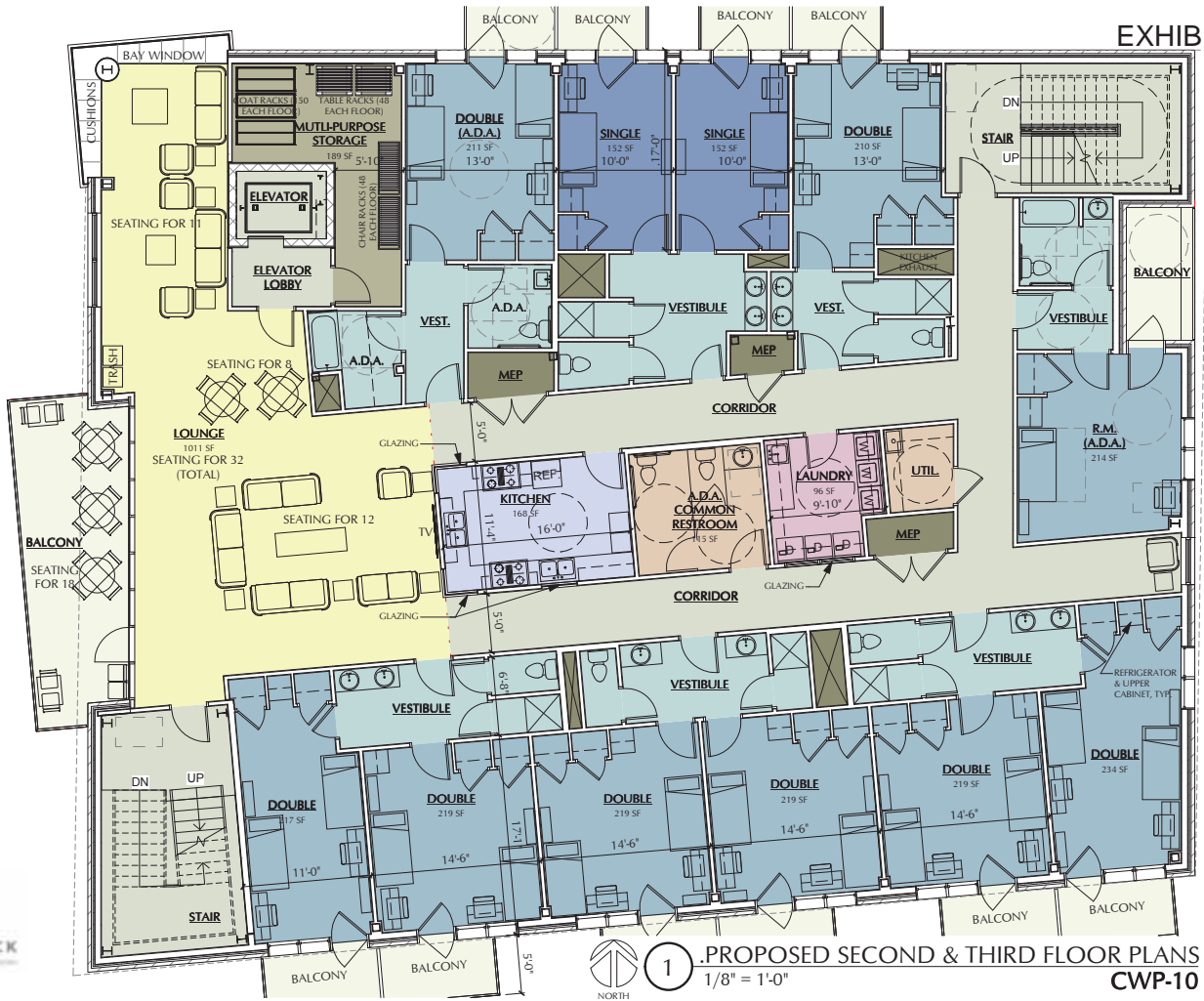
PROPOSED MEZZANINE PLAN
1/8" = 1'-0"

CWP-9

Legend

- BALCONY
- CIRCULATION
- DOUBLE ROOM
- KITCHEN
- LAUNDRY
- LOUNGE
- MEP
- PRIVATE RESTROOMS
- RESTROOM
- SINGLE ROOM
- STORAGE

CIMIC
EXPANSION
PROJECT
(PHASE III)





1 PERSPECTIVE AT ENTRY

CIMIC
EXPANSION
PROJECT
(PHASE III)

REVISIONS
No. Date Description

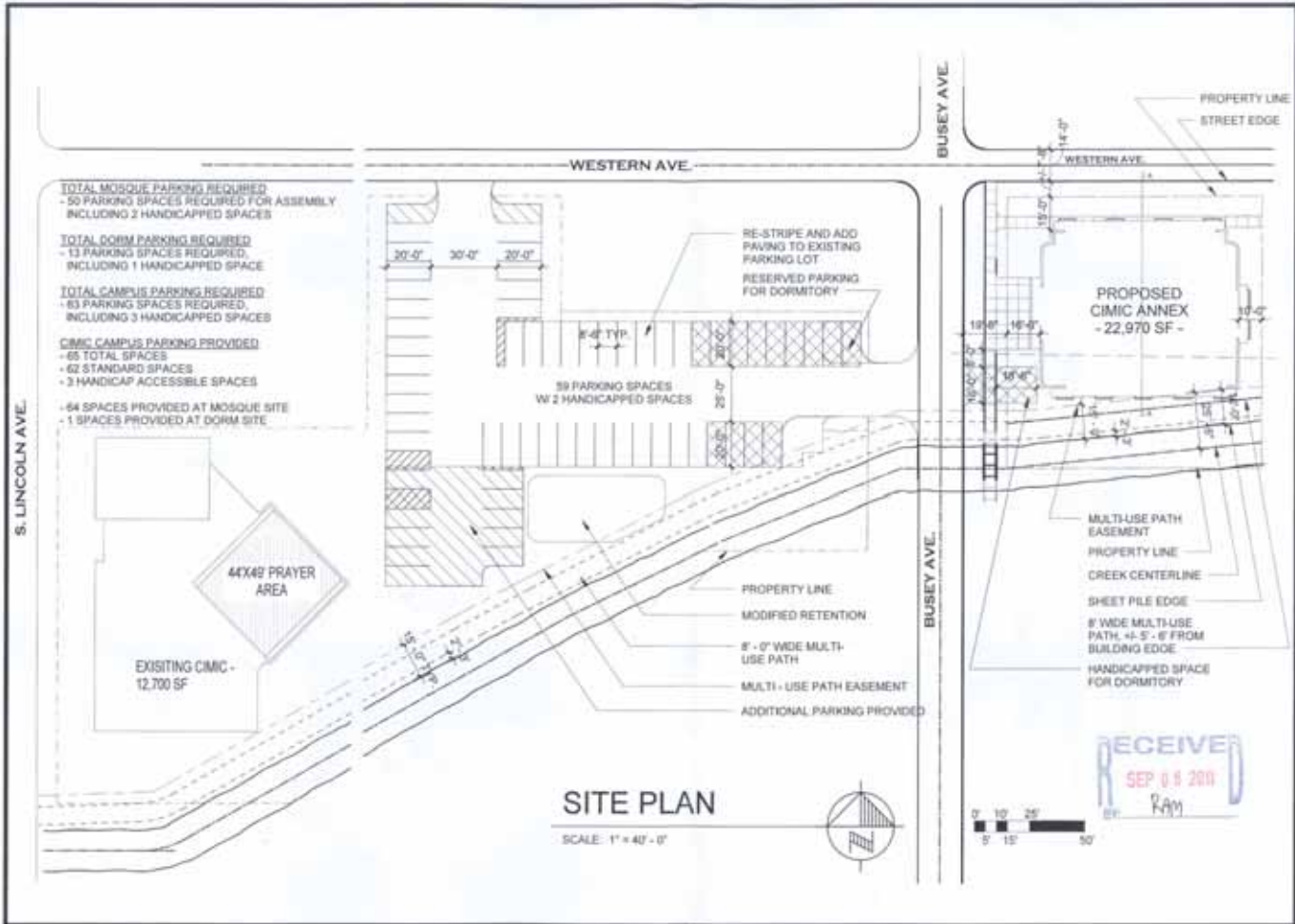
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dimensions shall be used. Do not scale drawings.
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discrepancy shall be brought to the notice of the
Architect prior to the commencement of any work.



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PERSPECTIVE
CIMIC ANNEX

711 W. WESTERN AV.E
DATE 02SEP14 SHEET
PROJECT 201401 CWP-11





View of Annex site looking northeast from Busey.



Looking west down Western Ave from Busey Ave.



The vacant building and former parking spaces on the subject property.



View of the site with the Boneyard Creek in background.



The Boneyard Creek as seen from Busey Ave.



Looking west along the southern property line.

CITY OF URBANA
Department of Community Development Services

Boneyard Creek Preliminary Conference and Review
Executive Conference Room
400 South Vine Street
Urbana, Illinois 61801
September 8, 2014

MINUTES

Reviewers Present: Libby Tyler, Urbana Zoning Administrator
Clark Bullard, Boneyard Creek Commissioner
Bill Gray, City Engineer

Staff Present: Jeff Engstrom, Interim Planning Manager
Kevin Garcia, Planner II
Jen Gonzalez, Recording Secretary
Steve Cochran, Building Inspector

Others Present: Diane Marlin, Chad Osterbur, Bridgett Wakefield

The meeting began at 2:40 p.m.

CW-2014-01 – A request by the Central Illinois Mosque Islamic Center (CIMIC) to allow the construction of a university approved housing dormitory at 711 West Western.

Parcel Index No. 92-21-17-105-001

A preliminary conference was held in order to determine whether or not a Creekway Permit should be issued by the Zoning Administrator (in accordance with Article XIII, Section 4 of the Urbana Zoning Ordinance).

On behalf of the applicant, Jeff Engstrom, Interim Planning Manager for the City of Urbana, provided an overview of an application to build an annex building with a dormitory, gymnasium and community facility. He mentioned that CIMIC had received approval for the annex in 2011; however, approval of a Boneyard Creekway permit is only valid for one year. Since CIMIC did not ask for an extension and because there are some site changes, CIMIC is required to get approval for the annex once again. He talked about the differences between the site plans of what was previously approved in 2011 and what is currently being proposed. The bonus provisions that CIMIC are requesting include: 1) an increase in height of 12 feet over the maximum allowable height, 2) reduction in the required setback requirements of 10 feet along Western Avenue and of 1 foot, 6 inches along Busey Avenue, 3) move handicap accessible parking spaces to the modified Mosque parking lot, and 4) transfer of allowed floor area ratio (FAR) and required open space ratio (OSR) from the Mosque parcel to the Annex parcel.

Mr. Engstrom talked about the previous site plan that was approved in 2011 and explained the procedure that was followed. He described the proposed site and surrounding properties noting

the current land use and zoning of each. He reviewed the factors that should be considered when reviewing the proposed Creekway permit request. He presented staff's recommendation for the Boneyard Creekway Commissioner and City officials to forward this case to the Plan Commission. He discussed the conditions that City staff suggested to be included with a recommendation for approval.

Mr. Gray asked if the City has proof that the State of Illinois approved the new proposed location for the handicap accessible parking spaces. Bridgett Wakefield, on behalf of the petitioner, stated that they have an email verifying the State's approval.

Mr. Gray asked if the applicants had consulted with the Illinois Department of Natural Resources (IDNR) with regards to the basement. Ms. Wakefield replied that there was a basement in the original site plan in 2011; however, there is not a basement in the proposed site plan, which is one of the reasons why they are proposing a larger footprint in the new site plan.

Mr. Gray asked who would be responsible for processing the transfer of the FAR and OSR ratios from the Mosque to the Annex. Mr. Engstrom explained that the property owner would be responsible for dedicating the transfer and be required to record the dedication with the Champaign County Recorder's office. City staff will be sure to obtain a copy of the recorded documents.

Chad Osterbur asked who would be responsible for preparing the documents for the multi-use path easement. Mr. Engstrom replied that it would be the responsibility of the property owner.

Mr. Gray noticed a small strip of property on the western edge of the parking lot that is not part of the parking area. He asked if this portion could be calculated in as open space. Ms. Wakefield replied that because it is not 15 feet deep, they did not show it as open space on Exhibit CWP-3. He also asked inquired about the area south of the parking lot that is cut out. Ms. Wakefield explained that the portion he is referring to is not part of the Mosque property. This particular portion actually belongs to the property owner across the Boneyard Creek.

Ms. Tyler inquired about a construction schedule and fund raising for the project. Ms. Wakefield said that the applicant would like to start construction in the spring of 2015, and they hope that students will be able to move in January of 2016. CIMIC has been doing fund raising since they received the original approval in 2011, so they have raised the money for the project.

Mr. Gray talked about whether a license agreement would be needed to construct a sidewalk in the right-of-way along Western Avenue. If the sidewalk is constructed within the right-of-way, then it will become part of the City, so it will need to be constructed to City standards. Also, the City will be responsible for future maintenance after it is constructed. He stated that a license agreement is not needed.

Mr. Engstrom reviewed the Site Plan. He noted that all of the required parking will be at the Mosque Center, west of Busey Avenue.

Mr. Gray asked what the travel route would be for someone parking at the Mosque Center to get to the Annex. Ms. Wakefield explained that a person would walk north to the street crossing at Western Avenue to cross Busey Avenue; and then go to the north side of the Annex where the entrance will be located.

Ms. Tyler asked about the site storm water detention. Mr. Osterbur stated that they plan to put it underground due to the floodplain issues. The building will be on columns with it open underneath. They plan to pipe rainwater from the roof to the underground system, which would then discharge into the Boneyard Creek.

Mr. Bullard wondered if there are any requirements for making up for the paving for offsetting the increased hard surface runoff into the creek. Mr. Osterbur explained that will be what the detention is for. Any fill that they have in the floodplain would also offset through volume excavation under the building. He did not think that there would be much fill because it will be open under the building. The underground system will just be for rainwater runoff from the building. With regards to runoff from the additional paving to expand the parking lot on the Mosque property, they will need to expand the existing detention basin.

Mr. Bullard asked what material they planned to use for the ground area under the building. Mr. Osterbur stated that they were still debating what material to use. Ms. Wakefield concurred. The thought is to use put rock or riprap underneath the building and to surround the building with a drought resistance/flood resistance grass. She mentioned that this will actually be a LEED building, so they will be going for plantings that they will not have to maintain in that area.

Mr. Bullard wondered if these plans would be submitted or do they expect the City to trust them on this. Mr. Engstrom replied that they could add a condition to the recommendation for approval that the applicant submit this.

Ms. Tyler wondered if there would be an elevation looking from the north. Mr. Engstrom said that there is just one elevation looking southeast.

Ms. Tyler asked what type of materials would be used for the exterior of the building. Ms. Wakefield stated that there hasn't been a final determination made. The applicants have been discussing a stone facade with possible some smooth metal panels. They want very modern but durable, low-maintenance, rugged materials.

Ms. Tyler asked if the balconies would be from the dorm rooms. Ms. Wakefield explained that the top two floors would be for the residential use. The balconies on the north side will be for private residential use only; whereas, the two balconies on the west side will be off of lounges for shared use space.

Ms. Tyler asked if the annex was intended to focus on the college age community. Ms. Wakefield said that they are aiming at the University of Illinois students. They plan to follow the University of Illinois standards for certified housing, so they will be certified.

Mr. Bullard inquired how they determine that the proposal reflects the Master Plan recommendations. Ms. Wakefield responded that it was based on sitting down with City staff and talking. Ms. Tyler stated that the Comprehensive Plan was referenced in the conversations. Mr. Bullard expressed concern that they are dealing with a 1978 Boneyard Creek Plan that has not been updated. They are making a series of decisions over time as exceptions to the plan. The proposed project would be closer to Western Avenue, but it would be back a little bit from the creek. We do not know if it would be enough to make it consistent with the new Master Plan through downtown Urbana. So, they may be foregoing the option of laying back the banks and being stuck with a creek on top of a culvert.

Mr. Bullard asked what happens when the six parking spaces are assigned to the City. Do they become City property? Thinking into the future when the mosque and the annex become separate properties, he asked who would own the parking spaces. Mr. Engstrom answered saying that the City would not own the parking spaces. Through the Creekway conditions and mostly through the easement for parking that gets recorded that requires the parking for the Annex perpetually go with the Mosque property. If they were to be sold separately, the title search would show that these 13 parking spaces on the Mosque property cannot be removed or redeveloped. If there is a change in the Annex and they need more parking in the future, then they would need to get approval of another Creekway permit. Ms. Wakefield added that two properties do not have to be owned by the same person for parking to be dedicated to another lot.

Mr. Bullard wondered if CIMIC buys adjoining lots, would they be able to use the excess FAR from the Mosque property to redevelop those adjoining lots. Ms. Tyler stated that assuming the adjoin lots that were purchased were in the floodway zone, any development involving shared FAR space would have to follow the same process as the proposed request. If the properties are not within the floodway zone, then they would not be entitled to the special bonus provisions that are offered to properties inside the floodway zone.

Mr. Cochran asked how it would affect the Annex property FAR rights if the owners sold the Mosque property. Ms. Tyler stated that the FAR transfer would be recorded, and it would still be the Mosque property owner to provide that FAR to the Annex property. Ms. Wakefield added that the transfer of the FAR goes with the property, not with the owner. There is a one year time frame for the approval of a permit. Regardless of whether or not the Mosque owned the Annex property, if the owner exceeds the one year time frame, any development would need to be approved again.

Mr. Osterbur wondered if the time frame was only to get a building permit. Mr. Engstrom said yes.

Ms. Tyler talked more about the Boneyard Creek Master Plan being outdated. She believes that they need to rely on the Comprehensive Plan and the Zoning Ordinance for guidance in the absence of an updated Boneyard Creek Master Plan. Mr. Bullard stated that he just wants to be mindful of doors that they will be closing as they go along making incremental decisions. Ms. Tyler talked about financing to be able to fund the updating of plans, this one in particular. One possibility might be using the stormwater utility fee.

Since the original Boneyard Creekway application was created, there have been many case laws that would not support some of the language in the application. City staff updated the application form to avoid some future problems.

Mr. Bullard stated that zoning is not the only kind of policy option for executing the 1978 Boneyard Creek Master Plan. The City is continuing past history of foregoing options that were articulated in the existing master plan.

Relocation of the handicap parking spaces was discussed. Ms. Tyler stated that she felt it was better to not cram the handicap parking along Western Avenue. By moving it, it allows the property owner to provide better landscaping. Ms. Wakefield added that it will also be easier to maintain in the winter time when removing snow.

Ms. Tyler asked about a landscape plan. Mr. Engstrom stated that there is a copy in the packet of information for this meeting. He mentioned that installation of landscaping and open space along the Creekway as shown on the submitted Landscape Plan is one of the condition City staff recommends for approval.

Ms. Tyler inquired about the multi-use pathway. Ms. Wakefield explained that there is currently a large amount of brush up against the Boneyard Creek. Her understanding is that they plan to leave the brush there until the City decides to construct the pathway to help prevent erosion. Mr. Engstrom suggested that the landscape plan be modified to reflect that the pathway will be constructed in the future but not at the owner's expense. Mr. Gray added that the easement is good because at this point, the City does not know if the pathway will be on the side of the Annex or on the other side of the creek. Also, it will be a City project, so the City would be responsible for developing the pathway. The existing brush and growth can be left at the discretion of the property owner.

Ms. Tyler explained the process and reviewed the options for the Boneyard Creek Commissioner and official City staff.

Mr. Bullard wondered if the application reflects the Boneyard Creek Master Plan recommendations. It is currently marked not applicable. He suggested that it be marked "no" with the explanation that Ms. Tyler gave in that it is inconsistent with the 1978 Boneyard Creek Master Plan, but that it is consistent with the 2005 Comprehensive Plan and with the zoning. Ms. Tyler felt this would be a good change.

Mr. Bullard asked for verification on any updated conditions recommended for approval of the proposed request. Mr. Engstrom stated that the only update would be to the landscape plan to state that the property owner is not responsible for the construction of the multi-use pathway.

Mr. Bullard felt that there should be a condition about the nature of the surface underneath the building and the offsetting of the additional hard surfaces or filling. There should be wording added to protect the surface and prevent it from being a source of wind erosion. Ms. Tyler felt that a condition on this would be a good idea since it is a little unknown.

Ms. Tyler felt that the expansion of the detention basin on the west lot should be a condition. Mr. Osterbur stated that they will have to get a building permit to construct the detention basin. Ms. Tyler explained that their purpose is to cover the zoning and the development code, not the building code which is what the building permit will cover.

Mr. Gray moved that they recommend approval to the Plan Commission for issuance of the proposed Creekway permit request including granting of the requested transfer of development rights and zoning lot provisions of height and setback bonuses and variances, subject to the requested correction to the application and subject to the conditions as recommended by City staff in the written staff memo and the additional conditions that the surface underneath the building be protected against erosion and aesthetically screened and that the detention basin on the west lot be expanded. Mr. Bullard seconded the motion. The motion was passed by unanimous voice vote.

ADDITIONAL COMMENTS:

Diane Marlin, owner of 710 and 712 West Western Avenue, stated that she is glad to see the handicap parking spaces be moved from Western Avenue to another location. She believes

this is a big improvement from the original Site Plan approved in 2011. She asked how many residents they planned to have. Ms. Wakefield said it would stay at 38. The increase in the footprint of the building is because they no longer plan to have a basement.

Ms. Marlin inquired where the condensers would be located. Ms. Wakefield replied that there will be multiple condensers either up on the roof or on the balconies.

Ms. Marlin asked about garbage pickup and deliveries. Ms. Wakefield said these will be along Western Avenue.

Ms. Marlin inquired about staging for the construction to the site. Is the site big enough to hold the staging area? Will the street remain open? Mr. Osterbur said that there may be a temporary closure of the street to install sanitary sewer connections. Ms. Wakefield added that the cross-hatched parking spaces on the Site Plan are parking spaces reserved for the Annex so it would be a good place to stage materials for the construction of the Annex.

Ms. Marlin commented that CIMIC has made multiple offers to the adjacent property owners to the east. They own the property at the end of the block, so she believes that they plan to expand so they can have enough parking spaces. They currently use the lot at 711 Western Avenue for overflow parking when they hold services and special events, so when the proposed Annex is constructed they will have to find parking spaces for about 25 more cars somewhere else. There is a parking challenge in this area.

Ms. Marlin asked if the dedicated parking spaces in the Mosque parking lot will be for residents only or for visitors as well. Mr. Engstrom replied that the City does not generally require parking for different uses on one particular lot. We just require that it will be required.

Ms. Marlin commented that the City does not currently snow plow Western Avenue. With the construction of the proposed intense building, she wondered if Western Avenue would be added to the plow list. Mr. Gray responded that he will look into it.

Further discussion on parking requirements ensued. Mr. Engstrom pointed out that when calculating the number of spaces to require for the proposed project, City staff calculated for a dormitory use rather than for an apartment complex. Ms. Tyler added that years ago surveys were performed to see how close the numbers were, but there was not support for changing the requirements to reduce parking on campus. The City has a good middle ground. We do not over require, but we certainly do not under require parking spaces on campus.

The review meeting was adjourned at 3:48 p.m.

Approved By:

Jeff Engstrom
Interim Planning Manager