



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Lorrie Pearson, AICP, Planning Manager

DATE: May 13, 2016

SUBJECT: Plan Case 2276-PUD-16 & Plan Case 2277-PUD-1: A request by Andrew Fell on behalf of Vision Housing LLC for preliminary and final approval of a residential Planned Unit Development at 802, 804, and 806 South Lincoln Avenue and 809 West Nevada Street under Section XIII-3 of the Urbana Zoning Ordinance.

Introduction

Andrew Fell, on behalf of Vision Housing, LLC, has submitted an application for preliminary and final approval for a residential Planned Unit Development (PUD) per Section XIII-3 of the Urbana Zoning Ordinance on four parcels totaling 0.62 acres at 809 W. Nevada Street, and 802-806 South Lincoln Avenue. Application approval would allow construction of one 5-story, 79-unit apartment building. As the parcels are located within the Lincoln-Busey Corridor Design Review Overlay District, the proposed development will also be subject to review by the Design Review Board, scheduled for Wednesday, June 1, 2016.

The subject properties are located east of Lincoln Avenue and south of Nevada Street. Three of the parcels front Lincoln Avenue and one parcel fronts Nevada Street. The parcels along Lincoln Avenue are zoned R-5, Medium High Density Residential District, while the parcel along Nevada Street is zoned R-4, Medium Density Residential District. Each of the four parcels contains a multi-family apartment building.

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a Preliminary and a Final Planned Unit Development (PUD). For phased developments with multiple buildings, these two applications would often be considered sequentially by the Plan Commission and City Council. In this case, the project consists of only one building and one phase, making concurrent review of both the PUD applications appropriate.

Background

Proposed Development

The applicant proposes to construct Lincoln Plaza, a 5-story, 79-unit apartment building at the corner of Lincoln Avenue and Nevada Street. The building would consist of primarily studio, one bedroom, and two-bedroom units and include one level of below-grade parking accessed from

Nevada Street. A 4,000 square-foot plaza is proposed along Lincoln Avenue and would include seating walls and planters. Several existing trees along the eastern edge of the site would remain, and others are proposed to add to the screening provided.

The front façade along Lincoln Avenue is proposed to be brick on the first four stories, with the other facades using a cement fiber siding, such as Hardie Plank. The fifth floor on all elevations would be finished in a cement fiber panel.

Waivers are requested as part of the PUD for floor area ratio (FAR), building height, open space ratio (OSR), parking, and front yard setback along Lincoln Avenue and Nevada Street.

Exhibit G contains a brief summary of the proposed development and Exhibits D, E, and F provide the full submitted application materials.

A neighborhood meeting was held to discuss the project on May 12, 2016. At the time of the writing of this memorandum, staff has not yet been able to summarize all of the comments from that meeting. Generally speaking, concerns were expressed about the building’s height, mass, and the requested reduction in parking.

Recent Approvals in Area

In 2005, the lot at 903 W. Nevada Street was rezoned from CRE, Conservation – Recreation – Education to B-3U, General Business – University to allow construction of the Nevada, a 4-story apartment building.

In 2009, the Nabor House at 1002 Lincoln Avenue and 805 W. Iowa Street was granted a residential PUD on lots zoned R-7, University Residential, and R-3, Single- and Two-Family Residential, to construct a 3-story building.

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

The subject site has frontage on both Lincoln Avenue and Nevada Street. The site is surrounded by a variety of uses and zoning districts. The following table is a summary of zoning and land uses for the subject site and surrounding properties. Exhibits A, B, and C further illustrate this information.

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	809 W. Nevada: R-4, Medium Density Multiple-Family Residential and remainder: R-5, Medium High Density Multiple Family Residential	Multi-family residential	High Density Residential and 809 W. Nevada: Single-Family Residential
North	R-4, Medium Density Multiple-Family Residential and R-5, Medium High Density Multiple Family Residential	Multi-family residential	High Density Residential and Single-Family Residential
South	R-5, Medium High Density Multiple Family Residential	Multi-family residential	High Density Residential

East	R-7, University Residential and R-2, Single-Family Residential	Fraternity, single-family residential	Single Family Residential
West	R-5, Medium High Multiple Family Residential and B-1, Neighborhood Business	Commercial and University	Institutional and Neighborhood Business

Comprehensive Plan

The subject site is shown in the 2005 Comprehensive Plan on Future Land Use Maps #8 and #9. As illustrated in Exhibit C, the parcels along Lincoln Avenue are designated as high density residential while the parcel at 809 W. Nevada is shown as single-family residential. The Comprehensive Plan also refers to the Lincoln-Busey Corridor inset map showing future land use by parcel. The inset maps shown on Future Land Use Maps #8 and #9 designate the future land use of 809 W. Nevada Street as Single-Family Residential and the remainder of the subject parcels as High Density Residential. These designations were adopted as part of the Downtown to Campus Plan in 1990 and carried over into the 2005 Comprehensive Plan. The Downtown to Campus Plan set future land use designations in that area that would protect the Low Density Residential (single- and two-family) areas along Busey Avenue from eastern expansion of higher density uses from Lincoln Avenue. In exchange, the Plan called for High Density Residential uses along Lincoln Avenue in this area.

The Comprehensive Plan designations for the site and area are only partially consistent with the existing zoning districts. The subject properties along Lincoln Avenue are zoned consistently with their future land use designations. However, as shown in Exhibits B and C, 809 W. Nevada Street is zoned R-4, Medium Density Multiple Family Residential, while its future land use designation is shown as Single-Family. Similarly, an adjacent parcel to the east of the site, 807 W. Nevada Street, is zoned R-7, University Residential, yet is also designated as Single-Family Residential in the Comprehensive Plan. North of the site, at 808 W. Nevada Street, the zoning of R-4, Medium Density Residential, is also inconsistent with its future land use designation of Single-Family Residential.

The inconsistencies between the assigned zoning and the future land use designations on these specific parcels indicate that higher density development is allowed as a matter of right through zoning, but more intensive development was not envisioned in the Comprehensive Plan for those parcels.

Lincoln-Busey Corridor Design Review Overlay District

The site lies within the Lincoln-Busey Corridor Design Review Overlay District. The construction of a new principal structure within this district requires review by the Design Review Board (DRB). The DRB is responsible for reviewing applications for compatibility with the neighborhood’s visual and aesthetic character through the use of the Lincoln-Busey Corridor Design Guidelines and to determine if the application meets the intent of the overlay district.

A DRB meeting has been scheduled for Wednesday, June 1, 2016, at 5:30pm in the Council Chambers, to review the proposal.

Discussion

As discussed in the following section, the proposed PUD supports several goals of the Comprehensive Plan and PUD Ordinance and meets the minimum development standards except where flexibility is requested.

Comprehensive Plan

The following Comprehensive Plan Goals and Objectives are supported by the proposed residential planned unit development:

Goal 5.0 Ensure that land use patterns conserve energy.

Objectives

- 5.1 Encourage development patterns that help reduce dependence on automobiles and promote different modes of transportation.

Goal 18.0 Promote infill development.

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

Objectives

- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.

Another Comprehensive Plan Goal that is also relevant to the project requires additional information before a determination on project conformance can be made. Staff has requested the applicant provide additional information about the project in its context. The Design Review Board review of the proposal would also help to discern if Goal 2.0, below, is supported by the proposed development.

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

Objectives

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

PUD Ordinance Goals

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

- 1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
- 2. To promote infill development in a manner consistent with the surrounding area;

3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;
5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

PUDs are to be reviewed for their consistency with the above general goals. The proposed Lincoln Plaza PUD is consistent with goals 3, 4, 5, and 8. The proposed PUD is a high-quality residential development on an infill site across Lincoln Avenue from the University of Illinois. Flexibility in development requirements is requested, the project includes an underground parking garage, and a public plaza is proposed at the front entrance of the building along Lincoln Avenue. The proposal supports several goals and objectives of the Comprehensive Plan, and meets the overall intent of the future land use map for the site. The architectural style and materials used respond to the architecture of many buildings along Lincoln Avenue.

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. The purpose of a PUD is “to encourage development that goes beyond the minimum zoning and development standard in terms of design public amenities, innovative ‘green’ construction and implementation of the Comprehensive Plan and other official development plans and policies. In exchange for public amenities, developers are granted flexibility in applying the typical zoning and development regulations.”

Planned unit developments can be residential, commercial, mixed use, or industrial. The proposed Lincoln Plaza is a residential PUD as it consists of multi-family dwelling units. To be considered as a PUD, the proposed development plan must include a gross site area of at least one-half acre and meet at least one of four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development consists of 0.62 acres and therefore meets the lot size criterion. Staff finds that proposed PUD also meets the Unique Development criteria listed below as defined by the Urbana Zoning Ordinance. City staff analysis is provided in italics.

Unique Development – Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

The proposed development supports several goals and objectives from the Comprehensive Plan, including providing a high-quality residential development at an infill location. The proposal addresses the issue of two shallow lots at the corner of Lincoln and Nevada by combining those

lots with larger lots to the south to create a cohesive development.

Permitted Uses

The proposed PUD is considered a residential PUD as it contains residential uses only. Per the Urbana Zoning Ordinance, the proposed multi-family dwelling units are permitted uses in a residential PUD.

Minimum Development Standards

Planned unit developments allow developers flexibility in applying zoning and development regulations. The applicant requests five waivers of zoning regulations, which are discussed below. The full application responses to the requested waivers are found in Exhibit E.

1. *Floor Area Ratio (FAR)*

Floor Area Ratio is the proportion of building area to the area of the site. The requested FAR for the proposed development is 2.45. The maximum FAR in the R-4, Medium Density Residential, zoning district, which is the zoning of the lot at 809 W. Nevada St., is 0.50. The maximum FAR in the R-5, Medium High Density Residential, zoning district, which is the zoning over the remainder of the site, is 0.90. For comparison, other campus-area zoning districts include the B-3U, General Business – University, and CCD, Campus Commercial District. The B-3U district includes much of the area north of campus, south of University Avenue, and west of Lincoln Avenue, and includes the new 901 Western apartment building at Lincoln Avenue and Western Avenue. The B-3U district has a maximum FAR of 4.0. The CCD district includes the Gregory Place mixed-use development between Oregon and Nevada Streets at Gregory Street and also has a maximum FAR of 4.0.

The applicant indicates that the increased FAR is necessary to support the increased construction costs of the underground parking structure and public plaza and to accommodate enclosed hallways rather than exposed entrances.

2. *Building Height*

The Zoning Ordinance sets the maximum height for the site at 35 feet. The applicant requests a height up to 58 feet, and states that the requested height is not substantially greater than the height of other nearby buildings. Staff has requested that the applicant provide additional information on adjacent building heights and a graphic comparison of the proposed building height to the height of other buildings along the street.

The table below provides a summary of estimated heights of buildings in the area along both Lincoln Avenue and Nevada Street in comparison to the proposed height of Lincoln Plaza. The building to the immediate south, at 808 S. Lincoln Ave., and the building to the north, across Nevada Street at 812 W. Nevada Street, are both 3.5 stories tall. Other buildings on the block are 2.5 to three stories tall. To the south of the block, the Nabor House at Lincoln Avenue and Iowa Street is 3.5 stories tall. To the north, the Hendrick House at Lincoln Avenue and Green Street has six floors, and the new apartment buildings

at 901 Western Avenue are five stories tall, not including the stair towers. The Nevadan, at 903 W. Nevada Street, is four stories, and Gregory Place is five stories tall.

Building Name	Location	Height
Lincoln Plaza (proposed)	Lincoln Ave. and Nevada St.	58', 5 stories
	808 S. Lincoln Ave.	3.5 stories
	902 S. Lincoln Ave.	3 stories
	904 S. Lincoln Ave.	2.5 stories
	908 S. Lincoln Ave.	2.5 stories
	805 W. Iowa St.	3 stories
Nevada Place	812 W. Nevada St.	3.5 stories
The Nevadan	903 W. Nevada St.	4 stories
Gregory Place	700 and 701 S. Gregory St.	5 stories
Hendrick House (east wing)	Lincoln Ave. and Green St.	6 stories
Nabor House	1002 S. Lincoln Ave. and 805 W. Iowa St.	37' to midpoint of gable; 48' to top of roof ridge; 3.5 stories
	901 Western Ave.	67', 5 stories + stair towers

3. *Open Space Ratio (OSR)*

Open Space Ratio is the proportion of the open space area to the building area. The ratio then requires a larger building to have more open space than a smaller building, regardless of lot size. The minimum required OSR for the R-4-zoned lot along Nevada Street is 0.35. The remainder of the site has a minimum required OSR of 0.30. The applicant has requested an OSR of 0.13, which yields approximately 8,900 square feet of measurable open space on the 27,000 square-foot site. Additional areas that are too narrow to be calculated as open space, such as the 8-foot wide screened buffer between the driveway and the eastern property line, would provide over 1,950 square feet of area that is landscaped but cannot be counted toward the OSR. These smaller areas contribute to the openness of the site but do not contribute to the OSR.

4. *Parking*

The Zoning Ordinance requires one parking space for each studio, one-bedroom, and two-bedroom unit, 1.5 spaces for each three-bedroom unit, and 2 spaces for each four-bedroom unit. Based on the unit mix provided in Exhibit G, 83 parking spaces would be required. The project proposes to construct 36 spaces, or 43% of the number required.

The applicant notes a reduced demand for parking in student developments, especially those close to the university. The site is well-served by transit and is easily walkable and bikeable to campus and to downtown Urbana.

As the Zoning Ordinance requires one space for each unit, whether the unit has one or two bedrooms, projects like this one with a larger proportion of studio and one-bedroom units have a higher parking requirement than a project with only two-, three-, and four-bedroom units. If the building had the same number of bedrooms (117) with only two-, three-, and four-bedroom units, the parking required by the project would be 59 parking spaces based

on the ratio of 0.5 space per bedroom, rather than the 83 spaces required for this project with a large number of studio and one-bedroom units.

Staff has begun to examine parking demand in the area and has requested the applicant provide information on parking demand for properties they own. Properties owned by JSM such as Gregory Place and Busey Court (at Busey Avenue and Green Street) provide between 52% and 61% of the number of spaces currently required by the Zoning Ordinance. According to the owner, those spaces typically are leased by occupants of their respective buildings, but on occasion do not fill and are then leased to others who do not live in the building.

At the neighborhood meeting, some neighbors expressed concern about the impact the requested parking reduction could have on on-street parking. Staff is looking further into that issue.

The proposed development would offset the reduction in vehicular parking by providing more than double the number of bicycle parking spaces required. Forty bicycle parking spaces are required, while the project proposes 108 spaces. Almost half of those (48) would be located within secure parking garage and many others would be under roof at grade level. The additional bicycle parking would help encourage more bicycle use and less vehicular use, and ensure bicycles are stored in appropriate areas rather than locked to trees, fences, or other inappropriate areas.

5. *Front yard setback*

As the site has frontages on both Lincoln Avenue and Nevada Street, minimum front yards are required along both frontages. The required front yard along both streets is 15 feet or the average of the setback along the block, whichever is greater, but no more than 25 feet. Existing buildings along the Nevada Street block are set back between approximately 18 and 37 feet, with the average setback of approximately 25 feet. Existing buildings along the Lincoln Avenue block are set back between approximately 18 and 67 feet, with the average of the block approximately 26 feet. The required minimum setback along both frontages is therefore 25 feet. The project proposes a 15-foot setback along Nevada Street. Along Lincoln Avenue, a 15-foot setback is proposed for the southern portion of the building, while the remainder of the Lincoln Avenue frontage exceeds the 25-foot minimum requirement.

The front yard setbacks of other newer apartment buildings in the area are summarized in the table below. The examples show a range of front yards from 12 feet to 28 feet along Lincoln Avenue, 5 feet to 24 feet for buildings on east-west streets west of Lincoln Avenue, and 15 feet to 17 feet for buildings on east-west streets east of Lincoln Avenue.

Building Name	Location	Front Yard Setback
Nevada Place	812 W. Nevada St.	15' (Lincoln), 17' (Nevada)
The Nevadan	903 W. Nevada St.	12'
Gregory Place	700 and 701 S. Gregory St.	5' (Oregon and Nevada)
Hendrick House (east wing)	Lincoln Ave. and Green St.	12' (Lincoln), 24' (Green)
Nabor House	1002 S. Lincoln Ave. and 805 W. Iowa St.	28' (Lincoln), 15' (Iowa)
	901 Western Ave.	15' (Lincoln and Western)

Criteria for Approval

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

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

The proposed project would be an infill development adjacent to the University of Illinois campus that would provide a housing choice for those wishing to live next to the University. The site is served by two mass transit routes and is situated on Lincoln Avenue, which is designated as a minor arterial.

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

The main portion of the proposed building and main pedestrian entrance is located along Lincoln Avenue. The building is set back from neighboring single-family properties to the east approximately 24 feet and is providing a side yard from the neighboring fraternity building to the east of approximately 23 feet. Existing trees along the east would be preserved and additional landscaping and a privacy fence are proposed to enhance the buffer. The parking is located primarily in an underground garage and therefore screened from adjacent properties and eliminating the need for tall parking lot light fixtures.

While one half to two stories taller than adjacent buildings along Lincoln Avenue, the top floor of the proposed building is designed to be setback from the edge and finished with a lighter-color panel to reduce the perception of height. The building as a whole is proposed with large banks of windows to help interrupt the building’s mass and provide visual interest.

At the neighborhood meeting, neighbors expressed concern about the building’s mass and height and the compatibility with the neighborhood.

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

The proposed PUD is responsive to several goals of the 2005 Urbana Comprehensive Plan, including Goals 5.0, 18.0, and 19.0, regarding land use patterns that conserve energy, promoting infill development, and providing a strong housing supply. Further information is necessary to determine how well the project is consistent with Goal 2.0 regarding compatibility.

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

The proposed development is consistent with the purpose of a PUD as it goes beyond the minimum zoning and development standards by providing a well-designed building with an underground parking garage, landscaped public plaza, additional bicycle parking, and a masonry front façade. The proposed development is consistent with the PUD goals 2, 3, 4, 5, and 8 as discussed above.

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

The proposed development incorporates a number of recommended design features suggested in the PUD standards, including:

1. A transitional area including a 24-foot, landscaped setback between the building and the adjacent single-family property to the east.
2. Bicycle parking in a multiple locations, including at grade and in the underground parking garage, and that exceeds the minimum number of spaces.
3. Screening along the adjacent properties to the east.
4. Connected open space in the form of the large public plaza linking the building entrance to Lincoln Avenue and the Nevada Street crosswalk.
5. Architectural consistency with other buildings in the area through the use of brick, architectural identity by featuring large window areas and a well-designed public plaza and articulated design through the use of building and window projections.
6. Window and door openings are in scale with the building and each other and display a consistent pattern to break up large wall spaces.
7. Exterior surfaces and materials include brick and cement fiber board to protect the integrity of the structure and provide an enhanced visual aesthetic.
8. A staff-recommended condition would ensure the fence is compatible with the architecture of the site and surrounding properties.
9. The building-street relationship is provided by locating the main entrance and public plaza on Lincoln Avenue, near the Nevada Street crosswalk.
10. The parking garage is accessed behind the front façade of the building.

Summary of Staff Findings

1. Vision Housing LLC has submitted an application for a preliminary and final development plan to allow the construction of a five-story, 79-unit apartment building on four lots at the southeast corner of Lincoln Avenue and Nevada Street (802-806 S. Lincoln Avenue and 809 W. Nevada Street).

2. On May 12, 2016, a neighborhood meeting was held to discuss and answer questions about the proposed development. A number of issues were raised by residents, including concerns about the size and height of the building, the request for a reduction in parking, and the overall impact on the neighborhood.
3. The proposed development qualifies for PUD approval per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets at least one of the four criteria outlined in Section XIII-3.D.
4. The proposed development is generally consistent with the goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.
5. The application is generally consistent with the goals, objectives, and future land use in the 2005 Comprehensive Plan.
6. The proposed Final Development Plan includes waiver requests to allow increased FAR and building height, and decreased OSR, parking, and front yard setbacks.
7. The proposed preliminary and final development plans incorporate a number of recommended design features, including transitional area, bicycle parking, architectural consistency and design, and building-street relationship.
8. Additional information has been requested on compatibility with surrounding buildings and parking demand.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2276-PUD-16:

1. Recommend approval of the Preliminary Development Plan as submitted and shown in Exhibit F; or
2. Recommend approval of the Preliminary Development Plan as submitted and shown in Exhibit F, including any conditions; or
3. Recommend disapproval of the Preliminary Development Plan as submitted and shown in Exhibit F.

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2277-PUD-16:

1. Recommend approval of the Final Development Plan as submitted and shown in Exhibit F; or
2. Recommend approval of the Final Development Plan as submitted and shown in Exhibit F, including any conditions; or
3. Recommend disapproval of the Final Development Plan as submitted and shown in Exhibit F.

Staff Recommendation

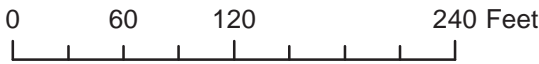
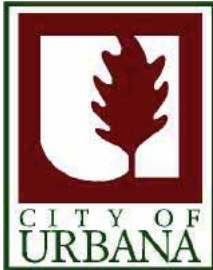
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, the Plan Case appears to meet many of the criteria for approval. To allow time to respond to neighborhood concerns, staff recommends the Plan Commission continue Plan Case Nos. 2276-PUD-16 & 2277-PUD-16 to the June 9, 2016, meeting with direction to the applicant to provide additional information that would show the proposed building in more context with the block, such as an illustration comparing the proposed building height to that of neighboring buildings, and more information on parking demand in the area. Should the Plan Commission wish to forward the case to City Council with a recommendation for approval, staff would recommend the following conditions be included:


1. That construction be in general conformance with the Site Plan, Floor Plans, and Renderings as attached in Exhibit F, except that additional refinements shall be made to further reduce the perception of mass on the fifth floor, and except for any revisions suggested by the Design Review Board that meet Zoning Ordinance requirements or do not exceed the waivers requested as part of this application.
2. That a more detailed landscape plan be submitted to include planting and fence details.
3. That the six-foot screen fence be constructed of wood or masonry and if not double-sided, to place the finished side of the fence toward the adjacent properties. The fence is to extend along the southern property line to the extent permitted by easements and by the Urbana Fire Chief to allow adequate emergency access to the rear of the building.
4. That a public access easement be provided for the public plaza.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: PUD Preliminary Plan Application
Exhibit E: PUD Final Plan Application
Exhibit F: Site Plan, Floor Plans, and Renderings
Exhibit G: Summary of Project

c: Chris Saunders, Vision Housing, LLC
Andrew Fell

Exhibit A: Location & Existing Land Use Map



 Subject Property

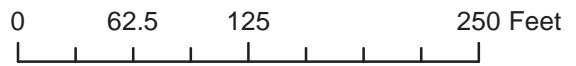


Case: Plan Case 2276-PUD-16 and 2277-PUD-16
 Subject: Residential Planned Unit Development w/ requested variances
 Location: 802,804,806 South Lincoln Avenue and 809 West Nevada Street
 Petitioners: Andrew Fell on behalf of Vision Housing LLC

Exhibit B: Zoning Map



Case: Plan Case 2276-PUD-16 and 2277-PUD-16
 Subject: Residential Planned Unit Development w/requested waivers
 Location: 802,804,806 South Lincoln Avenue
 809 West Nevada Street
 Petitioners: Andrew Fell on behalf of Vision Housing LLC



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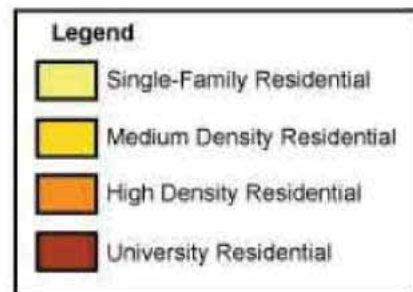
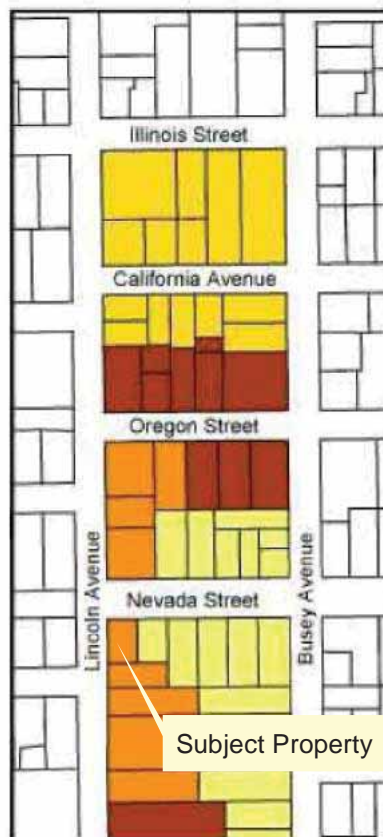
Subject Property
 B1 R2 R6
 B3U R3 R7
 CCD R4
 CRE R5

Exhibit C: Future Land Use Map



2005 Comprehensive Plan Future Land Use Map #8

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



Case: Plan Case 2276-PUD-16 and 2277-PUD-16
 Subject: Residential Planned Unit Development w/requested waivers
 Location: 802,804,806 South Lincoln Avenue and 809 West Nevada Street
 Petitioners: Andrew Fell on behalf of Vision Housing LLC

25APR16

Lorrie Pearson
Planning Manager
400 South Vine Street
Urbana, IL 61801

Re: Revised Applications
Planned Unit Development Proposal
809 West Nevada, 802, 804, 806 South Lincoln
Urbana, Illinois 61801

Lorrie,

Following are plans, renderings, and supporting documents for the proposed PUD for lots 809 West Nevada and 802, 804, and 806 South Lincoln Avenue. We are submitting both the Preliminary and Final Development Plan Applications simultaneously. The supporting material is referenced according to the Preliminary Application for numbering of answers, etc.

Please note that the plans for development are well developed for the scheme we are proposing, and we do not anticipate any revisions to the 'statistics' of the PUD. The elevations and 3D graphics to represent the 'image and aesthetics' of the development are included and are subject to some revision as the project progresses thru the various Boards and Commissions. What is included in this packet are images of the SketchUp file (which show the building form and general material selections, but are not fully rendered) and additional renderings of the project to better illustrate the building and its context. I believe what is included at this time adequately illustrates the intent of the design and allows the City to begin the process of reviewing the PUD Application. The 3D images are serving as the elevations for the development as it seems redundant to submit both.

The Planned Unit Development – Preliminary and Final Development Plan Applications and the Application fees were submitted previously and are not included in this packet.

Attached please find five copies: (four bound and one loose)

- | | |
|---------------|------------------------------------------------------------------------------------------------------------------------|
| Attachment 1: | Item 3. - Property Information |
| Attachment 2: | Warranty Deeds with Legal Descriptions |
| Attachment 3: | Item 5 – Planned Unit Development Requirements, Item d) (Unique Development) Narrative and Items a) thru i) Narratives |
| Attachment 4: | Section XIII-3 Requested Waivers Expanded Narratives |
| Attachment 5: | Section XIII-2 PUD Design Features |
| Attachment 6: | Civil Survey Drawings |
| Attachment 7: | Development Graphic Material – Site Plan, Floor Plans, 3D Images (illustrating elevations) |
| Attachment 8: | Preliminary Development Statistics |

Attachment 9: Development Schedule
Attachment 10: Floor Plans to scale on 11 x 17 sheets (one copy)
Attachment 11: Floor Plans to scale on 24 x 36 sheets (one copy)

We are happy to meet with you and/or other City staff to review the project. We are also open to modifications as suggested by City staff in order to facilitate moving forward. There is of course a pro forma 'tipping point' which will make the development economically impractical, so I would like the Owner to be involved in any of these discussions.

If you have any questions or require any additional information please feel free to contact me.

Sincerely,

Andrew Fell
ATF:st

A N D R E W F E L L
ARCHITECTURE AND DESIGN

Enc.
xc: C. Saunders – Green Street Realty



Application for a
Planned Unit Development
Preliminary Development Plan

Plan
Commission

APPROVAL STEPS FOR A PRELIMINARY DEVELOPMENT PLAN

STEP 1 Preliminary Conference

Prior to the preparation of a formal application, contact the Secretary of the Plan Commission at (217) 384-2440 to discuss the proposed development and determine if the project qualifies for a planned unit development (PUD) under requirements found in Section XIII-3 of the Urbana Zoning Ordinance.

STEP 2 Submit Completed Preliminary Development Plan Application, Preliminary Development Plan, and Fee

If the proposed development qualifies for a PUD, submit a completed application form to the Secretary of the Plan Commission together with five copies of a preliminary development plan, and a \$350.00 application fee. (See application form for materials that must be included with the preliminary development plan.)

STEP 3 Zoning Map Amendments, Subdivision Plats, and/or Subdivision Code Waivers (if necessary)

If the preliminary development plan requires zoning map amendments, subdivision plats, and/or subdivision code waivers, these requests may be submitted concurrently with or subsequently to the Preliminary Development Plan application.

STEP 4 Plan Commission Review

The Plan Commission will hold a public hearing to consider the preliminary development plan application and supporting information. The Plan Commission will then recommend either approval, approval with changes, or disapproval of the preliminary development plan to City Council.

STEP 5 City Council Review

The City Council will review the preliminary development plan application including all supporting information along with the Plan Commission's recommendation and either approve, approve with changes, or disapprove the preliminary development plan for the proposed PUD. Any waiver of the Urbana Zoning Ordinance requirements must be expressly written. Approval of the preliminary development plan by City Council will constitute approval of the basic provisions and outlines of the plan, and approval of the representation and provisions of the applicant regarding the plan. City Council approval is valid for **one year** from the date of approval. A Final Development Plan application must be submitted for the PUD before the expiration of the preliminary development plan approval.



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APPLICATION FEE - \$350.00

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

PLEASE DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Petition Filed _____ Plan Case No. _____
Fee Paid - Check No. _____ Amount: _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): ANDREW FELL Phone: 217-363-2892
Address (street/city/state/zip code): 515 N. HICKORY, SUITE 101, CHAMPAIGN, IL 61820
Email Address: andrew.fell@comcast.net
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): ARCHITECT

2. OWNER INFORMATION

Name of Owner(s): VISION HOUSING LLC Phone: 217-356-8750
Address (street/city/state/zip code): 510 S. HELL STREET, CHAMPAIGN, IL 61820
Email Address: chris@greenstreality.com
Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

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

3. PROPERTY INFORMATION

Name of Planned Unit Development: LINCOLN PLAZA
Address/Location of Subject Site: SEE ATTACHED
PIN # of Location: _____
Lot Size: _____
Current Zoning Designation: _____

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

Proposed Land Use:

Present Comprehensive Plan Designation:

How does this request conform to the Comprehensive Plan?

Legal Description: _____

4. CONSULTANT INFORMATION

Name of Architect(s): ANDREW FELL ARCHITECTURE AND DESIGN Phone: 217-363-2890

Address (street/city/state/zip code): 515 N. HICKORY, SUITE 101, CHAMPAIGN, IL 61820

Email Address: andrewfell@comcast.net

Name of Engineers(s): BKB ENGINEERING Phone: 217-351-2971

Address (street/city/state/zip code): 301 N. HILL, SUITE 400, CHAMPAIGN, IL 61820

Email Address: bbradshaw@bkbeng.com

Name of Surveyor(s): BKB ENGINEERING Phone: 217-351-2971

Address (street/city/state/zip code): 301 N. HILL, SUITE 400, CHAMPAIGN, IL 61820

Email Address: bbradshaw@bkbeng.com

Name of Professional Site Planner(s): Phone:

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

Email Address:

Name of Attorney(s): Phone:

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

Email Address:

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has the applicant arranged for a preliminary conference as specified in Section XIII-3.F of the Zoning Ordinance?

Yes No Date of Preliminary Conference:

Type of PUD proposed: (See Section XIII-3.A for descriptions of the following.)

Residential Commercial Mixed Use Industrial

In order to qualify as a PUD, the development plan must include a gross site area of **at least one-half acre** and meet **at least one** of the following:

- a) *Mixed-Use*. Either in the same building or with a “campus” approach, provide for a mixture of single-family, two-family, multi-family, commercial, office, and/or recreational uses.
- b) *Conservation*. Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.
- c) *Infill*. Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.
- d) *Unique Development*. Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

Briefly describe the proposed PUD and how it meets the above criteria. (Attach additional sheets if necessary)

SEE ATTACHED

Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

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

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

(Attach additional sheets if necessary) SEE ATTACHED

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

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval is requested now, at the preliminary development plan approval stage, or will be requested at the final development plan approval stage. (Attach additional sheets if necessary)

A. SEE ATTACHED - FLOOR AREA RATIO

B. SEE ATTACHED - OPEN SPACE RATIO

C. SEE ATTACHED - PARKING

D. SEE ATTACHED - MAXIMUM BUILDING HEIGHT

Does the proposed development plan involve a zoning map amendment? Yes No
If yes, please describe:

Does the proposed development plan involve a subdivision plat? Yes No

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are anticipated to be incorporated into the proposed PUD.

SEE ATTACHED

5. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:

A preliminary development plan must be submitted with this application and should be conceptual but must minimally include the following materials: *(Blanks are provided to help in determining whether submission is complete)*

- A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
- A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings, and public lands.
- A conceptual site plan with the following information:
 - Any adjacent and/or contiguous parcels of land owned or controlled by the petitioner(s).
 - Proposed land uses, building locations, and any conservation areas.
 - Existing and proposed streets, sidewalks, and multi-use paths.
 - Buffers between different land uses.
- Any other information deemed necessary by Secretary of the Plan Commission.

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

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

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

L. T. M.
Applicant's Signature

3.23.16
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

EXHIBIT "A"

Tract 1:

The South 50 feet of Lots 69 and 70 in Block 6 in T. S. Hubbard's Elmwood Addition to Urbana, as per plat recorded in Plat Book "B" at page 270, situated in Champaign County, Illinois.

Permanent Index No.: 92-21-17-154-007

Tract 2:

Lot 71 in Block 6 in T. S. Hubbard's Elmwood Addition to Urbana, as per plat recorded in Plat Book "B" at page 270, situated in Champaign County, Illinois.

Permanent Index No.: 92-21-17-154-008

3. PROPERTY INFORMATION

Name of the Planned Unit Development: LINCOLN PLAZA

Address/Location of the Subject Site:

809 West Nevada
802 South Lincoln Avenue
804 South Lincoln Avenue
806 South Lincoln Avenue

Pin # of the location:

809 West Nevada	92-21-17-154-002
802 South Lincoln Avenue	92-21-17-154-001
804 South Lincoln Avenue	92-21-17-154-007
806 South Lincoln Avenue	92-21-17-154-008

Lot size:

809 West Nevada	59' x 90'
802 South Lincoln Avenue	61' x 90'
804 South Lincoln Avenue	50 x 122
806 South Lincoln Avenue	55.8 x 182.7

Total Lot area = 27,066.93 square feet (.62 acres)

Current Zoning Designation:

809 West Nevada	R4
802 South Lincoln Avenue	R5
804 South Lincoln Avenue	R5
806 South Lincoln Avenue	R5

Current Land Use:

All properties are existing converted houses to rental properties or small apartment buildings.

Proposed Land Use:

Single five story apartment building with public plaza space.

Present Comprehensive Plan Designation:

High Density Residential

How does this request conform to the Comprehensive Plan?

It conforms to the Comprehensive Plan use.

Legal Description:

See following attachments.

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Item d)

Unique Development:

This development corresponds to the future land use in the Comprehensive Plan. The building focuses primarily on the Lincoln Avenue side and provides a Plaza space that may be used by the general public at the 'end' of Nevada Street. It will provide a visual terminus from the campus area along Nevada. The building terraces back at the top floor to visually reduce the scale along the street. Additionally, the building is deliberately held back from the east sides of the lot in order to provide a greater buffer to the smaller scale residential areas to the east.

Provide a narrative explaining how the PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

a) *To encourage high quality, non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan.*

The project conforms to the future land use in the Comprehensive plan. It contributes to the residential fabric serving the University and is in close proximity to the core campus area. Additionally, it provides a public space along a pedestrian intensive main corridor serving both residential and University uses.

b) *To promote infill development in a manner consistent with the surrounding area.*

The building is in a scale compatible with other structures to the west. It is also set back from residential areas to the east to lessen any impact on those areas. The development replaces several buildings, some of converted uses, which are at the end of their useful life. While the density will be greater than what currently exists on the site, it is consistent with other recent nearby developments and the University fabric directly adjacent to the site.

c) *To promote flexibility in subdivision and development design where necessary.*

Some concessions to the current Zoning Ordinance are required, but those are relative to the scale of the development and not out of line with existing developments to the west and north of the site.

d) *To provide public amenities not typically promoted by the Zoning Ordinance.*

The building incorporates a large public plaza which is intended for use by both tenants and surrounding building users. There are also gathering spaces within the building for tenant use.

- e) *To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan.*

The project conforms to the Comprehensive Plan.

- f) *To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.*

The project promotes pedestrian use of the area and will increase use of the public areas in the vicinity of the project. The development - primarily the Plaza space - is at the terminus of Nevada Street as viewed from the west. The building helps anchor the division between the University (or at least the perceived boundary of the University) from the residential areas of Urbana. It helps provide a transition between these two in a scale appropriate with this purpose.

- g) *To coordinate architectural styles, building forms, and building relationships within the development and surrounding neighborhood.*

The area has a wide variety of architectural styles and building massing. While this design may not conform to any one style or neighboring building, the varying architectural fabric in the entire area enhances the overall neighborhood appeal. The use of materials, varying facade planes and the setback of the upper story all contribute to reduce the scale of the building from the pedestrian perspective.

- h) *To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Urbana Zoning Ordinance.*

The public Plaza promotes greater public use of this space which in turn will encourage public use of surrounding areas. It is intended that users from surrounding buildings and businesses may use the plaza as a break space, for outdoor picnic dining space, and similar uses. The use of the plaza by other than residents of the building will be encouraged.

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

The structures displaced by this project are not historically noteworthy or significant in any relative way. The housing stock is older, has outlived its usefulness as student housing, and are not reasonable candidates for rehabilitation.

TABLE XIII-3
REQUESTED WAIVERS

- A. Floor Area Ratio
Floor Area Ratio of R5 zoning = .90 maximum
Building as currently designed totals 65,566 assignable square feet.
Lot area = 27,067 square feet.

Floor Area Ratio = $65,566 / 27,067 = 2.42$
Requested maximum Floor Area Ratio = 2.45

In order to make a development utilizing this amount of site area economically viable, the scale needs to be relatively large. While this F.A.R. is admittedly a fair degree above what is allowable by right, it is not out of character with other buildings in the area. A portion of the reason for the escalated F.A. R. request is to offset the expense of providing a public space which is of no economic benefit to the developer. In addition, the parking is being placed below grade, at great expense, to minimize the impact on the surrounding neighborhood. By contrast, it is much more economical for the parking to be placed on grade and the building constructed 'on stilts' above - which only serves to lessen the quality of both the building and environment for the neighborhood. The only realistic way to mitigate these additional costs is by providing more leasable floor area.

One cause for the F.A.R. increase is that we are enclosing all of the circulation space within the conditioned envelope of the building. Typically, if the object is to get additional leasable floor area, the corridors and stairways used to access the apartments are left open to the elements. In doing this they do not contribute to the assignable square footage of the building. In this project this space totals over 10,600 square feet.

Placing the circulation areas on the exterior of the building results in a building that is visually just as large, but is dramatically less safe. Circulation spaces that are left open to the weather, become wet and icy, deteriorate much more quickly and are generally not as secure for the residents. Additionally, because of the mandated accessibility requirements, these walkways are essentially flat. This accelerates the deterioration process as they cannot be made to drain water efficiently and in heavy rains or conditions where ice or snow has accumulated water can easily run back into the residential units.

As an example, this exact methodology is being used in the large apartment project currently being constructed at 901 Western (fronting on Lincoln Avenue).

- B. Open Space Ratio
Open Space Ratio of R5 zoning = .30
Building as currently designed = 65,566 square feet.
Open Space = 8,923 square feet

Open Space Ratio = $8,827 / 66,864 = .136$
Requested minimum Open Space Ratio = .13

The reduction in open space is primarily a result of the increased floor area of the development. If this project were built to the currently allowable floor area, it would have the required open space. Additionally, the access drive and ramp to the parking along the east side of the building is held off the property line by about ten feet. This is allowed by right to be placed directly adjacent to the property line, allowing the north wing of the building to be pushed east by this amount which would increase the tabular open space, but be much more detrimental to the neighbors to the east. A reduction in the open space is partially to provide a more sensitive environment to the residential neighbors.

C. Parking Requirements

Building as currently designed:

48 - Efficiency and One Bedroom units

26 - Two Bedroom Units

3 - Three Bedroom Units

2 - Four Bedroom Units

Required Parking = $(48 \times 1) + (69 \times .5) = 48 + 34.5 = 82.5 = 83$ spaces

Total proposed parking = 36 spaces.

Again, parking requirements are partially due to the magnitude of the development. Historically, student developments in such proximity to the University have a reduced less parking demand as they are sought out by students who do not have, or do not wish to bring their vehicles to campus. Additionally, the parking demand in all developments has fallen over the course of the past few years. Nearly all current developments have an excess of parking which remains unfilled. This is evident in the recent decision by Champaign to delete all parking requirements in developments such as this.

The bicycle parking requirements for this site are one bicycle space for every two units. With 79 units, we are required to provide 40 bicycle spaces. In part to compensate for the reduced automobile parking, and in part to accommodate the assumed increase in bicycle users at this particular site, we are providing bicycle parking in excess of that which is required. The project includes a minimum of 60 bicycle spaces on grade, with 12 vertical bike spaces which take up less space than traditional bike parking spaces. We are also providing enclosed bicycle parking in the lower parking level for approximately 48 bicycles – for either long term or more secure bike storage.

D. Building Height

Maximum Height R5 Zoning = 35'

Proposed height = 56.5' (Requesting 58')

This is not substantially taller than other buildings nearby. For instance, the Nevadin is approximately 53' to the peak of the gable and the building directly to the south of the subject site is approximately 43' tall.

E. Front Yard Setback

Required: Front 15' Yard Setback on both Nevada and Lincoln Avenue.

Requested: Reduction to 15' on both Nevada and Lincoln Avenue.



**Application for a
Planned Unit Development
Final Development Plan**

**Plan
Commission**

APPROVAL STEPS FOR A FINAL DEVELOPMENT PLAN

STEP 1 Submit Completed Final Development Plan Application, Final Development Plan, and Fee

If a preliminary development plan has been approved for the PUD within the last twelve months, submit a completed application form to the Secretary of the Plan Commission together with five copies of a final development plan, and a \$250.00 application fee. (See application form for materials that must be included with the final development plan.)

STEP 2 Plan Commission Review

The Plan Commission will hold a public hearing to consider the final development plan application and supporting information. The Commission shall determine whether the reasons set forth in the application, and the evidence provided during the public hearing, justify approval of the final development plan based upon the criteria specified in Section XIII-3.K of the Urbana Zoning Ordinance. The Commission shall make a recommendation to the City Council for or against the final development plan, and may also recommend such additional conditions as are deemed necessary.

STEP 3 City Council Review

The City Council shall consider the recommendation of the Plan Commission. The Council may impose any conditions or requirements, including but not limited to those recommended by the Plan Commission, which it deems appropriate or necessary in order to accomplish the purpose of the Zoning Ordinance.

Approval of the final development plan is valid for a period of two years from the date of City Council approval. If construction has not begun or an approved use has not been established within this timeframe, the approval of the final development plan shall lapse and be considered void and no longer in effect.

STEP 4 Recording of the Final Planned Unit Development Plan

The final development plan for the PUD, as approved by the City Council, will be recorded within six months following passage of the ordinance approving said plan.

STEP 5 Issuance of a Planned Unit Development Permit

Once expressly authorized by the City Council, the Zoning Administrator will issue a Planned Unit Development Permit in accordance with the approved plan. No building permit or Certificate of Occupancy (if no building permit is required) shall be issued before issuance the Planned Unit Development Permit.



Application for a
Planned Unit Development
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APPLICATION FEE - \$250.00

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

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Petition Filed _____ Plan Case No. _____
Fee Paid - Check No. _____ Amount: _____ Date _____

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): ANDREW FELL Phone: 217-363-2890
Address (street/city/state/zip code): 515 N. HICKORY, SUITE 101, CHAMPAIGN, IL 61820
Email Address: andrewfell@comcast.net
Property interest of Applicant(s) (Owner, Contract Buyer, etc.):

2. OWNER INFORMATION

Name of Owner(s): VISION HOUSING, LLC Phone: 217-356-8750
Address (street/city/state/zip code): 510 S. HILL, CHAMPAIGN, IL 61820
Email Address: chris@greenstreality.com
Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

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

3. PROPERTY INFORMATION

Name of Planned Unit Development: LINCOLN PLAZA
Address/Location of Subject Site:
PIN # of Location: SEE ATTACHED
Lot Size: _____
Current Zoning Designation:
Current Land Use (vacant, residence, grocery, factory, etc):
Proposed Land Use:

Legal Description: SEE ATTACHED

4. CONSULTANT INFORMATION

Name of Architect(s): ANDREW FELL ARCHITECTURE AND DESIGN Phone: 217-363-2890
Address (street/city/state/zip code): 515 N. HICKORY, SUITE 101, CHAMPAIGN, IL 61820
Email Address: andrewfell@comcast.net

Name of Engineers(s): BKB ENGINEERING Phone: 217-351-2971
Address (street/city/state/zip code): 301 N. HILL, SUITE 400, CHAMPAIGN, IL 61820
Email Address: bbradshaw@bkbeng.com

Name of Surveyor(s): BKB ENGINEERING Phone:
Address (street/city/state/zip code):
Email Address:

Name of Professional Site Planner(s): Phone:
Address (street/city/state/zip code):
Email Address:

Name of Attorney(s): Phone:
Address (street/city/state/zip code):
Email Address:

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has a preliminary development plan for the proposed PUD been approved within the last twelve months? Yes No

Date City Council Approval:
Ordinance No.:

Does the Final Development Plan substantially conform to the approved Preliminary Development Plan? In what ways does it differ? *(Attach additional sheets if necessary)*
PRELIMINARY NOT SUBMITTED

Does the proposed development plan involve a zoning map amendment? Yes No
If yes, please describe: _____

Does the proposed development plan involve a subdivision plat? Yes No

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

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval was secured at the preliminary development plan approval stage or approval is requested now at the final development plan approval stage. *(Attach additional sheets if necessary)*

- A. SEE ATTACHED
- B. _____
- C. _____
- D. _____

6. CRITERIA FOR APPROVAL SEE ATTACHED - ANSWERS AS REFERENCED IN PRELIMINARY APPLICATION

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

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

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

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

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

- A. SEE ATTACHED
- B. _____
- C. _____
- D. _____
- E. _____
- F. _____
- G. _____

7. FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

- A general location map at a suitable scale which shows the location of the property within the community and adjacent parcels.
- A specific site plan with the following information:
 - The location of proposed structures and existing structures that will remain, with height and gross floor area notes for each structure.
 - The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public right-of-way; transit stops; easements and other reservations of land; the location of existing and proposed curb cuts, off-street parking and loading spaces, including service drives; sidewalks and other walkways.
 - A landscape plan indicating the general location of trees, shrubs, and ground cover (proposed or existing).
 - The location of any proposed open space.
 - A preliminary stormwater plan indicating the general location of impervious surfaces, detention/retention basins, and the basic storm sewer layout.

EXHIBIT "A"

Tract 1:

The South 50 feet of Lots 69 and 70 in Block 6 in T. S. Hubbard's Elmwood Addition to Urbana, as per plat recorded in Plat Book "B" at page 270, situated in Champaign County, Illinois.

Permanent Index No.: 92-21-17-154-007

Tract 2:

Lot 71 in Block 6 in T. S. Hubbard's Elmwood Addition to Urbana, as per plat recorded in Plat Book "B" at page 270, situated in Champaign County, Illinois.

Permanent Index No.: 92-21-17-154-008

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Current Land Use:

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Proposed Land Use:

Single five story apartment building with public plaza space.

Present Comprehensive Plan Designation:

High Density Residential

How does this request conform to the Comprehensive Plan?

It conforms to the Comprehensive Plan use.

Legal Description:

See following attachments.

TABLE XIII-3
REQUESTED WAIVERS

- A. Floor Area Ratio
Floor Area Ratio of R5 zoning = .90 maximum
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Lot area = 27,067 square feet.

Floor Area Ratio = $65,566 / 27,067 = 2.42$
Requested maximum Floor Area Ratio = 2.45

In order to make a development utilizing this amount of site area economically viable, the scale needs to be relatively large. While this F.A.R. is admittedly a fair degree above what is allowable by right, it is not out of character with other buildings in the area. A portion of the reason for the escalated F.A. R. request is to offset the expense of providing a public space which is of no economic benefit to the developer. In addition, the parking is being placed below grade, at great expense, to minimize the impact on the surrounding neighborhood. By contrast, it is much more economical for the parking to be placed on grade and the building constructed 'on stilts' above - which only serves to lessen the quality of both the building and environment for the neighborhood. The only realistic way to mitigate these additional costs is by providing more leasable floor area.

One cause for the F.A.R. increase is that we are enclosing all of the circulation space within the conditioned envelope of the building. Typically, if the object is to get additional leasable floor area, the corridors and stairways used to access the apartments are left open to the elements. In doing this they do not contribute to the assignable square footage of the building. In this project this space totals over 10,600 square feet.

Placing the circulation areas on the exterior of the building results in a building that is visually just as large, but is dramatically less safe. Circulation spaces that are left open to the weather, become wet and icy, deteriorate much more quickly and are generally not as secure for the residents. Additionally, because of the mandated accessibility requirements, these walkways are essentially flat. This accelerates the deterioration process as they cannot be made to drain water efficiently and in heavy rains or conditions where ice or snow has accumulated water can easily run back into the residential units.

As an example, this exact methodology is being used in the large apartment project currently being constructed at 901 Western (fronting on Lincoln Avenue).

- B. Open Space Ratio
Open Space Ratio of R5 zoning = .30
Building as currently designed = 65,566 square feet.
Open Space = 8,923 square feet

Open Space Ratio = $8,827 / 66,864 = .136$
Requested minimum Open Space Ratio = .13

The reduction in open space is primarily a result of the increased floor area of the development. If this project were built to the currently allowable floor area, it would have the required open space. Additionally, the access drive and ramp to the parking along the east side of the building is held off the property line by about ten feet. This is allowed by right to be placed directly adjacent to the property line, allowing the north wing of the building to be pushed east by this amount which would increase the tabular open space, but be much more detrimental to the neighbors to the east. A reduction in the open space is partially to provide a more sensitive environment to the residential neighbors.

C. Parking Requirements

Building as currently designed:

48 - Efficiency and One Bedroom units

26 - Two Bedroom Units

3 - Three Bedroom Units

2 - Four Bedroom Units

Required Parking = $(48 \times 1) + (69 \times .5) = 48 + 34.5 = 82.5 = 83$ spaces

Total proposed parking = 36 spaces.

Again, parking requirements are partially due to the magnitude of the development. Historically, student developments in such proximity to the University have a reduced less parking demand as they are sought out by students who do not have, or do not wish to bring their vehicles to campus. Additionally, the parking demand in all developments has fallen over the course of the past few years. Nearly all current developments have an excess of parking which remains unfilled. This is evident in the recent decision by Champaign to delete all parking requirements in developments such as this.

The bicycle parking requirements for this site are one bicycle space for every two units. With 79 units, we are required to provide 40 bicycle spaces. In part to compensate for the reduced automobile parking, and in part to accommodate the assumed increase in bicycle users at this particular site, we are providing bicycle parking in excess of that which is required. The project includes a minimum of 60 bicycle spaces on grade, with 12 vertical bike spaces which take up less space than traditional bike parking spaces. We are also providing enclosed bicycle parking in the lower parking level for approximately 48 bicycles – for either long term or more secure bike storage.

D. Building Height

Maximum Height R5 Zoning = 35'

Proposed height = 56.5' (Requesting 58')

This is not substantially taller than other buildings nearby. For instance, the Nevadin is approximately 53' to the peak of the gable and the building directly to the south of the subject site is approximately 43' tall.

E. Front Yard Setback

Required: Front 15' Yard Setback on both Nevada and Lincoln Avenue.

Requested: Reduction to 15' on both Nevada and Lincoln Avenue.

6. CRITERIA FOR APPROVAL

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

The Public Plaza is certainly a public convenience. It will serve not only the immediate establishments to the east and provide some outdoor space for neighboring University employees, it can serve as an amenity for the entire residential neighborhood. The Plaza is visually separated from the building itself so that it does not feel as if it belongs only to the tenants of the building.

Most of the parking is in an underground secured location to not only provide a greater degree of safety to the residents, but to keep the aesthetic blight of a parking lot from either abutting the residential neighbors or being the public face of the property along Lincoln Avenue.

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

All access to the building is off of the Lincoln Avenue side of the building (or as close as possible) so that there is little impact to the neighborhood of tenants on the public streets east of the site.

The building is deliberately held off the east property lines as far as possible. The proposed setback for the structure far exceeds that which is required. Additionally, the entire east face of the lot will be screened with a fence and trees planted to soften the fence line and further screen the building.

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

The Comprehensive Plan calls for this site to be High Density Residential, and this project follows that designation precisely.

The project will be reviewed by the Design Review Board for compliance with the Lincoln Busey Design Guidelines.

Additionally, the project contains bicycle parking areas far exceeding that which is required, adding to the viability of the Bicycle Master Plan.

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

This is included under the separate attachment labeled;
“ 5. PLANNED UNIT DEVELOPMENT REQUIREMENTS”

ITEM 6

DESIGN REVIEW CRITERIA

II. Existing Conditions – Zoning & Future Land Use

Existing Zoning indicates three of the four parcels as R5 – Multi-family High Density and the remaining parcel as R4 – Multi-family Medium Density.

Future Land use indicated three of the four parcels as High Density Residential and the remaining parcel as Medium Density Residential. This conforms to the Comprehensive Plan.

None of the parcels are Owner occupied.

All of the parcels are indicated as being in Zone 1 for High Intensity Use.

IV Design Guidelines

The facade zone of the building is broken up into varying material massings and scales to provide a greater visual interest to both pedestrians and vehicular traffic. The intent is to offer a varying view aesthetic for both slow moving and fast moving passers by. The mass of the building sets back from the street in a variety of planes and the upper floor sets back to help further reduce the mass of the building. The facade is broken up with a variety of window opening and bays. Additionally the inset curved wall of the first floor to accommodate the Plaza and the curved wall of the Community spaces on the second floor further break up the long wall of the main building mass.

The overall mass of the development relates primarily to the larger scale buildings along Lincoln Avenue and those to the west. The use of various building wall planes and differing materials serve to break the scale down to be as compatible as possible with the similar buildings to the east. The massing on the south-east corner of the building is intentionally broken down in a much more varied manner to provide more of a visual buffer to those neighbors.

The building has a definite orientation to the street – specifically as a terminus to Nevada Street coming from the west. The main pedestrian entry is across the Plaza and beneath a covered area. Additionally the building has a secondary entry off of Nevada.

While the roof line varies slightly in the design, the roof is flat intentionally to not increase the scale of the building. Any pitched roof on this structure would extend much higher and be more visually imposing than the flat roof. For instance, the building directly to the south of the subject site has a roof that while flat is deemed acceptable under the guidelines.

The new development continues a setback rhythm similar to that of the existing buildings along both Lincoln Avenue and Nevada. The three current buildings fronting Lincoln Avenue have a setback range of over forty feet to less than twenty feet. This development continues a similar undulation of the building faces.

Window and door openings are of appropriate scale and rhythm for a building of this scale. They are broken down into varying patterns and sizes.

General Site Design

The building has been placed so that there is a greater buffer from the adjacent properties along the east side of the site. The layout conforms to required setbacks and exceeds them (by a substantial margin) on all faces of the building except for the narrow north face of the building on Nevada. Additionally the buildings 'fronts' on Lincoln Avenue and is of a scale consistent with a main arterial street, especially one that creates the division between the campus and residential areas. The building is sited so that it 'belongs' more to the campus than the residential area.

The main entry is off of the Plaza along Lincoln Avenue and the secondary entry is on the Nevada Street side. An emergency exit is located on the south-east portion of the building, but this is expected to see virtually no use. There is expected to be very little pedestrian or vehicle impact on the residential area to the east.

The south east corner of the building is held back from the neighboring property by a substantial margin (24'-6") and heavily landscaped to provide more of a visual and physical separation between the development and neighboring residential property.

The exterior of the building will be minimally lit except for the Plaza space. This will be lit with low level down lighting and some surface lighting.

It is not expected that any street lighting will be impacted by this project.

Pedestrian Connectivity

Existing crosswalks will not be impacted by this project. There are existing striped crosswalks as a continuation of the sidewalk coming east from Nevada Street. These are to be maintained and possibly enhanced. It is the intent that the Plaza space will be utilized to a substantial degree by customers of the eating establishments across Lincoln Avenue as they have no outdoor space of their own (except for a few scattered tables at the Cafe parking lot).

Bicycle access is primarily on the north-east corner of the site. There will be adequate (exceeding the required minimum) bicycle parking on grade off of the access drive and additional long term, secured bicycle parking on the lower level.

A new transit shelter space is designated at the north-west corner of the site. An optional MTD provided covered shelter may be incorporated.

Vehicular Connectivity

All vehicles will access the site on the north side of the property. This eliminates vehicles from having to pull out directly on Lincoln Avenue. The access is pulled away from the eastern property line to provide an additional buffer from the neighbor. This space will also be heavily landscaped in order to further prevent any impact on the neighbor. All residential parking is to be below grade with only a few parking spaces on grade. The spaces on grade are intended to be limited to accessible spaces and short term parking for deliveries, move-in, etc.

Parking Areas

Again all residential parking is intended to be below grade with only a few spaces on grade. Because of the proximity to the core campus area, it is anticipated that the amount of tenant

required parking will be limited and the parking area will be more of a vehicle 'storage area' than a 'parking lot'. Residents will have a reduced need to use their cars because of the location.

All on grade parking is shielded from the north side by a screen wall and the access drive along the east will be fenced and heavily landscaped to reduce the impact on the neighboring properties as much as possible.

Landscaping and Screening

As many of the mature trees will be preserved as possible. Unfortunately, many of them are on the interior of the lots or not in good condition and cannot be retained.

It is intended to heavily landscape and provide a fence along the entire east side of the site as an additional buffer.

Additional street trees will be provided to enhance the more public portion of the site and further establish the Plaza presence.

Open Space

The open space is primarily focused on the west side of the building along the main public and vehicular way. This space is developed as a public plaza with the intention that it may be used by the general public. It is large enough to provide a variety of gathering spaces and is planned with both semi private and very public areas. The Plaza is also delineated so that there is a more private buffer between the residential units and the Plaza. It is intended that the Plaza will be used by customers of the food establishments across Lincoln Avenue, as a respite space for users of facilities such as Dorris Kelly Christopher Hall.

Additionally there are tenant spaces for use on the second floor of the building. Currently these are anticipated to include a fitness area, along with large and small group study areas. While these are not open to the general public, and not technically 'open space', they will enhance the living experience of the tenants.

Architectural Design

The building is more in line with the scale, massing and vocabulary of the buildings across Lincoln Avenue, and down Nevada to the west – such as Dorris Kelly Christopher Hall, The Nevadin, Gregory Place and other buildings. These buildings represent a wide variety of architectural styles and scales. This development serves as a terminus for the Nevada Street corridor coming from the University and presents a civic space rather than a building as the focal point.

While the building is admittedly a large presence, the materials and articulation in the facade, particularly on the west face bring the scale down. The building is primarily masonry, as are most of the larger scale buildings in the area. The arched portion of the facade overlooking the Plaza is curtain wall so that there is a transparency between the public Plaza and the gathering places within the building for the tenants. The upper floor is also stepped back to lessen the scale along the Lincoln Avenue.

The eastern edge of the property will be fenced and landscaped to provide a buffer from the residential areas to the east. Additionally, there are low masonry walls defining the Plaza which also serve to isolate the tenant areas from the exterior public areas.

All main access to the building is on one of the street sides. While there is an emergency stair and exit on the east side of the building, this is expected to be rarely used by residents. The main entry off of the Plaza is under a second story portion of the building and all other entrances will be covered in some manner.

The building and all exterior areas will be fully accessible. Every unit will be handicapped adaptable with at least one adaptable restroom and bedroom in every unit.

Signage

General signage will be incorporated into the building with the main identifying building sign to be on a band incorporated into the building facade above the Plaza. A monument sign may be incorporated into the plaza area. All signage will conform to the Urbana Zoning Ordinance.

LINCOLN PLAZA

PRELIMINARY DEVELOPMENT SCHEME STATISTICS

Floor Area Breakdown		
Floor	Gross Area (s.f.)	Assignable Area (s.f.)
Lower Level	14,223	0 (Parking)
First Floor	11,232	11,232
Second Floor	13,803	13,803
Third Floor	14,074	14,074
Fourth Floor	13,918	13,918
Fifth Floor	12,539	12,539
Total	79,789	65,566

Unit Type	Number of Units
Efficiency	21
1 Bedroom	27
2 Bedroom	26
3 Bedroom	3
4 Bedroom	2
Total	79

Total Beds:	117
Total Baths:	110

LINCOLN PLAZA

PRELIMINARY DEVELOPMENT SCHEME STATISTICS

Unit Breakdown				
Unit Number	Unit Area (s.f.)	Unit Type	Beds	Baths
101	585	1 Bedroom	1	1
102	613	1 Bedroom	1	1
103	815	3 Bedroom	3	2
104	590	1 Bedroom	1	1
105	540	1 Bedroom	1	1
106	435	Efficiency	1	1
107	475	Efficiency	1	1
108	990	2 Bedroom	2	2
109	773	2 Bedroom	2	2
110	777	2 Bedroom	2	2
111	500	Efficiency	1	1
112	388	1 Bedroom	1	1
113	1,200	4 Bedroom	4	2
201	788	2 Bedroom	2	2
202	590	1 Bedroom	1	1
203	580	1 Bedroom	1	1
204	613	1 Bedroom	1	1
205	870	2 Bedroom	2	2
206	610	1 Bedroom	1	1
207	552	1 Bedroom	1	1
208	435	Efficiency	1	1
209	475	Efficiency	1	1
210	990	2 Bedroom	2	2
211	773	2 Bedroom	2	2
212	777	2 Bedroom	2	2
213	520	Efficiency	1	1
214	408	Efficiency	1	1
215	1,215	4 Bedroom	4	2
301	788	2 Bedroom	2	2
302	590	1 Bedroom	1	1
303	580	1 Bedroom	1	1
304	888	2 Bedroom	2	2
305	870	2 Bedroom	2	2
306	415	Efficiency	1	1
307	895	2 Bedroom	2	2
308	610	1 Bedroom	1	1
309	552	1 Bedroom	1	1
310	435	Efficiency	1	1
311	475	Efficiency	1	1
312	990	2 Bedroom	2	2
313	773	2 Bedroom	2	2
314	777	2 Bedroom	2	2
315	315	Efficiency	1	1
316	408	1 Bedroom	1	1
317	1,073	3 Bedroom	3	2
Unit Number	Unit Area (s.f.)	Unit Type	Beds	Baths

401	788	2 Bedroom	2	2
402	590	1 Bedroom	1	1
403	580	1 Bedroom	1	1
404	888	2 Bedroom	2	2
405	870	2 Bedroom	2	2
406	415	Efficiency	1	1
407	895	2 Bedroom	2	2
408	610	1 Bedroom	1	1
409	552	1 Bedroom	1	1
410	435	Efficiency	1	1
411	475	Efficiency	1	1
412	990	2 Bedroom	2	2
413	773	2 Bedroom	2	2
414	777	2 Bedroom	2	2
415	315	Efficiency	1	1
416	408	1 Bedroom	1	1
417	925	2 Bedroom	2	2
501	593	1 Bedroom	1	1
502	555	1 Bedroom	1	1
503	400	Efficiency	1	1
504	583	1 Bedroom	1	1
505	410	Efficiency	1	1
506	870	2 Bedroom	2	2
507	405	Efficiency	1	1
508	610	1 Bedroom	1	1
509	415	Efficiency	1	1
510	550	1 Bedroom	1	1
511	435	Efficiency	1	1
512	1,130	3 Bedroom	3	2
513	777	2 Bedroom	2	2
514	773	2 Bedroom	2	2
515	520	Efficiency	1	1
516	408	1 Bedroom	1	1
517	678	1 Bedroom	1	1

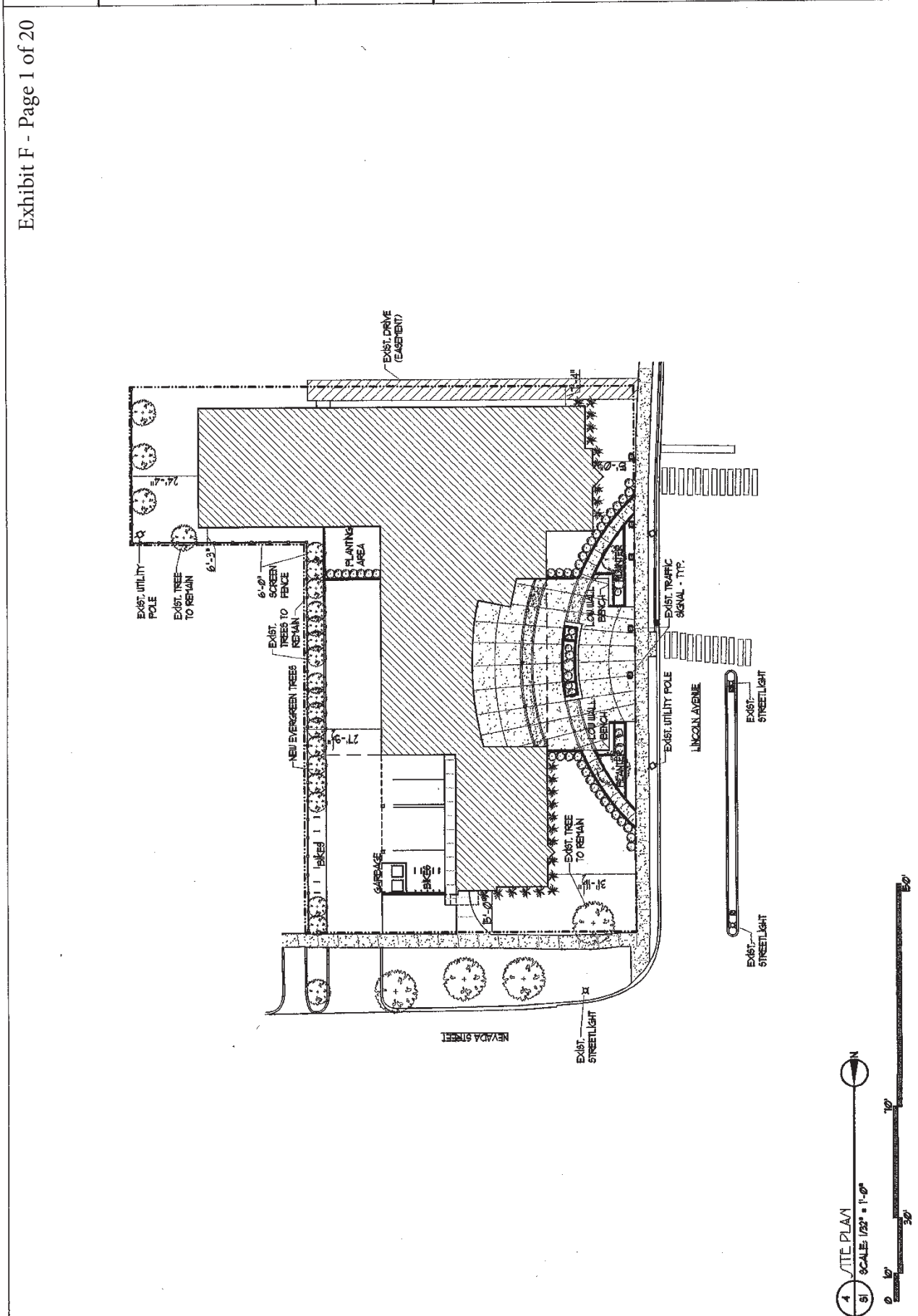
LINCOLN PLAZA

ANTICIPATED DEVELOPMENT SCHEDULE

April 2016	Plan Commission Review
May 2016	Lincoln Avenue Design Review Committee Review
June 2016	City Council Review
June – September 2016	Complete Construction Documents
October 2016	City Review and Issue Permits
October 2016 – July 2017	Construction
August 2017	Occupancy

Note: The intent is to obtain occupancy for the Fall of 2017 University Semester. In order to achieve this schedule, the team may apply for a Footing and Foundation Permit prior to the release of the Permit for the entire building. Every effort will be made to condense the schedule prior to the beginning of construction.

PROJECT # 16011	DATE: 10/20/00	REV: 00/01	<p>ANDREW FELL ARCHITECTURE AND DESIGN</p> <p>616 N. HICKORY STREET, SUITE 101 CHICAGO, ILLINOIS 60602 PHONE: 312.282.2820 FAX: 312.282.2820 EMAIL: andrew@andrewfell.com</p>
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TOPOGRAPHIC / BOUNDARY SURVEY

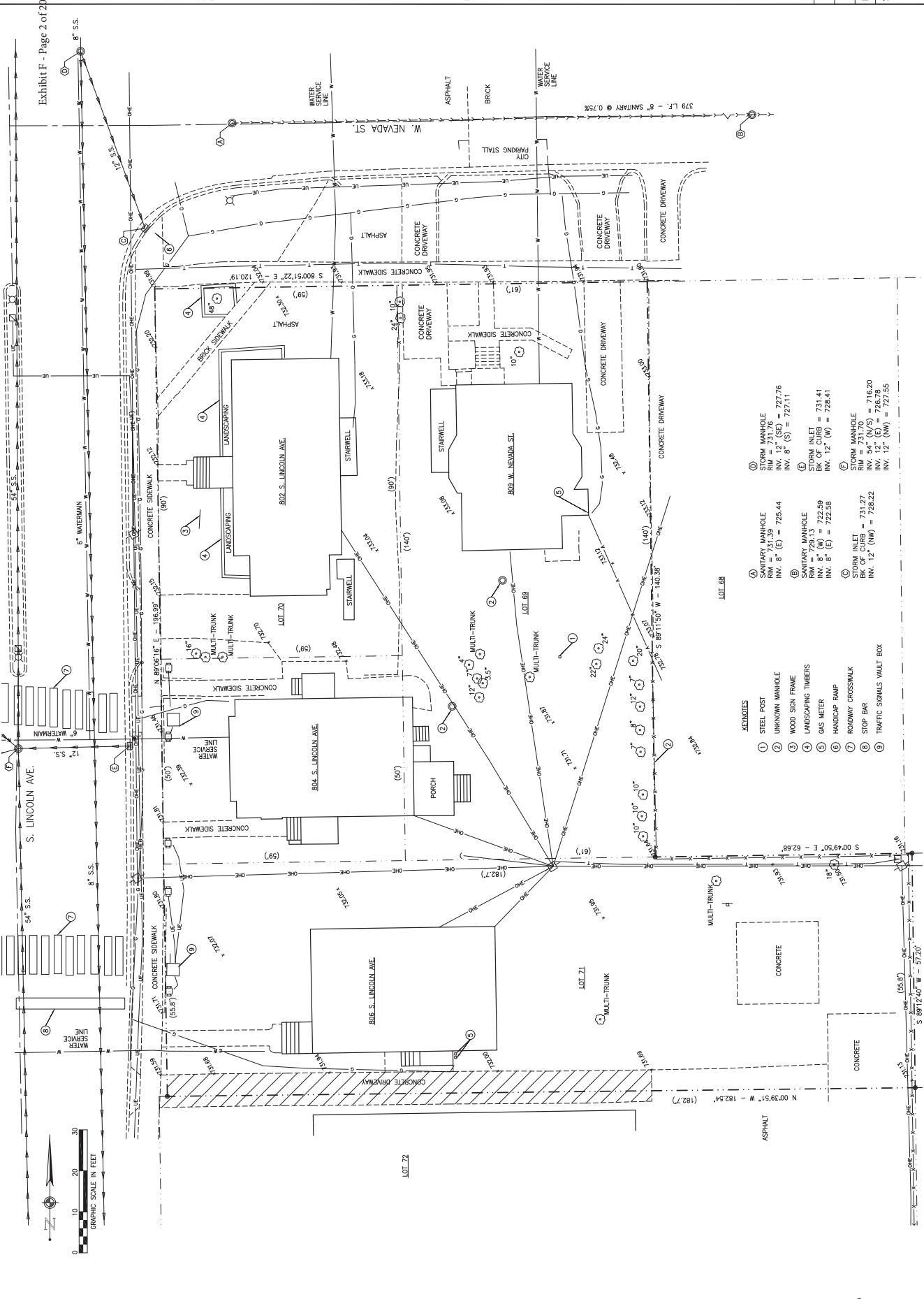
802, 804, 806 S. LINCOLN AVE.
AND 809 W. NEVADA ST.
URBANA, ILLINOIS



301 N. NEL STREET, SUITE 400 | CHAMPAIGN, IL 61820
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2311

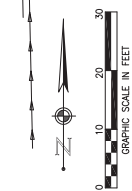
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DESIGN BY: BKB
DRAWN BY: BKB
DATE: 3/3/16
SHEET:
1 OF 2

Exhibit F - Page 2 of 20



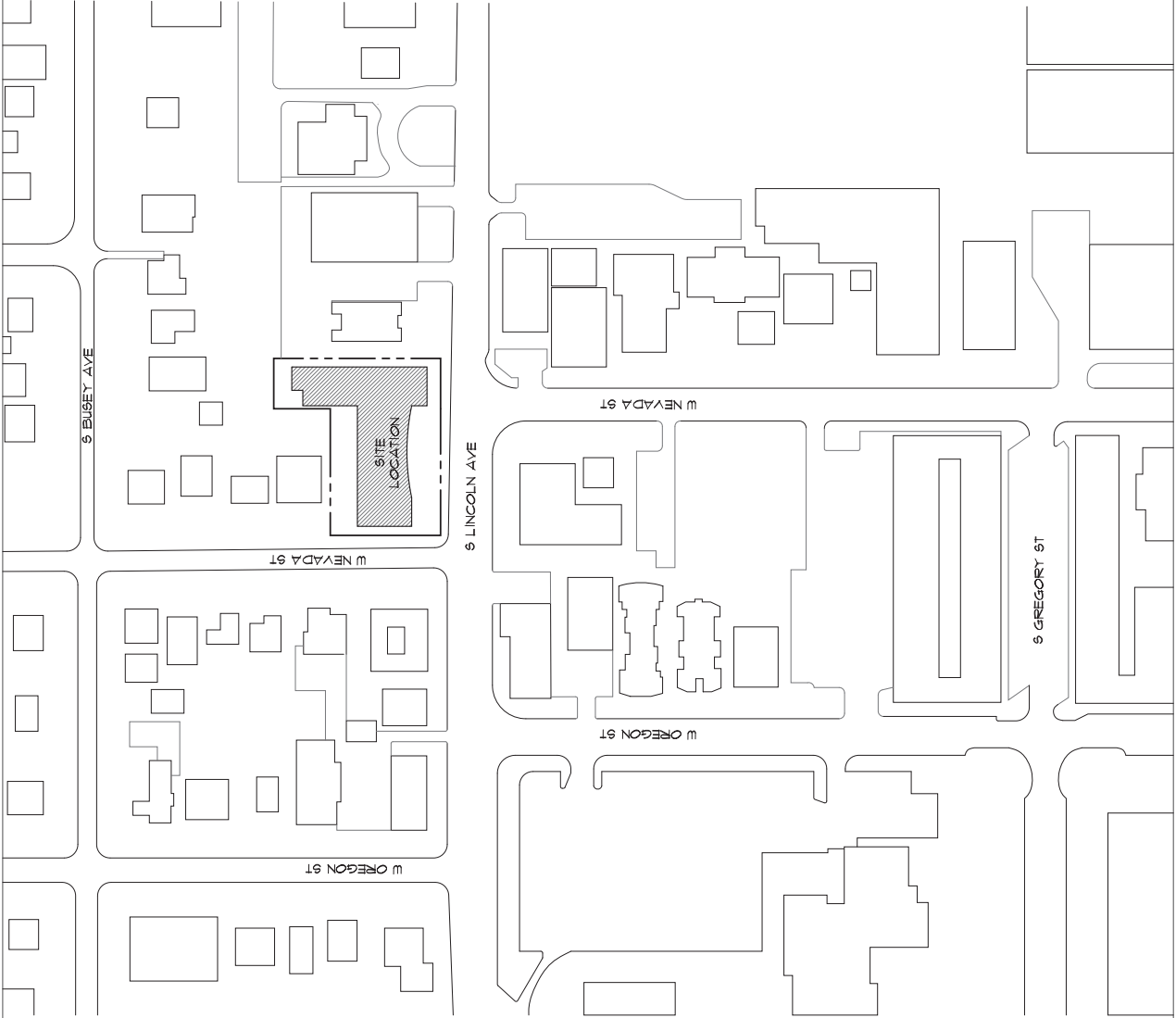
- LEGEND**
- ① STEEL POST
 - ② UNKNOWN MANHOLE
 - ③ WOOD SIGN FRAME
 - ④ LANDSCAPING TIMBERS
 - ⑤ GAS METER
 - ⑥ HANDICAP RAMP
 - ⑦ ROADWAY CROSSWALK
 - ⑧ STOP BAR
 - ⑨ TRAFFIC SIGNALS VAULT BOX

- MANHOLES AND INLETS**
- ④ SANITARY MANHOLE
RIM = 731.39
INV. 8" (E) = 725.44
 - ⑤ STORM MANHOLE
RIM = 731.76
INV. 12" (SE) = 727.76
INV. 8" (S) = 727.11
 - ⑥ SANITARY INLET
RIM = 729.13
INV. 8" (E) = 722.58
 - ⑦ STORM INLET
RIM = 731.41
INV. 12" (W) = 728.41
INV. 8" (E) = 722.58
 - ⑧ STORM MANHOLE
RIM = 731.70
INV. 54" (N/S) = 716.20
INV. 12" (E) = 726.76
INV. 12" (NW) = 727.55



NO.	DATE	DESCRIPTION

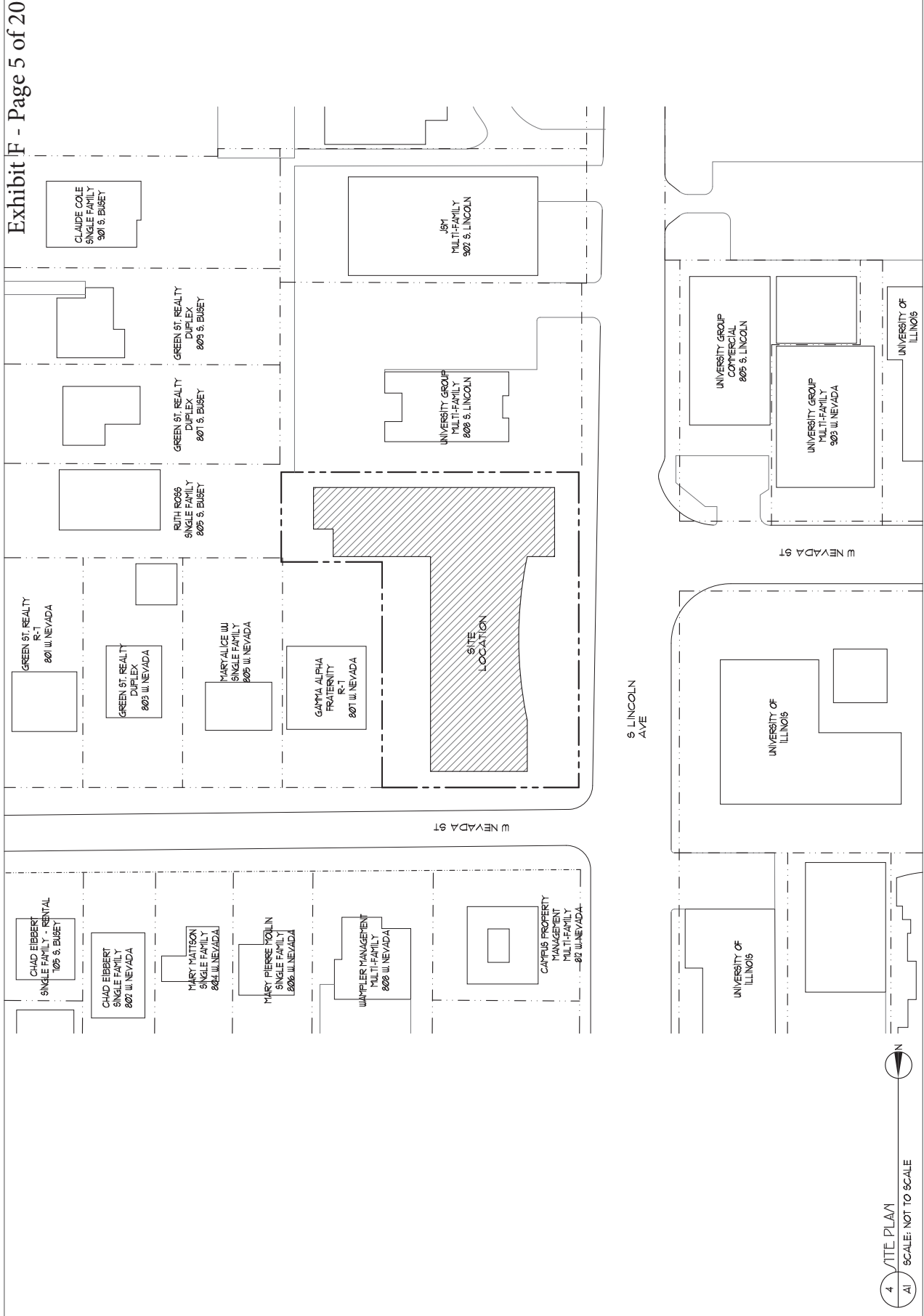
Exhibit F - Page 4 of 20



4 LOCATION PLAN
A1 SCALE: NOT TO SCALE

<p>PROJECT # 16011 DATE: 16APR20 REVISED:</p>	<p>A N D R E W F E L L ARCHITECTURE AND DESIGN 515 N. HICKORY STREET, SUITE 101 CHAMPAIGN, ILLINOIS 61820 PHONE: 217.563.2890 FAX: 217.569.8493 EMAIL: andrewf@comcast.net</p>	<p>These drawings and specifications are the property and copyright of Andrew Fell Architecture and shall not be used on any other work except by written agreement with the architect. Dimensions shall be verified on the job site. Any discrepancies found, Do not scale drawings. Only written dimensions shall be used. Design and shall not be used on of Andrew Fell Architecture and shall not be used on any other work except by written agreement with the architect. Comments of any work.</p>	<p>LINCOLN PLAZA NEW CONSTRUCTION SOUTH LINCOLN AVENUE URBANA, IL 61801</p>	<p>11 NET</p>
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Exhibit F - Page 5 of 20



4 SITE PLAN
AI SCALE: NOT TO SCALE



T2

LMCOLM PLAZA
NEW CONSTRUCTION
SOUTH LMCOLM AVENUE
URBANA, IL 61801

PROJECT

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PHONE: 217.563.2890
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EMAIL: andrewf@comcast.net

PROJECT # 16011
DATE: 16APR20
REV/NOV:

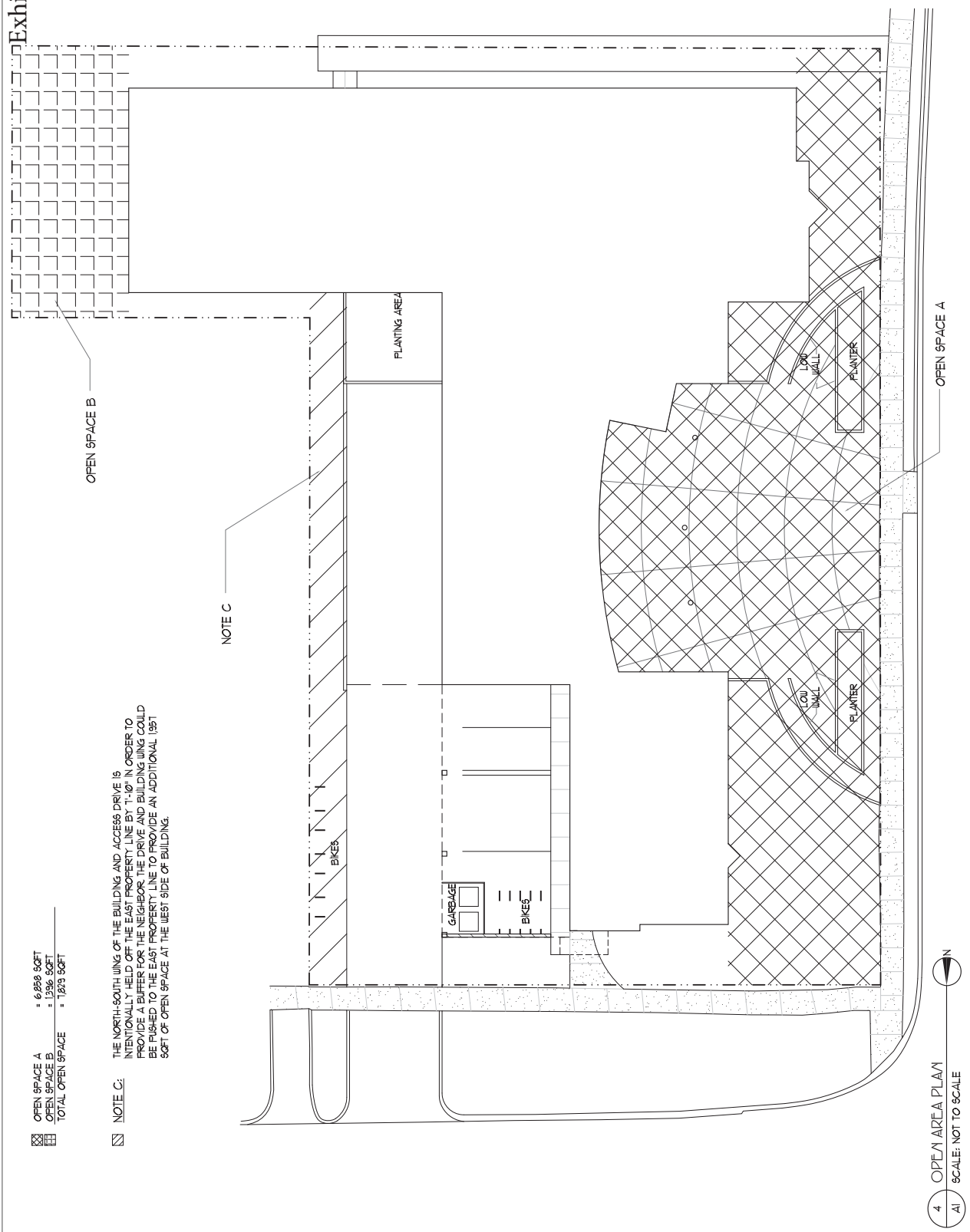
PROJECT # 16011
 DATE: 16APR20
 REV/NOV:

ANDREW FELL
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 515 N. HICKORY STREET, SUITE 101
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LINCOLN PLAZA
 NEW CONSTRUCTION
 SOUTH LINCOLN AVENUE
 URBANA, IL 61801

T3
 SHEET



OPEN SPACE A = 6,258 SQFT
 OPEN SPACE B = 1,396 SQFT
 TOTAL OPEN SPACE = 1873 SQFT

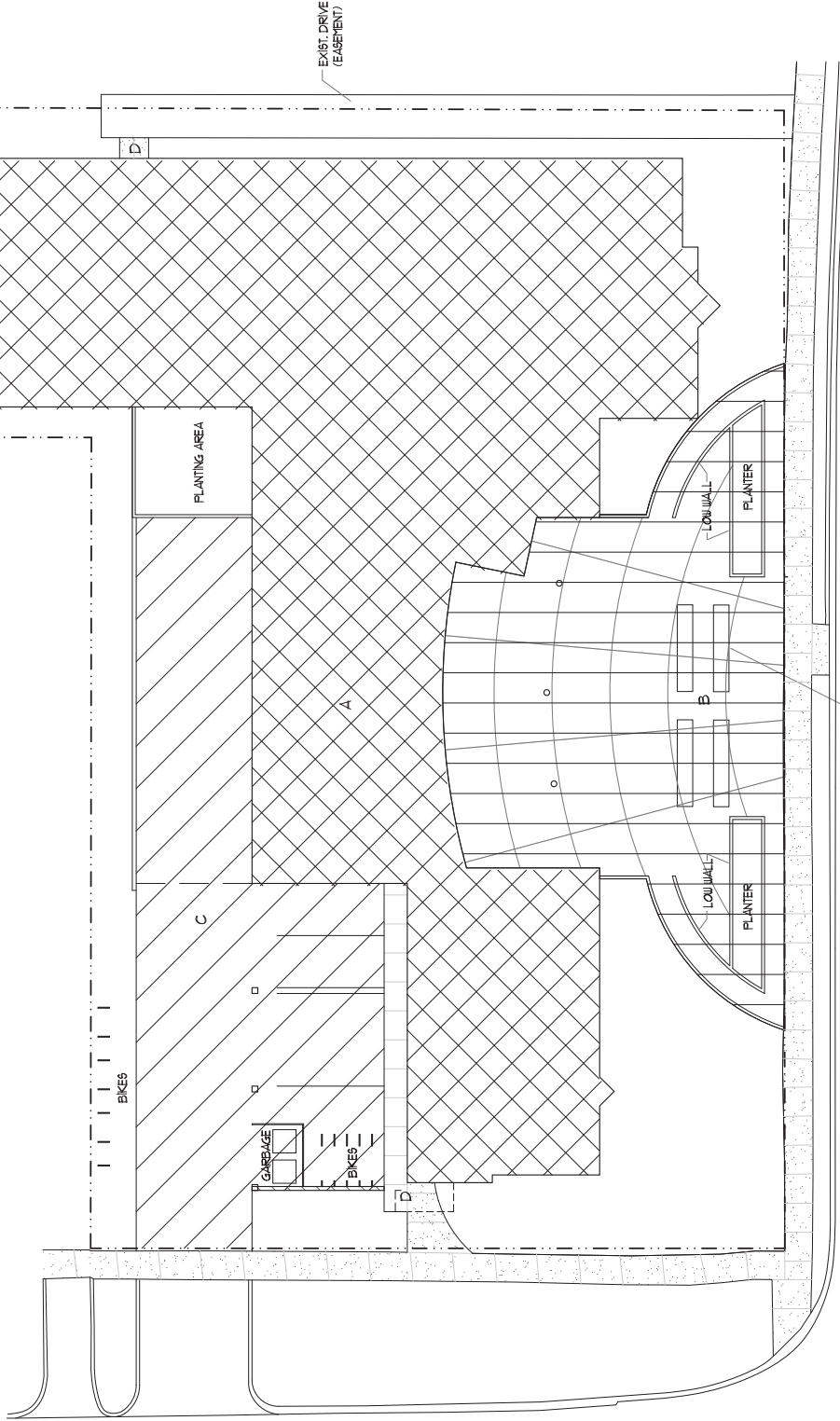
NOTE C: THE NORTH-SOUTH WING OF THE BUILDING AND ACCESS DRIVE IS INTENTIONALLY HELD OFF THE EAST PROPERTY LINE BY 1'-10" IN ORDER TO PROVIDE A BUFFER FOR THE NEIGHBORS. THE DRIVE AND BUILDING WING COULD BE PUSHED TO THE EAST PROPERTY LINE TO PROVIDE AN ADDITIONAL 1981 SQFT OF OPEN SPACE AT THE WEST SIDE OF BUILDING.

4 OPEN AREA PLAN
 A1 SCALE: NOT TO SCALE

EXISTING IMPERVIOUS AREA = 14,931 SQFT

PROPOSED IMPERVIOUS AREA

▣	A. BUILDING	=	11,322 SQFT
▣	B. PLAZA	=	4,300 SQFT
▣	C. DRIVE	=	3,317 SQFT
▣	D. WALKS, ETC	=	231 SQFT
	TOTAL	=	19,215 SQFT



SUBSURFACE CHAMBERS FOR
STORMWATER DETENTION
AS DETERMINED BY ENGINEER



4 IMPERVIOUS AREA PLAN
A1 SCALE: NOT TO SCALE

LIMCOLA PLAZA
MEW CONSTRUCTION
SOUTH LIMCOLA AVENUE
URBANA, IL 61801

T4

PROJECT

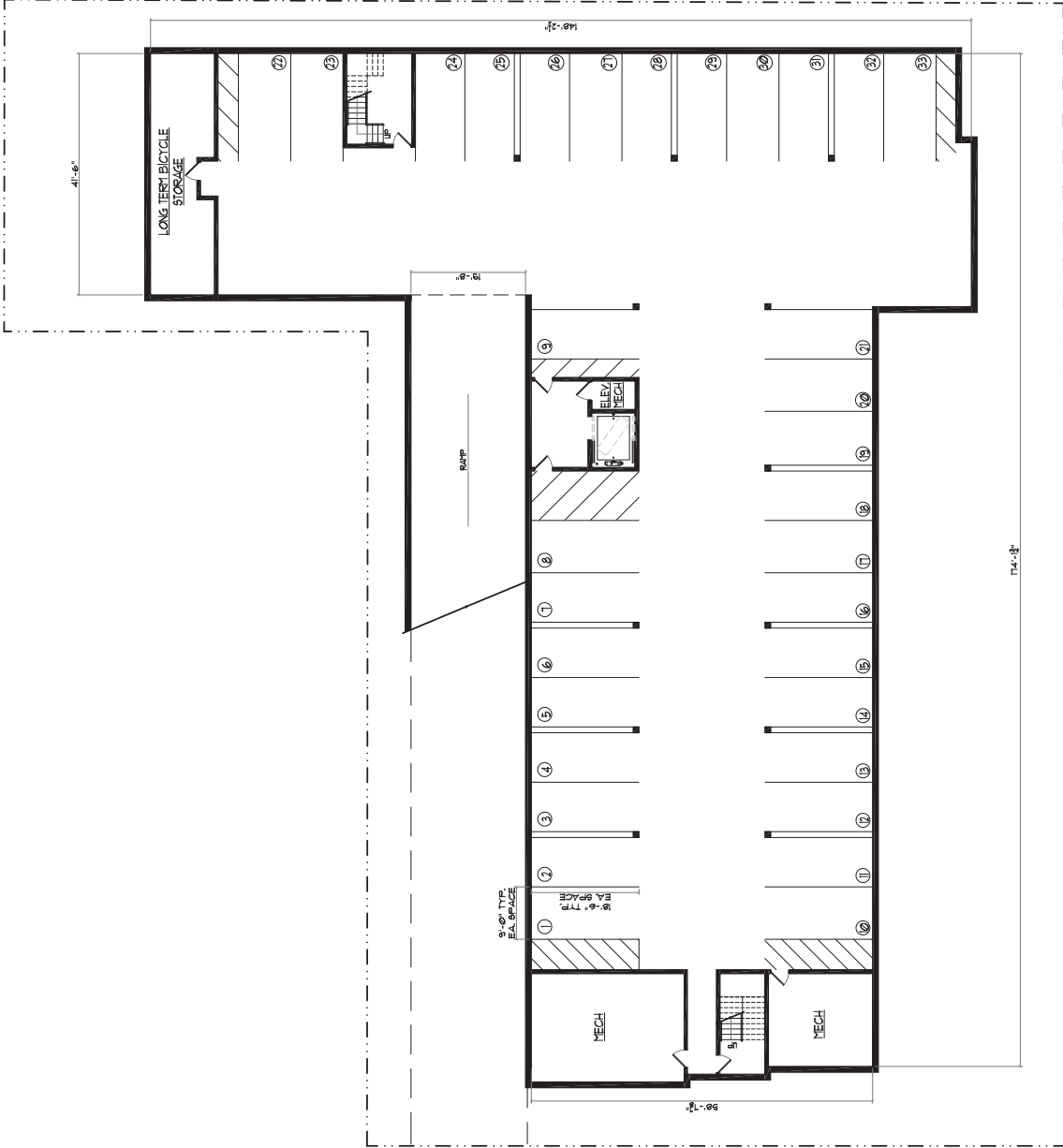
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515 N. HICKORY STREET, SUITE 101
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PHONE: 217.552.2990
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EMAIL: andrewf@comcast.net

ARCHITECTURE AND DESIGN
ANDREW FELL

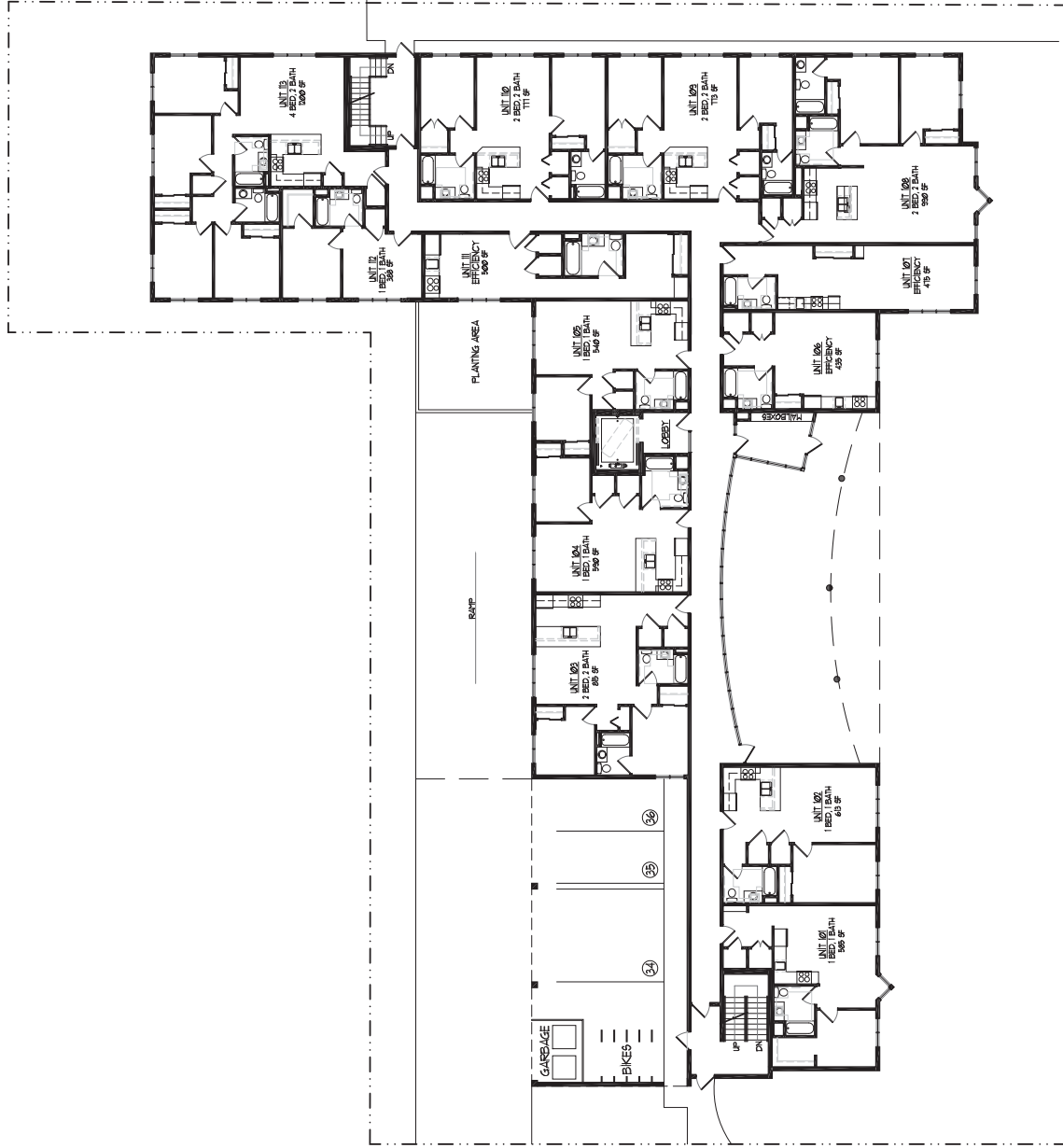
DATE: 10APR20
REVISION:

PROJECT # 16011



4 LOWER LEVEL PLAN
A1 SCALE: NOT TO SCALE

PROJECT # 16011	DATE: 16APR20	REVISION:
	LMCOLA PLAZA NEW CONSTRUCTION SOUTH LMCOLA AVENUE URBANA, IL 61801	
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ANDREW FELL ARCHITECTURE AND DESIGN 515 N. HICKORY STREET, SUITE 101 CHAMPAIGN, ILLINOIS 61820 PHONE: 217.563.2890 FAX: 217.559.8493 EMAIL: andrewfell@comcast.net		



4 1ST FLOOR PLAN
A2 SCALE: NOT TO SCALE

LMCOLA PLAZA
NEW CONSTRUCTION
SOUTH LMCOLA AVENUE
URBANA, IL 61801

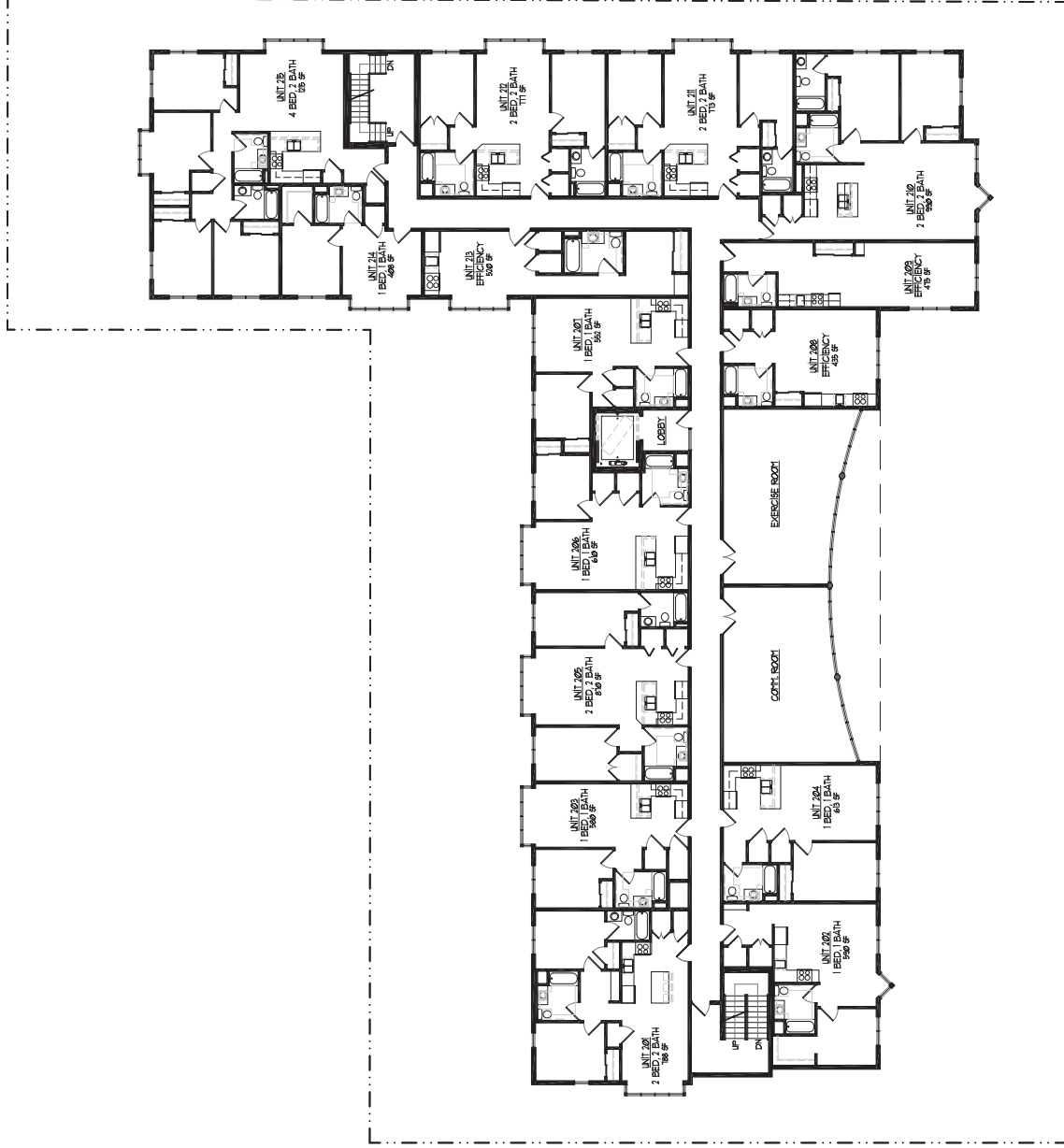
1/F01

A2

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PROJECT # 16011
DATE: 16APR20
REVISION:



4 2ND FLOOR PLAN
A3 SCALE: NOT TO SCALE

LMCOLA PLAZA
NEW CONSTRUCTION
SOUTH LMCOLA AVENUE
URBANA, IL 61801

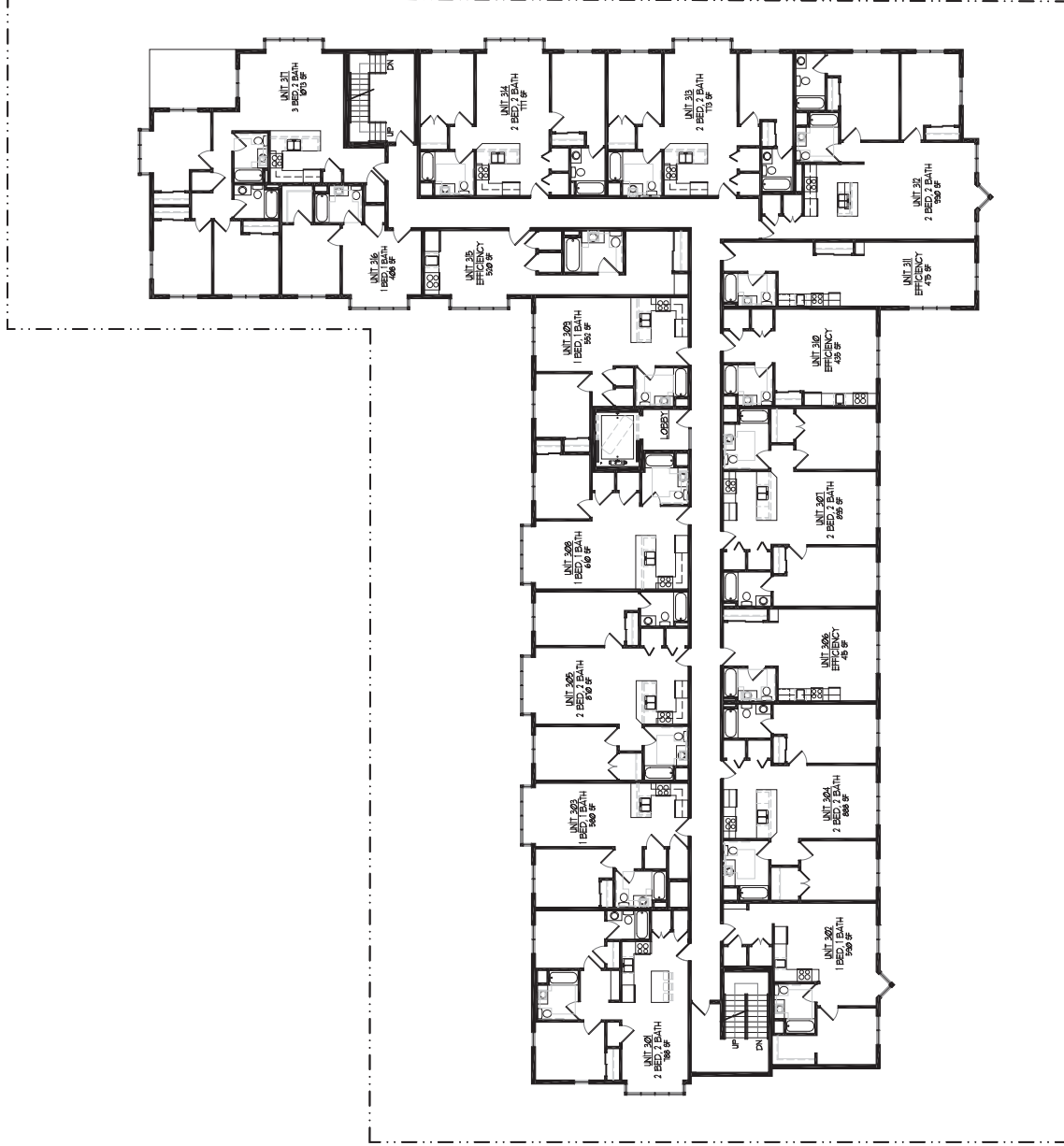
1/11/21

A3

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PROJECT # 16011
DATE: 16APR20
REVISION:



4 3RD FLOOR PLAN
A4 SCALE: NOT TO SCALE

LMCOLA PLAZA
NEW CONSTRUCTION
SOUTH LMCOLA AVENUE
URBANA, IL 61801

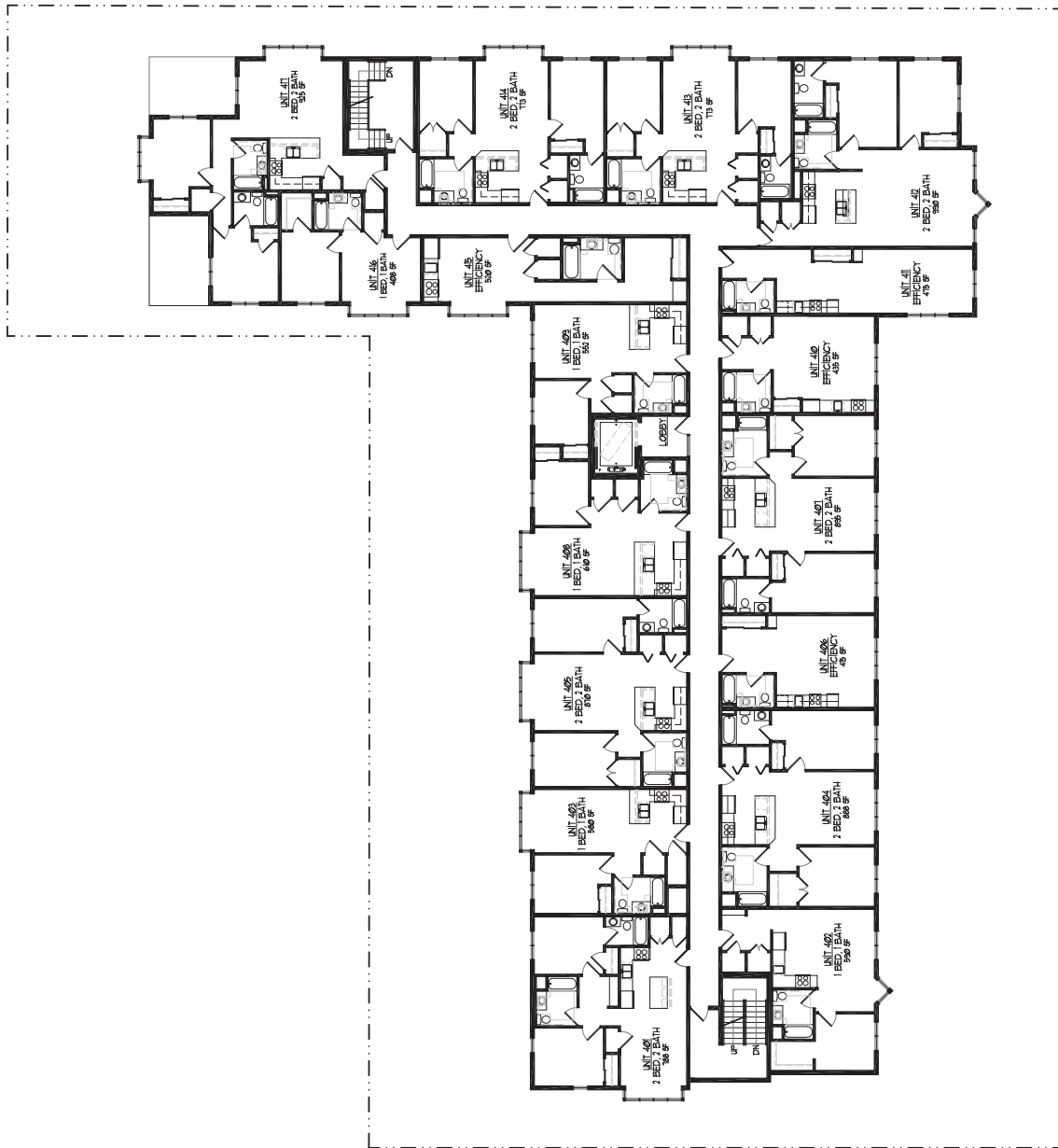
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A4

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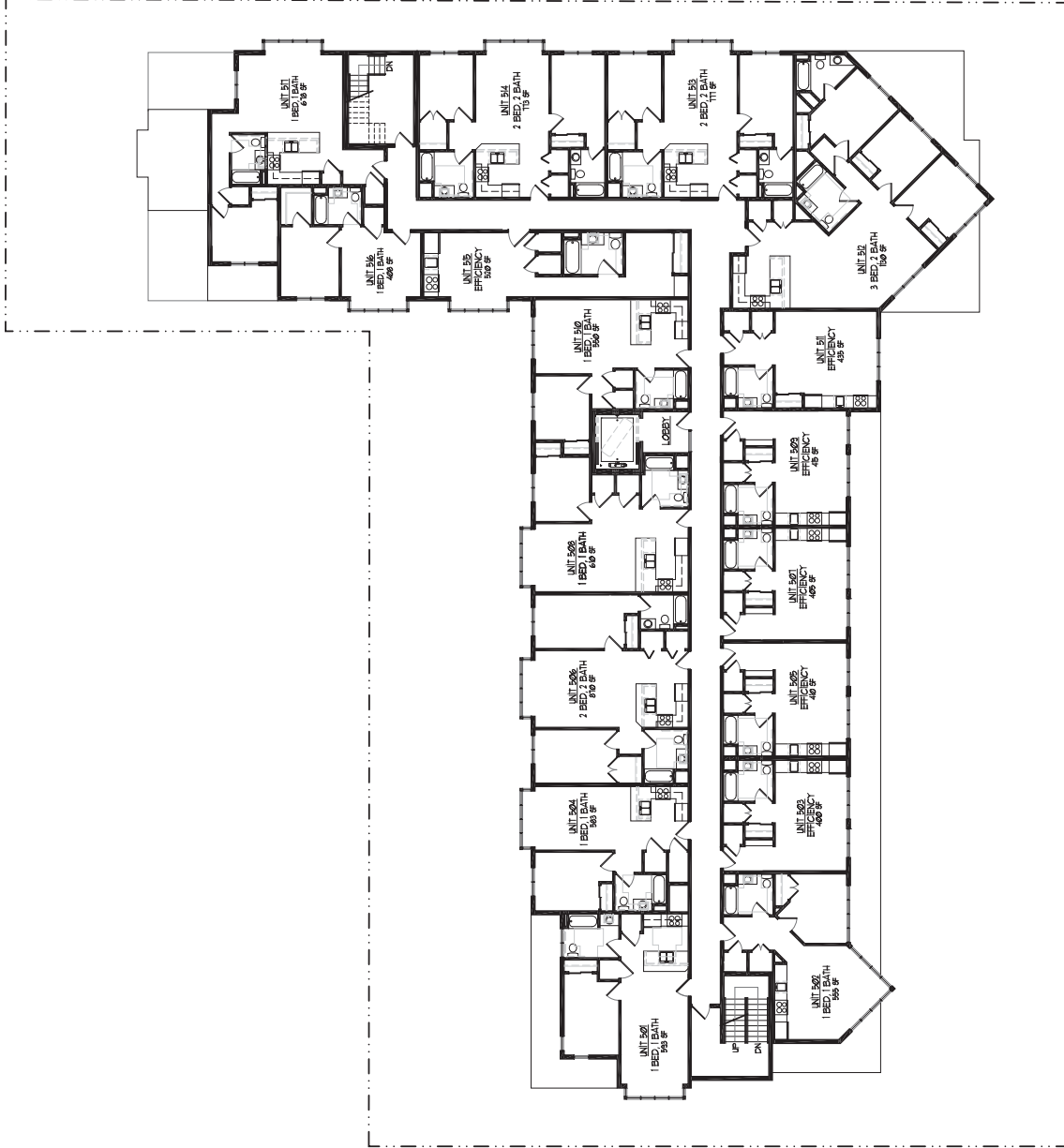
PROJECT # 16011
DATE: 16APR20
REVISION:



4 4TH FLOOR PLAN
A5 SCALE: NOT TO SCALE

PROJECT # 16011 DATE: 16APR20 REVNOV:	ARCHITECTURE AND DESIGN 515 N. HICKORY STREET, SUITE 101 CHAMPAIGN, ILLINOIS 61820 PHONE: 217.553.2890 FAX: 217.559.8493 EMAIL: andrew@acconline.net	These drawings and specifications are the property and copyright of Andrew F. Hill Architects and shall not be used on any other work except by written agreement with the architect. Design and shall not be used on drawings 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.	URBANA, IL 61801 SOUTH LINCOLN AVENUE NEW CONSTRUCTION LINCOLN PLAZA	A5

Exhibit F - Page 14 of 20



4 5TH FLOOR PLAN
SCALE: NOT TO SCALE

PROJECT # 16011	DATE: 16APR20	REVISION:
	LMCOLA PLAZA NEW CONSTRUCTION SOUTH LMCOLA AVENUE URBANA, IL 61801	
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LINCOLN PLAZA



802 SOUTH LINCOLN AVENUE
804 SOUTH LINCOLN AVENUE
806 SOUTH LINCOLN AVENUE
809 WEST NEVADA

LOT AREA: 27,067 SQUARE FEET
BUILDING AREA: 65,566 SQUARE FEET
BUILDING HEIGHT: 56.5 FEET

TOTAL NUMBER OF UNITS: 79
TOTAL NUMBER OF BEDROOMS: 117
EFFICIENCY UNITS: 21
ONE BEDROOM UNITS: 27
TWO BEDROOM UNITS: 26
THREE BEDROOM UNITS: 3
FOUR BEDROOM UNITS: 2
TENANT AMMENITY SPACE: 1,440 SQUARE FEET

PARKING SPACES:
ON GRADE: 3
SECURED BELOW GRADE: 33
BICYCLE PARKING:
ON GRADE: 60
BELOW GRADE (SECURED): 48

PUBLIC PLAZA: 4,050 SQUARE FEET

